

WINCHESTER 1800 SPECIFIC PLAN NO 286 AMENDMENT NO. 8

*SPECIFIC PLAN AMENDMENT NO. 286A08, GENERAL PLAN AMENDMENT NO. 210219,
CHANGE OF ZONE NO. 2100234, PLOT PLAN NO. 230031, AND TENTATIVE TRACT MAP NO. 38300*

ADDENDUM NO. 7 TO ENVIRONMENTAL IMPACT REPORT NO. 374

CEQA CASE NO. CEQ210351

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ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
AB	Assembly Bill
ac	acre
ACCM	Asbestos-Containing Construction Material(s)
ACM	Asbestos-Containing Material(s)
ACOE	Army Corps of Engineers
AIA	Airport Influence Area
ALARM	A Local & Regional Monitor
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
amsl	above mean sea level
AOI	Area of Interest
APN	Assessor's Parcel Number
AQIA	Air Quality Impact Analysis
AQMP	Air Quality Management Plan
BAAQMD	Bay Area Air Quality Management District
BACM	Best Available Control Measure
BMPs	Best Management Practices
BTR	Biological Technical Report
BUOW	Burrowing Owl
CA	California
CAAP	Citizens Against Airport Pollution v. City of San Jose
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CalRecycle	California Department of Resources Recycling and Recovery
CalSTA	California State Transportation Agency
CAP	Climate Action Plan
CARB	California Air Resources Board
CAPSSA	Criteria Area Plant Species Survey Area
CBC	California Building Code
CCR	California Code of Regulations
C&D	Construction and Demolition (Waste)
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CDPH	California Department of Public Health
CEC	California Energy Commission
CEQA	California Environmental Quality Act
c.f.	cubic feet

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
cfs	cubic feet per second
CH ₄	Methane
CIWMP	County Integrated Waste Management Plan
CNDDB	California Natural Diversity Database
CNEL	Community Equivalent Noise Level
CNRA	California Natural Resources Agency
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalents
COA	Condition of Approval
CPEP	Clean Power and Electrification Pathway
CR	Commercial Retail (General Plan land use designation)
CRHR	California Register of Historical Resources
CSA	County Service Area
CT	Commercial Tourist (General Plan land use designation)
CTC	California Transportation Commission
CWA	Clean Water Act
cy	cubic yards
CZ	Change of Zone
dB	Decibels
dBA	Decibels (A-Weighted)
DBESP	Determination of Biological Equivalence or Superior Preservation
DEFRA	Department for Environment, Food and Rural Affairs
DIF	Development Impact Fee
DOF	Department of Finance
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
du	dwelling unit
du/ac	dwelling units per acre
DWR	Department of Waste Resources
EA	Environmental Assessment
EA	Energy Analysis
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMFAC	Emission FACTor Model
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
ESA	Environmental Site Assessment
FAR	Floor Area Ratio
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FPS	Feet Per Second
FTA	Federal Transit Administration
FTIP	Federal Transportation Improvement Program
GCC	Global Climate Change
GHG	Greenhouse Gas
GHGA	Greenhouse Gas Analysis
GoBiz	Governor's Office of Business and Economic Development
GPA	General Plan Amendment
gpd	gallons per day
GWP	Global Warming Potential
HCP	Habitat Conservation Plan
HDR	High Density Residential (General Plan land use designation)
HHDT	Heavy-Heavy Duty Trucks
I	Interstate
IBank	California Infrastructure and Economic Development Bank
IEPR	Integrated Energy Policy Report
in	inch(es)
IPCC	Intergovernmental Panel on Climate Change
IRP	Integrated Resource Planning
ISTEA	Intermodal Surface Transportation Efficiency Act
ITE	Institute of Transportation Engineers
IWMA	Integrated Waste Management Act
kBTU	kilo-British Thermal Units
kWh	Kilowatt Hours
kWh/year	Kilowatt Hours per Year
LBP	Lead-Based Paint
lbs.	Pounds
LOS	Level of Service
LST(s)	Localized Significance Threshold(s)

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
MBTA	Migratory Bird Treaty Act
MDR	Medium Density Residential
mgd	million gallons per day
MHDT	Medium-Heavy Duty Truck
MLD	Most Likely Descendant
MM	Mitigation Measure
MMP	Mitigation Monitoring Program
MND	Mitigated Negative Declaration
MPG	Miles Per Gallon
mph	miles per hour
MPO	Metropolitan Planning Organization
MRZ	Mineral Resources Zone
MSHCP	Multiple Species Habitat Conservation Plan
MT	Metric Tons
MWh	Megawatt-Hour
N ₂ O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEPSSA	Narrow Endemic Plant Species Survey Area
NIA	Noise Impact Analysis
NIOSH	National Institute for Occupational Safety and Health
No.	Number
NO _x	Oxides of Nitrogen
NPDES	National Pollutant Discharge Elimination System
NR	Noise Reduction
NRCS	Natural Resources Conservation Service
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Office of Planning and Research
PA(s)	Planning Area(s)
PM _{2.5}	Particulate Matter (2.5 micrometers or less diameter)
PM ₁₀	Particulate Matter (10 micrometers or less diameter)
pph	persons per household
ppm	parts per million
PPV	Peak Particle Velocity
PQP	Public/Quasi-Public

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
PRIMP	Paleontological Resource Impact Mitigation Program
PV	Photovoltaic
RBBD	Road and Bridge Benefit District
RCA	Regional Conservation Authority
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCIT	Riverside County Information Technology
RCRWRF	Rancho California Regional Water Reclamation Facility
RCTC	Riverside County Transportation Commission
ROW	Right-of-Way
RPS	Renewable Portfolio Standard
RTA	Riverside Transit Agency
RTP	Regional Transportation Plan
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCH	State Clearinghouse
SCS	Sustainable Communities Strategy
sec	second
s.f.	square feet or square foot
SGC	Strategic Growth Council
SIP	State Implementation Plan
SKR	Stephens' Kangaroo Rat
SLF	Sacred Lands File
SLPS	Short-Lived Climate Pollutant Strategy
SMARA	Surface Mining and Reclamation Act of 1975
SP	Specific Plan
SP 286A8	Amendment No. 8 to Specific Plan No. 286
SPA	Specific Plan Amendment
SR	State Route
SRA	State Responsibility Area
STC	Sound Transmission Class
SWAP	Southwest Area Plan

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
SWPPP	Storm Water Pollution Prevention Plan
TACs	Toxic Air Contaminants
TDM	Transportation Demand Management
TEA-21	Transportation Equity Act for the 21st Century
tpy	tons per year
tpd	tons per day
TTM	Tentative Tract Map
TUMF	Transportation Uniform Mitigation Fee
TVRWRF	Temecula Valley Regional Water Reclamation Facility
UBC	Universal Building Code
UCR	University of California, Riverside
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VHDR	Very High Density Residential (General Plan land use designation)
VMT	Vehicle Miles Travelled
VOC	Volatile Organic Compound
vph	vehicles per hour
VWPRD	Valley Wide Parks and Recreation District
WQMP	Water Quality Management Plan
WRP	Waste Recycling Plan
yr	Year

1.0 Introduction

1.1 DOCUMENT PURPOSE

This introduction provides general information regarding: 1) the history of the Project site; 2) standards of adequacy for an Environmental Impact Report (EIR) Addendum under the California Environmental Quality Act (CEQA); 3) a summary of the Initial Study findings supporting the Lead Agency's (Riverside County) decision to prepare an EIR Addendum for the Project; 4) a description of the format and content of this EIR Addendum; and 5) the governmental processing requirements to consider the Project for approval.

1.2 HISTORY OF SPECIFIC PLAN NO. 380

The Riverside County Board of Supervisors adopted the Winchester 1800 Specific Plan No. 286 (SP No. 286) by resolution (Resolution No. 97-090) on April 29, 1997 and concurrently certified a Final EIR (EIR No. 374). The Winchester 1800 Specific Plan is located on approximately 1,657-acres in the southerly portion of the French Valley area of unincorporated Riverside County. The Specific Plan primary contains residential housing opportunities. Additional land uses incorporated into the community include commercial, commercial recreation, school, active park and open space/drainage uses. The land use plan originally adopted for SP 286 allowed for 5,806 dwelling units to be developed along with approximately 942,000 s.f. of commercial uses, 44 acres of park uses, 73.1 acres of natural open space, and public facility uses. Prior to certification of EIR No. 374, the total number of homes allowed in SP 286 was reduced from 5,806 to 4,679; however, EIR No. 374 evaluated a "worst case" scenario by assuming future development with up to 5,806 dwelling units. Although EIR No. 374 concluded that most impacts associated with implementation SP 286 would be less than significant or could be reduced to less-than-significant levels with the implementation of mitigation measures, EIR No. 374 concluded that implementation of SP 286 would result in significant and unavoidable impacts under the issue areas of climate and air quality; biological resources; soils and agriculture; noise (cumulative only); and growth inducement. As a result, the Riverside County Board of Supervisors adopted a Statement of Overriding Considerations for these impacts pursuant to State CEQA Guidelines Section 15093. Following certification of the Final EIR for Specific Plan No. 286 in April 1997, there have been six major amendments to SP 286 that reduced the land use intensity of the Specific Plan area. Specifically, as a result of these prior amendments to SP 286 the total number of dwelling units was reduced from 5,806 to 4,720. The adopted land use plan for the SP 286 is depicted on Figure 1-1, *SP 286 Adopted Land Use Plan*. Provided below is a summary of the previously-approved amendments to Specific Plan No. 286.

- **Amendment No. 1/Addendum No. 1 to EIR No. 374 (adopted July 11, 2000)** amended Planning Areas 43, 44, 45, 46 and 47. The changes to the Specific Plan as approved in Amendment No. 1 were as follows:
 - Revised the park concept for Planning Area 45 to reflect Valley-Wide Park and Recreation District standards;
 - Added two acres to the 10-acre school site within Planning Area 46 to reflect Temecula Valley Unified School District Standards;
 - Increased the size of Planning Area 43 from 4.1 acres to 4.2 acres;
 - Increase the acreage of Planning Area 44 from 28 acres to 30.8 acres and increasing the number of dwelling units allocated to this planning area from 104 to 116;

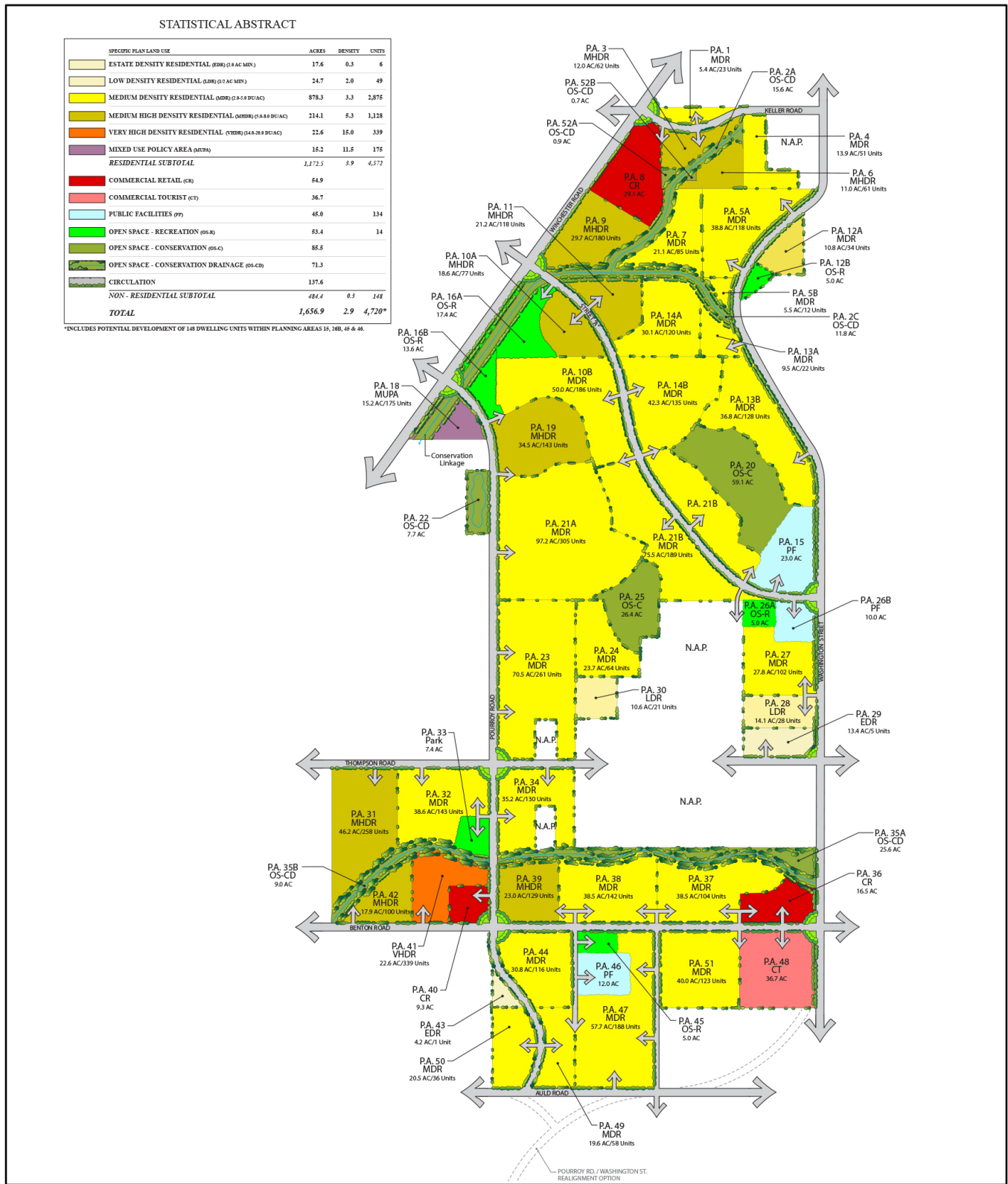


Figure 1-1



Not To Scale



- Reduced the size of Planning Area 47 from 58.5 acres to 57.7 acres while increasing the number of dwelling units allocated to this planning area from 158 to 188;
 - Allowed for development of residential development within Planning Areas 45 and 46 in the event that Planning Area 45 is not needed for development of a park and/or Planning Area 46 is not needed for development of a school. A total of 14 units were allocated to Planning Area 45 and 32 units were allocated to Planning Area 46; and
 - Provided a sign program.
- **Amendment No. 2/Addendum No. 2 to EIR No. 374 (adopted December 18, 2000)** added two additional Planning Areas (PAs 49 and 50) and 40.1 acres to Specific Plan No. 286 immediately adjacent to the southwestern portion of the Specific Plan area. The areas added to SP 286 are bordered by Planning Areas 43 and 44 to the north, Planning Area 47 to the east, and Auld Road to the south with Pourroy Road bisecting the site. The changes to the Specific Plan as approved in Amendment No. 2 were as follows:
 - Added Planning Area 49 to the Specific Plan, located to the east of Pourroy Road, consisting of 19.6 acres and proposed to contain 58 medium density residential dwelling units;
 - Added a detention basin comprised of 1.9 acres as part of Planning Area 49 to replace temporary facilities; and
 - Added Planning Area 50 to the Specific Plan, located to the west of Pourroy Road, consisting of 20.5 acres and proposed to contain 36 medium density residential dwelling units (1 existing and 35 new).
- **Amendment No. 3/Addendum No. 3 to EIR No. 374 (adopted June 25, 2002)** added Planning Area 51 and 40 acres to Specific Plan 286 in the southeastern portion of the Specific Plan area. Planning Area 51 is between Planning Areas 47 and 48, south of Benton Road. Concurrent with the adoption of Amendment No. 3, the County also adopted an Addendum to EIR No. 374. The changes to the Specific Plan as approved in Amendment No. 3 were as follows:
 - Added 40 acres within Planning Area 51 and allocated 123 medium density residential dwelling units to the expansion area.
- **Amendment No. 4/Addendum No. 4 to EIR No. 374 (adopted March 23, 2004)** reconfigured and/or consolidated Planning Areas 2B, 2C, 2D, 10B, 12, 13B, 14B, 15, 16, 17, 18, 19, 20, 21, 22, and 25. Concurrent with the adoption of Amendment No. 4, the County also adopted an Addendum to EIR No. 374. The changes to the Specific Plan as approved in Amendment No. 4 were as follows:
 - Consolidated Planning Areas 2B and 2D into Planning Areas 16 A/B and 18, respectively;
 - Adjusted the acreage of Planning Area 2C from 11.1 to 11.8 acres;
 - Converted Planning Area 10B from a Medium-High Density (5-8 du/ac) to a Medium Density (2-5 du/ac) land use category, increased its minimum lot size from 5,000 square feet to 7,200 square feet, reconfigured its land area from 11.4 to 50 acres, and raised its maximum dwelling units from 64 to 211;
 - Converted Planning Area 13B from a Medium-Low Density (2-4 du/ac) to a Medium Density (2-5 du/ac) land use category, reduced the size of this planning area from 57.5 to 36.8 acres, and reduced the number of dwelling units allocated to this planning area from 155 to 128;

- Reduced the size of Planning Area 14B from 81.0 to 42.3 acres and reduced the number of dwelling units allocated to this planning area from 300 to 135;
 - Identified medium density residential development as an approved alternative land uses within Planning Area 15 in the event that Planning Area 15 is not needed for development of a school. A maximum of 75 dwelling units were allocated to this planning area;
 - Divided Planning Area 16 into two separate planning areas (Planning Areas 16A and 16B), which continued to comprise a total of 31 acres (combined);
 - Deleted Planning Area 17, combining its area with Planning Area 18 for development of mixed uses instead of Very-High Density Residential;
 - Converted Planning Area 18 from a Commercial to a Mixed Use (8-14 du/ac) land use category, reconfigured its land area from 10.2 to 15.2 acres, and lowered its maximum dwelling units from 205 (previously allowed by Planning Area 17) to 175;
 - Reconfigured the land area for Planning Area 19 from 50.1 to 34.5 acres and lowered its maximum dwelling units from 280 to 143;
 - Adjusted the statistical abstract for Planning Area 20 from 47.9 to 59.1 acres;
 - Reconfigured the land area for Planning Area 21 (142.4 acres and 527 dwelling units) into separate Planning Areas 21A and 21B, totaling 172.7 acres and 494 dwelling units;
 - Converted Planning Area 22 from a Medium Density (2-5 du/ac) to an Open Space/Drainage/Parkland land use category, which allows no residential dwelling units;
 - Reconfigured the land area for Planning Area 25, retaining 26.4 acres for Open Space; and
 - Reconfigured the land area for Planning Area 12 (15.8 acres and 32 dwelling units) into separate Planning Areas 12A and 12B, and converted Planning Area 12 from a Low Density (2.0 du/ac) to a Medium Low Density (3.1 du/ac) land use category (Planning Area 12A – 10.8 acres, 34 units) and to a Parks land use category (Planning Area 12B – 5 acres).
- **Amendment No. 5/Mitigated Negative Declaration for Environmental Assessment No. 39577 (adopted June 5, 2007)** reconfigured the land area and/or adjusted the statistical abstracts for Planning Areas 2A, 5, 7, 9, 10A, 10B, and 13A to permit implementation of a 180 DU condominium project. Concurrent with the adoption of Amendment No. 5, the County also adopted a Mitigated Negative Declaration. The changes to the Specific Plan as approved in Amendment No. 5 were as follows:
 - Reduced the size of Planning Area 7 from 28.6 acres to 23 acres, and lowered the number of dwelling units allocated to this planning area from 106 units to 85 units;
 - Increased the size of the open space within Planning Area 2A from 10 acres to 15.6 acres to provide habitat needed in support of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP);
 - Changed the residential land use designation for Planning Area 9 from “Medium Density (2-5 du/ac)” to “Medium High Density (5-8 du/ac);”
 - Transferred 21 dwelling units from Planning Area 7 to Planning Area 9; and
 - Transferred unrealized residential units from maps recorded within Planning Areas 5, 10A, 10B, and 13A (totaling 58 units) to Planning Area 9.

- **Amendment No. 6/Addendum No. 5 to EIR No. 374 (adopted June 2, 2015)** included substantive changes that modified the land uses and acreages for Planning Areas in the northern portion of the Specific Plan primarily in response to changing market and other conditions. Concurrent with the adoption of Amendment No. 6, the County also adopted an Addendum to EIR No. 374.

Amendment No. 6 reduced the total number of residential dwelling units within the Specific Plan from 4,870 to 4,720 by re-designating a 17.9-acre, Very High Density Residential Planning Area to Medium Density Residential and reducing its acreage to 5.4 acres; replaced one (1) 10-acre elementary school site and one (1) 5.0-acre park site with Medium High Density Residential; and created two (2) new Planning Areas designated as Open Space – Conservation Drainage.

Substantive changes to the Specific Plan contained in Amendment No. 6 included:

Planning Area 1

- Amended the land use designation from Very High Density Residential (14-20 du/ac) to Medium Density Residential (2-5 du/ac);
- Reduced acreage from 17.9 acres to 5.4 acres; and
- Reduced Target Dwelling Units from 269 to 23 units.

Planning Area 3

- Eliminated the 5.0-acre Park and amended the land use designation to Medium High Density Residential (5-8 du/ac);
- Increased acreage from 5.0 acres to 12.0 acres; and
- Increased Target Dwelling Units from zero (0) to 62 units.

Planning Area 5A

- Increased acreage from 33.4 acres to 38.8 acres; and
- Amended the land use designation from Medium Low Residential to Medium Residential.

Planning Area 6

- Eliminated the 10-acre Elementary School site and amended the land use designation from School to Medium High Density Residential (5-8 du/ac);
- Increased acreage from 10.0 acres to 11.0 acres; and
- Increased the Target Dwelling Units from 27 to 61 units.

Planning Area 7

- Reduced acreage from 23.0 acres to 21.1 acres with no change to the Medium Density Residential land use designation.

Planning Area 52A

- Created a new 0.9-acre Planning Area designated as Open Space-Conservation Drainage.

Planning Area 52B

- Created a new 0.7-acre Planning Area designated as Open Space-Conservation Drainage.

Keller Road

- Keller Road was re-aligned through the Specific Plan to create a standard intersection at Winchester Road.

Circulation/Roads

- Reduced acreage devoted to Circulation from 131.7 acres to 131.1 acres.

Amendment No. 6 also included non-substantive changes encompassing the complete Specific Plan area, ensuring that all Land Use Designations conform to current nomenclature. Non-substantive changes to the Specific Plan contained in Amendment No. 6 included:

Public Facility

- Amended the land use designation for school sites from Schools to Public Facility to conform to current Riverside County General Plan nomenclature;
- Reduced Public Facility acreage from 55.0 acres to 45.0 acres, with the elimination of the 10.0-acre elementary school site in Planning Area 6; and
- Retained three (3) Public Facility sites.

Open Space – Recreation

- Amended the land use designation from Parks and Conservation/Parks to Open Space – Recreation to conform to current Riverside County General Plan nomenclature, with the exception of Planning Area 3, which is designated in SP286-A6 as MHDR; and
- Decreased Open Space – Recreation acreage from 58.4 acres to 53.4 acres, with the elimination of the 5.0-acre park site in Planning Area 3.

Open Space – Conservation

- Amended the land use designation in Planning Areas 20 and 25 from Open Space/Drainage and Conservation/Drainage to Open Space – Conservation to conform to current Riverside County General Plan nomenclature; and
- Increased Open Space – Conservation acreage from zero (0) acres to 85.5 acres.

Open Space – Conservation Drainage

- Amended the land use designation from Open Space/Drainage and Conservation/Drainage to Open Space – Conservation Drainage to conform to current Riverside County General Plan nomenclature,

with the exception of Planning Areas 20 and 25, which are designated in SP286-A6 as Open Space – Conservation; and

- Reduced Open Space – Conservation Drainage acreage from 155.2 acres to 71.3 acres.

Commercial Retail

- Amended the land use designation from Commercial to Commercial Retail to conform to current Riverside County General Plan nomenclature.

Commercial Tourist

- Amended the land use designation from Commercial Recreation to Commercial Tourist to conform to current Riverside County General Plan nomenclature.

Estate Density Residential

- Amended the land use designation from Very Low Density Residential to Estate Density Residential to conform to current Riverside County General Plan nomenclature at the planned density.

Medium Density Residential

- Amended the land use designation from Medium Low Density Residential to Medium Density Residential to conform to current Riverside County General Plan nomenclature;
- Increased Medium Density Residential acreage from 690.3 acres to 878.3 acres; and
- Increased Medium Density Residential Dwelling Units from 2,310 units to 2,875 units.

- **Amendment No. 7/Addendum No. 6 to EIR No. 374 (adopted August 25, 2020)** amended the Land Use Designations, re-allocated dwelling units, increased the total number of units in the Specific Plan, re-configured the boundaries and acreages of Planning Areas 40 and 41, and reduced the acreage of major circulation facilities. Specifically, Specific Plan Amendment No. 7 provided the following modifications to the Land Use Plan to be consistent with approved Tentative Tract Map (TTM) 31007 and TTM 37715.

- Planning Area 41: Specific Plan Amendment No.7 modified the land use designation of Planning Area 41 from "Very High Density Residential (VHDR)" to "High Density Residential (HDR)" and provided for the development of 204 multi-family homes (rather than the designated 339 units), in acknowledgement of approved TTM 31007. Additionally, Specific Plan Amendment No.7 re-configured Planning Area 41's boundary, and reduced the acreage from 22.6 to 15.7 acres to conform to TTM 31007. Since Planning Area 41 was subdivided by TTM 31007 and has been developed with only 204 units, Specific Plan Amendment No.7 reallocated 135 of these 145 "surplus" units from Planning Area 41 to Planning Area 40, consistent with the Highway 79 Policy. These changes increased the total number of dwelling units allowed within the Specific Plan by 10 units, from 4,720 to 4,730.
- Planning Area 40: Specific Plan Amendment No.7 modified the land use designation of Planning Area 40 from "Commercial Retail (CR)" to "High Density Residential (HDR)," provided for the development of 145 single-family homes (135 units reallocated from Planning Area 41), re-configured the Planning Area boundary, and increased the acreage of PA 40 from 9.3 acres to 16.6 acres.

- Major Community Roadways: The acreage reserved for major community roadways was decreased from 137.6 acres to 137.2 acres to reflect the engineered boundaries and acreages of TTM No. 37715.

1.3 PROJECT SUMMARY

The Project evaluated herein consists of applications for Amendment No. 8 to the Winchester 1800 Specific Plan (SP00286A8; herein, "SP 286A8"), a General Plan Amendment (GPA No. 210219), a Change of Zone (CZ No. 2100234), a Plot Plan (PPT No. 230031), and a Tentative Tract Map (TTM No. 38300). EIR No. 374 analyzed the development of approximately 1,657-acres. However, the Project analyzed within Addendum No. 7 for SP 286A8 is limited to a 20.0-acre parcel (Assessor's Parcel Number (APN) 964-030-001), as shown on Figure 2-2, *Vicinity Map*.

SP 286A8 proposes to amend the land use designations, divide Planning Area (PA) 48 into three planning areas (PAs 48, 53, and 54), and reduce the acreage of Commercial Tourism (CT) uses. PA 48, located at the southwest corner of Benton Road and Washington Street, would be reduced in size from 36.7 acres to 16.7 acres, and would continue to be designated for "Commercial Tourism (CT)" uses. PA 53 is a new Planning Area that would be located at the southeast corner of Moser Road and Benton Road. Proposed PA 53 would encompass 13.0 acres in size, would be designated for "Medium High Density Residential (MHDR)" land uses, and would allow for the development of 95 single-family homes. PA 54 is a new Planning Area that would be located between PA 48 and proposed PA 53, would encompass approximately 7.0 acres in size, would be designated for "High Density Residential (HDR)" land uses, and would allow for the development of up to 93 detached dwelling units in a clustered courtyard layout. The dwelling units that would be allocated to PA 53 and 54 would be transferred from other Planning Areas within the SP 286, including 5 dwelling units to be transferred from "Medium Density Residential (MDR)" PA 10B; 75 units to be transferred from "Public Facility (PF)" PA 15; one dwelling unit to be transferred from "Mixed Use (MU)" PA 18; 36 dwelling units to be transferred from MHDR PA 31; 8 dwelling units to be transferred from MDR PA 32; 5 dwelling units to be transferred from HDR PA 40; 12 dwelling units to be transferred from MHDR PA 42; 14 dwelling units to be transferred from "Open Space – Recreation (OS-R)" PA 45; and 32 dwelling units to be transferred from PF PA 46. The Planning Areas from which dwelling units would be transferred either already are fully developed or are fully entitled for development (i.e., with recorded final maps). As a result of the transfer of dwelling units from other portions of SP 286, SP 286A8 would not affect the maximum total number of units allowed in the Winchester 1800 Specific Plan, which would remain at 4,730 dwelling units, and therefore would not exceed the 5,806 dwelling units anticipated by and evaluated in EIR No. 374 for the Project site.

GPA No. 210219 would modify the Riverside County General Plan and Southwest Area Plan (SWAP) land use designations by redesignating the 20.0-acre Project site from "Commercial Tourism (CT)" to "Medium High Density Residential (MHDR)" on approximately 13.0 acres and "High Density Residential (HDR)" on approximately 7.0 acres. The 16.7 acres located within the reconfigured PA 48 would continue to be designated for "Commercial Tourism (CT)" land uses.

CZ No. 2100234 would amend the Specific Plan Zoning Ordinance text for SP 286A8 to provide amended land use and development standards for the site; formalize planning area boundaries that reflect the new and reconfigured planning areas for SP 286A8 PAs 48, 53, and 54; and amend the Specific Plan zoning ordinance to change the

zoning classification for proposed PAs 53 and 54 of SP 286A8. Specifically, CZ No 2100234 would change the site's existing zoning classification from "Commercial Tourism (CT)" to "Specific Plan Zone (SP Zone)." The proposed amended SP 286A8 zoning for proposed Planning Area 53 would be based on the County's "R-1 Zone (One-Family Dwellings)" as established by Article VI of Ordinance No. 348, and would accommodate the Project's proposed single-family residential uses. The proposed amended SP286A8 zoning for proposed Planning Area 54 would be based on the County's "R-3 Zone (General Residential)" as established by Article VIII of Ordinance No. 348, and would accommodate the Project's proposed HDR land uses. The minimum lot size allowed within PA 53 would be 2,500 s.f. and the minimum lot size allowed within PA 54 would be 1,600 s.f. There would be no changes to the zoning requirements for PA 48.

TTM No. 38300 would subdivide proposed PAs 53 and 54 of SP 286A8. Specifically, PAs 53 and 54 would be subdivided to provide for a total of 95 lots for typical single-family residential development on 7.3 acres with lot sizes ranging from 3,037 s.f. to 6,453 s.f.; three lots for single-family residential clustered courtyard development, with lot sizes ranging from 0.7-acre to 2.4 acres; two park sites with underground corrugated metal pipe (CMP) detention storage on Lots OS 100 and OS 101 in the northwest portion of the Project site and at the southeast corner of the Project site, respectively, with the northwestern park site comprising approximately 0.56-acre and the southeastern park site comprising approximately 0.41-acre. TTM 38300 also proposes a 26-foot-wide temporary emergency vehicle access (EVA) easement (Lot OS 103) between proposed Lots 14 and 15 on approximately 0.05-acre, which would provide a direct connection between proposed on-site Street B and Benton Road. Once Moser Road is constructed in the future by others between Auld Road and the Project site, thereby providing secondary access to the Project site, the EVA easement would be abandoned and the area within the easement would become part of residential Lot 14. In addition, TTM 38300 would accommodate an open space buffer from Benton Road on approximately 0.2-acre within Lot OS 99; a 0.04-acre lot (Lot OS 102) for drainage purposes located at the easterly terminus of Street B, and a 0.05-acre lot (Lot OS 104) to accommodate vehicular access to residential Lots 5 and 6. TTM 38300 also would accommodate approximately 0.8-acre of public right-of-way (ROW) dedications along the site's frontages with Benton Road and Moser Road, and also would accommodate a total of 5.2 acres of private roadways on site (Streets A through E). TTM 38300 also depicts the locations of necessary infrastructure improvements, such as water, sewer, and storm drain lines.

Plot Plan No. 230031 (PPT No. 230031) is required for the Project's HDR land uses pursuant to Section 8.1 of Article VIII of Riverside County Ordinance No. 348. PPT No. 230031 would allow for the future development of the Project's proposed "High Density Residential (HDR)" uses. PPT No. 230031 includes a site plan depicting the orientation and layout of proposed buildings; floor plans; architectural elevations; conceptual landscape plans; and an exhibit depicting maintenance responsibilities throughout the site.

Please refer to Section 3.0 for a comprehensive description of the Project evaluated herein.

1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.4.1 CEQA Objectives

CEQA, a statewide environmental law contained in Public Resources Code §§ 21000-21189.70.10, applies to most public agency discretionary decisions to carry out, authorize, or approve actions that have the potential to

adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse environmental impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with project goals and benefits in a statement of overriding considerations.

1.4.2 CEQA Requirements for Environmental Impact Report (EIR) Addenda

The State CEQA Guidelines allow for the updating and use of a previously approved/certified CEQA document when a subsequent project is within the scope of the analysis of the earlier approved CEQA document and when some changes to the original CEQA document are necessary but none of the following conditions are met. The following describes the requirements of an Addendum as defined by State CEQA Guidelines Section 15164:

- (a) The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in § 15162 calling for preparation of a Subsequent EIR have occurred.
- (b) An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in § 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- (d) The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a Subsequent EIR pursuant to § 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

EIR No. 374 was prepared to serve as a "program EIR" for the ultimate development of SP 286. State CEQA Guidelines § 15168(c) sets forth requirements that implementing developments must meet in order to tier from a program EIR as provided in § 15152 of the State CEQA Guidelines. As documented in the Initial Study provided herein in Sections 4.0 and 5.0, the proposed Project's environmental effects were fully evaluated in EIR No. 374, as required by State CEQA Guidelines § 15168(c)(1). State CEQA Guidelines § 15168(c)(2) allows for tiering from a program EIR if the lead agency finds that no subsequent EIR would be required pursuant to State CEQA Guidelines § 15162. As discussed below under the discussion of State CEQA Guidelines § 15162, the lead agency (Riverside County) has determined that there is substantial evidence demonstrating that the proposed Project is within the scope of analysis of EIR No. 374, is consistent with the project evaluated in EIR No. 374, is within the geographic area analyzed by EIR No. 374, and is consistent with the overall planned building intensity for the site as evaluated

by EIR No. 374. As such, the Project meets the criteria of State CEQA Guidelines § 15168(c) that allows for tiering from a program EIR as allowed by State CEQA Guidelines § 15152.

As noted above, State CEQA Guidelines § 15164(a) and (b) allow for the preparation of an Addendum and §15168(c)(2) allows for tiering from a program EIR if none of the conditions described in § 15162 are met. CEQA Guideline § 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (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, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; 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.
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

- (c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.
- (d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

If none of the circumstances listed above occur, and only minor technical changes or additions are necessary to update the previously approved/certified CEQA document, an Addendum shall be prepared (See State CEQA Guidelines § 15164). As described in detail Subsection 1.4.5 and in the Initial Study provided in Sections 4.0 and 5.0, none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

1.4.3 Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

- a. This Introduction (Section 1.0), the Environmental Setting (Section 2.0), and the Project Description (Section 3.0).
- b. The completed Initial Study/Environmental Checklist Form and its associated analyses (Sections 4.0 and 5.0), which conclude that the Project would not result in any new significant environmental impacts or substantially increase the severity of environmental impacts beyond those disclosed in EIR No. 374.
- c. Fourteen (14) technical reports and other documentation that evaluate the Project, which are attached as EIR Addendum Technical Appendices A through L.

Appendix A Air Quality Impact Analysis, prepared by Urban Crossroads, Inc., and dated June 19, 2023.

Appendix B1 Biological Technical Report, prepared by VCS Environmental, and dated August 2022.

Appendix B2 Determination of Biologically Equivalent or Superior Preservation (DBESP) Addendum, prepared by VCS Environmental, and dated June 2022.

Appendix C Phase I Cultural Resources Report, prepared by Brian F. Smith and Associates, and dated July 20, 2022.

Appendix D Energy Analysis, prepared by Urban Crossroads, Inc., and dated June 19, 2023.

Appendix E	Geotechnical and Infiltration Evaluation, prepared by GeoTek, Inc., and dated April 29, 2021.
Appendix F	Greenhouse Gas Analysis, prepared by Urban Crossroads, Inc., and dated June 19, 2023.
Appendix G1	Hydrology/Hydraulics Report, prepared by Adkan Engineers, and dated October 11, 2023.
Appendix G2	Project Specific Water Quality Management Plan, prepared by Adkan Engineers, and dated August 2023.
Appendix H1	Phase I Environmental Site Assessment, prepared by GeoTek, Inc., and dated April 7, 2021.
Appendix H2	Limited Phase II Environmental Site Assessment, prepared by GeoTek, Inc., and dated January 12, 2022.
Appendix I	Noise Impact Analysis, prepared by Urban Crossroads, Inc., and dated June 19, 2023.
Appendix J	Paleontological Resource Impact Monitoring Program, prepared by Brian F. Smith and Associates and dated October 29, 2021.
Appendix K	Focused Traffic Assessment, prepared by Urban Crossroads, Inc., and dated June 1, 2023.

State CEQA Guidelines § 15150 states that an “EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public.” Accordingly, the above-listed technical reports are herein incorporated by reference pursuant to § 15150. In addition, this EIR Addendum incorporates the following additional documents by reference in accordance with § 15150:

- The Draft and Final EIR No. 374 (SCH No. 1992032040), accompanying Mitigation Monitoring Program (MMP), Technical Appendices to EIR No. 374, Findings and Statement of Facts, Statement of Overriding Considerations, Addenda Nos. 1 through 6, and the associated Planning Commission and Board of Supervisors Resolutions. EIR No. 374 was certified by the Board of Supervisors on April 29, 1997, Addendum No. 1 to EIR No. 374 was adopted on July 11, 2022, Addendum No. 2 to EIR No. 374 was adopted on December 18, 2000, Addendum No. 3 to EIR No. 374 was adopted on June 25, 2002, Addendum No. 4 to EIR No. 374 was adopted on March 23, 2004, Addendum No. 5 to EIR No. 374 was adopted on June 2, 2015, and Addendum No. 6 to EIR No. 374 was adopted on August 25, 2020.
- Mitigated Negative Declaration for Environmental Assessment No. 39577, which was adopted on June 5, 2007, in conjunction with Amendment No. 5 to SP 286.

- EIR No. 521 (SCH No. 200904105), which evaluates impacts associated with the County’s comprehensive update to the General Plan and the County’s Climate Action Plan (CAP). Draft EIR No. 521 was certified in December 2015.
- Addendum No. 1 to EIR No. 521 (SCH No. 200904105), which evaluates impacts associated with the County’s update to the CAP. Addendum No. 1 to EIR No. 521 was adopted in November 2019.

The above-referenced documents, including the Project’s technical reports, are available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. In addition to the above-referenced documents, this EIR Addendum also incorporates by reference the documents and information sources listed in Section 6.0. All of the documents and information and information sources listed in Section 6.0 are also available for public review at the Riverside County Planning Department at the address listed above and/or at the website address listed in Section 6.0.

1.4.4 Initial Study Checklist

The County of Riverside prepared the Project’s Initial Study Checklist as suggested by State CEQA Guidelines §§ 15063(d)(3) and 15168(c)(4). The State CEQA Guidelines include a suggested checklist to indicate whether the conditions set forth in § 15162, which would require a subsequent or supplemental EIR, are met and whether there would be new significant impacts resulting from the project not examined in the previously-certified EIR. The checklist and an explanation of each answer on the form can be found in Section 5.0.

As presented in Section 5.0, there are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact**. This response is used to indicate when the Project has changed to such an extent that major revisions to EIR No. 374 are required due to the presence of new significant environmental effects.
2. **More Severe Impacts**. This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to EIR No. 374 are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact**. This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR No. 374 was certified, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project. The conditions set forth in § 15162 only would be triggered if the Project Applicant declines to adopt the mitigation measure(s) or alternative.
4. **No Substantial Change from Previous Analysis**. This response is used to indicate that the Project would not create a new environmental impact or substantially increase the severity of the previously-identified environmental impact.

The Initial Study Checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the current Project in the context of environmental impacts addressed in the previously certified EIR No. 374. In doing so, the County will determine the extent of additional environmental review, if any, for the current Project.

1.4.5 Initial Study Findings

Sections 4.0 and 5.0 contain a copy of the Initial Study/Environmental Assessment that Riverside County prepared for the Project pursuant to CEQA and County of Riverside requirements (CEQA Case No. CEQ210351). The Initial Study determined that implementation of the Project would not result in any new, significant environmental effects under the issue areas of aesthetics, agriculture/forest resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, paleontological resources, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, or wildfire. More specifically, the County of Riverside has determined that an Addendum to EIR No. 374 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a) As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), the Project would not require major revisions to the previously-certified EIR No. 374 because the Project would not result in any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 374. In summary, the Project consists of a Change of Zone (CZ 2100234), General Plan Amendment (GPA 210219), Specific Plan Amendment (SP00286A8, herein, "SP 286A8"), Plot Plan (PPT No. 230031), and Tentative Tract Map (TTM No. 38300) to divide Planning Area 48 of SP 286 into three separate planning areas (Planning Areas 48, 53, and 54), to develop proposed Planning Area 53 with 95 typical single-family residential dwelling units on approximately 13.0 acres, and to develop proposed Planning Area 54 with 93 single-family dwelling units in a clustered courtyard layout. EIR No. 374 evaluated development of Planning Area 48 (which includes proposed Planning Areas 53 and 54) with tourist commercial retail land uses. With approval of SP 286A8, 16.7 acres within Planning Area 48 would continue to be developed with tourist commercial retail land uses, while approximately 13.0 acres within proposed Planning Area 53 would be developed with 95 typical residential dwelling units and 7.0 acres within Planning Area 54 would be developed with 93 dwelling units in a clustered courtyard layout. Approval of SP 286A8 would not affect the maximum number of units allowed within SP 286, which would remain capped at a maximum of 4,730 dwelling units, and the currently-proposed Project would not exceed the 5,806 dwelling units anticipated by and evaluated in EIR No. 374 for the overall SP 286 area. The 188 dwelling units proposed as part of the Project would generate substantially less traffic than the project evaluated by EIR No. 374, and thus would result in reduced traffic-related impacts to the environment (i.e., air quality, greenhouse gas emissions, vehicular noise). There are no components of the proposed Project that would result in increased physical environmental effects beyond what was previously evaluated and disclosed as part of EIR No. 374. Accordingly, there would be no new environmental effects or a substantial increase in the severity of previously-identified significant effects

as a result of the Project. Thus, the Project would not require major revisions to the previously-certified EIR No. 374.

- b) EIR No. 374 concluded that implementation of SP 286 would result in significant and unavoidable impacts to soils and agriculture, air quality, biological resources, cumulative noise, and growth inducement. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), there are no components of the Project that would result in new or increased impacts to soils and agriculture, air quality, biological resources, cumulative noise, and growth inducement beyond what was disclosed by EIR No. 374. In fact, the analysis in Section 5.0 demonstrates that the Project would avoid significant and unavoidable impacts to agriculture and forestry resources (due to the lack of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland on site); air quality (due to the fact that Project-related construction emissions would not exceed the significance thresholds established by the South Coast Air Quality Management District [SCAQMD]); and traffic-related noise impacts (due to the fact that Project-related traffic would not expose any sensitive receptors to traffic-related noise levels exceeding the County's threshold of significance). Due to the reduction in Project intensity as compared to the project evaluated in EIR No. 374, the Project also would result in reduced impacts to growth inducement. As such, the Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in EIR No. 374 under the issue areas of soils and agriculture, air quality, biological resources, cumulative noise, and growth inducement.
- c) Subsequent to the certification of EIR No. 374, no substantial changes in the circumstances under which the Project would be undertaken have occurred. Consistent with the conditions that existed at the time EIR No. 374 was certified, the Project site comprises a parcel of land that has been disturbed as part of historic agricultural activities and contains one residential structure and an outbuilding. Land uses surrounding the site include residential uses to the north and west, and undeveloped land to the south and east. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), no substantial changes have occurred in the surrounding area that would result in new or more severe impacts to the environment as compared to what was evaluated and disclosed in EIR No. 374.
- d) Subsequent to the certification of EIR No. 374, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 374 was prepared. Changes in law have occurred since certification of EIR No. 374 that have resulted in more environmentally-protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 374.
- e) The Project's proposed discretionary actions, which include approval of GPA No. 210219, SP 286A8, CZ No. 2100234, PPT No. 230031, and TTM No. 38300, would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 374.

- f) Subsequent to the certification of EIR No. 374, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 374 was certified and that would substantially reduce impacts to soils and agriculture, air quality, biological resources, cumulative noise, and growth inducement, which were identified as significant and unavoidable by EIR No. 374.
- g) Subsequent to the certification of EIR No. 374, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 374 have been identified to reduce the significant unavoidable impacts to soils and agriculture, air quality, biological resources, cumulative noise, and growth inducement.
- h) Technical reports were prepared for the Project to evaluate its environmental effects. Riverside County has reviewed and accepted these reports as adequate and in compliance with Riverside County's requirements. Copies of these reports are contained within the appendix of this document and are herein incorporated by reference pursuant to State CEQA Guidelines § 15150. These technical reports do not identify any new impacts or substantial increases in impacts to the environment beyond those that were disclosed in EIR No. 374. Specifically, these technical reports concluded as follows:
 - 1. The Air Quality Impact Analysis (*Technical Appendix A*), prepared by Urban Crossroads, Inc., and dated June 19, 2021, concludes that the Project would not result in any new impacts or more severe impacts associated with criteria pollutants than previously disclosed in EIR No. 374;
 - 2. The Biological Technical Report ("BTR"; *Technical Appendix B1*) and Determination of Biologically Equivalent or Superior Preservation ("DBESP"; *Technical Appendix B2*), both prepared by VCS Environmental and dated August 2022 and June 2022, respectively, demonstrate that the Project would not result in any new impacts or more severe impacts associated with biological resources than previously disclosed in EIR No. 374;
 - 3. The Phase I Cultural Resources Report (*Technical Appendix C*), prepared by Brian F. Smith and Associates, and dated July 20, 2022, concludes that the Project would not result in any new impacts or more severe impacts associated with cultural resources than previously disclosed in EIR No. 374;
 - 4. The Energy Analysis (*Technical Appendix D*) prepared by Urban Crossroads, Inc., and dated June 19, 2021, concluded that the Project would not result in any new impacts or more severe impacts associated with energy than previously disclosed in EIR No. 374;
 - 5. The Geotechnical and Infiltration Evaluation (*Technical Appendix E*), prepared by Geotek and dated April 29, 2021, demonstrates that the proposed Project would not result in any new impacts or more severe impacts associated with geology and soils beyond what was previously evaluated and disclosed in EIR No. 374;

6. The Greenhouse Gas Analysis (*Technical Appendix F*), prepared by Urban Crossroads, Inc., and dated June 19, 2021, demonstrates that the proposed Project would not result in any new impacts or more severe impacts associated with greenhouse gas emissions beyond what was previously evaluated and disclosed in EIR No. 374;
7. The Hydrology/Hydraulics Report (*Technical Appendix G1*), dated October 11, 2023, and Project-Specific Water Quality Management Plan (*Technical Appendix G2*), dated August 2023, both which were prepared by Adkan Engineers, conclude that the Project would not result in any new impacts or more severe impacts associated with hydrology and water quality than previously disclosed in EIR No. 374;
8. The Phase I Environmental Site Assessment (*Technical Appendix H1*), prepared by GeoTek, Inc., and dated April 7, 2021, and the Limited Phase II Environmental Site Assessment (*Technical Appendix H2*), also prepared by GeoTek, Inc., and dated January 12, 2022, conclude that the Project would not result in any new impacts or more severe impacts associated with hazards and hazardous materials than previously disclosed in EIR No. 374;
8. The Noise Impact Analysis (*Technical Appendix I*), prepared by Urban Crossroads, Inc., and dated June 19, 2021, concludes that the Project would not result in any new impacts or more severe impacts associated with noise than previously disclosed in EIR No. 374;
9. The Paleontological Resources Impact Monitoring Program (“PRIMP”; *Technical Appendix J*), prepared by Brian F. Smith and Associates and dated October 29, 2021, demonstrates that the proposed Project would not result in any new or more severe impacts associated with paleontological resources beyond what was evaluated and disclosed in EIR No. 374; and
10. The Focused Traffic Assessment (*Technical Appendix K*), prepared by Urban Crossroads, Inc., and dated June 1, 2023, demonstrates that the Project would result in a substantial reduction in the amount of traffic that would be generated as compared to what was evaluated in EIR No. 374 and identifies necessary improvements and fee contributions for transportation improvements.

Therefore, and based on the findings of the Initial Study/Environmental Assessment (Sections 4.0 and 5.0), the County of Riverside determined that an EIR Addendum shall be prepared for the Project pursuant to State CEQA Guidelines § 15164. The purpose of this Addendum is to evaluate the Project’s level of impact on the environment in comparison to the existing condition and the impacts disclosed in EIR No. 374.

1.4.6 EIR Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of the County.

This EIR Addendum will be forwarded, along with the previously-certified EIR No. 374 and addenda thereto, to the Riverside County Planning Department for review of the Project. A public hearing will be held before the Riverside County Planning Commission which will provide a recommendation to the Board of Supervisors as to whether to approve, conditionally approve, or deny the Project. Following conclusion of the hearing(s) before the Riverside County Planning Commission, the Project would be forwarded to the Riverside County Board of Supervisors for consideration.

A public hearing before the Riverside County Board of Supervisors will be held, during which the Board of Supervisors will evaluate the Project and the adequacy of this Addendum No. 7 to EIR No. 374 and take final action to approve, conditionally approve, or deny approval of the Project. If approved, the Board of Supervisors also would make findings relative to the Project's environmental effects as disclosed in this EIR Addendum. Additionally, if the Project's applications are tentatively approved, the Board of Supervisors would conduct a second publicly-noticed hearing for the second reading of the Project's proposed Change of Zone No. 2100234, and the Board of Supervisors also would conduct a quarterly general plan amendment "batch" hearing to formally approve GPA No. 210219. A Notice of Determination would be filed with the Riverside County Clerk following Project approval.

2.0 Environmental Setting

2.1 PROJECT LOCATION

As shown on Figure 2-1, *Regional Location Map*, and Figure 2-2, *Vicinity Map*, the 20.0-acre Project site is located within the Southwest Area Plan (SWAP) of unincorporated Riverside County, approximately 1.8 miles east of the City of Murrieta and approximately 2.3 miles north of the City of Temecula. Specifically, the Project site is located at the southeast corner of Benton Road and Moser Road. The Project site encompasses Assessor's Parcel Number (APN) 964-030-001. The property is located in the southeastern portion of Section 4, Township 7 South, Range 2 West, San Bernardino Baseline and Meridian.

2.2 EXISTING SITE CONDITIONS AND AREA CHARACTERISTICS

2.2.1 Existing Site Conditions

As shown on Figure 2-3, *Aerial Photograph*, and Figure 2-4, *USGS Topographical Map*, under existing conditions the 20.0-acre site has been disturbed as part of historic agricultural activities and contains a single-family residential structure and outbuilding in the central portions of the site. The majority of the property consists of disturbed vegetation that is routinely disced for fire abatement purposes.

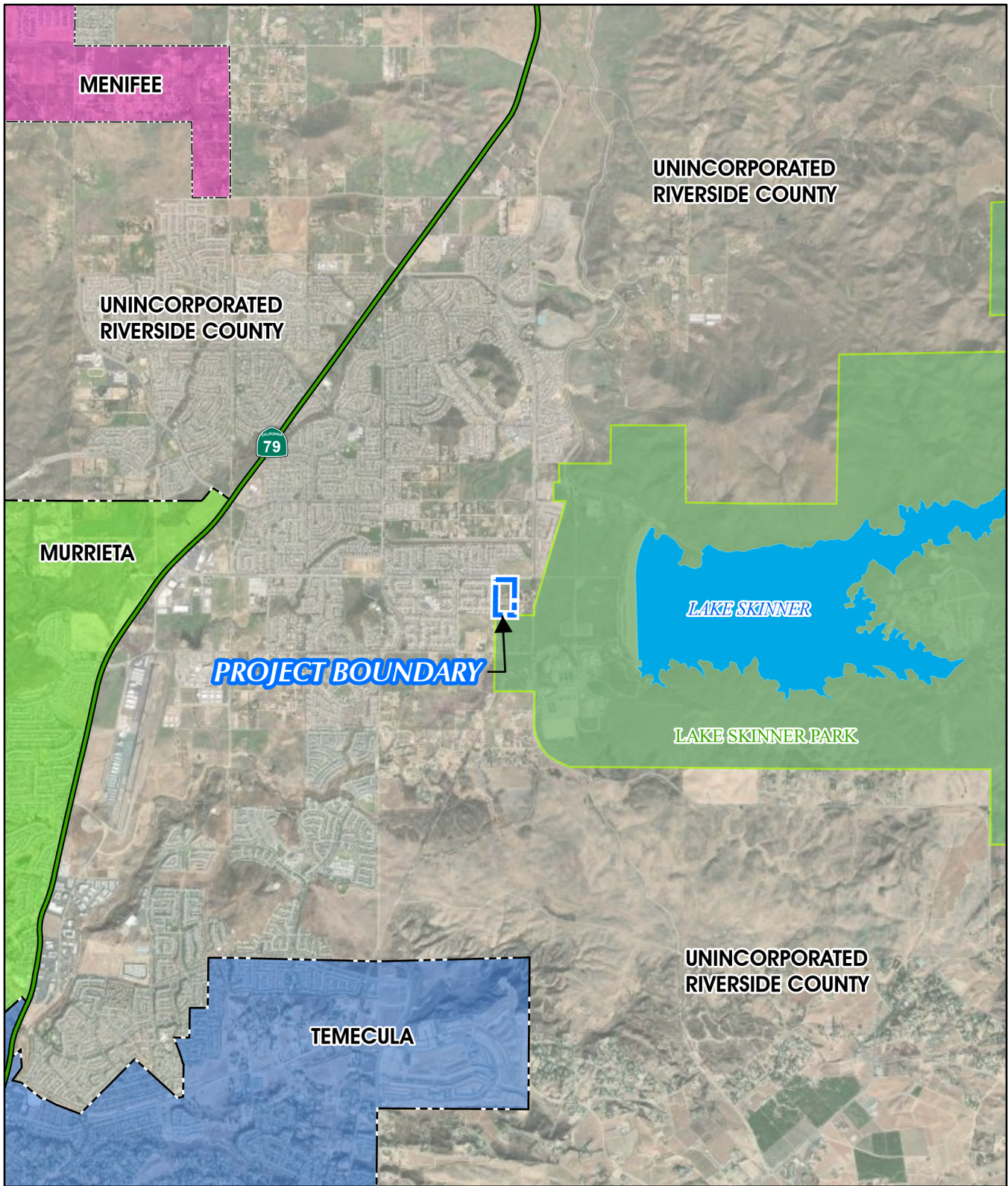
2.2.2 General Plan and Zoning

As shown on Figure 2-5, *General Plan Land Use*, the 20.0-acre property is designated by the Riverside County General Plan and SWAP for "Commercial Tourist (CT)" land uses, which allows for tourist-related commercial uses such as hotels, golf courses, recreation, and amusement facilities at a floor area ratio (FAR) of between 0.20 and 0.35 (Riverside County, 2021b, pp. 17, 21). In addition, and as previously shown on Figure 1-1, the Project site is located within the Winchester 1800 Specific Plan (SP 286) and encompasses a portion of Planning Area 48, which is designated by SP 286 for "Commercial Tourist (CT)" land uses under existing conditions. The SP 286 CT land use designation is intended to provide recreation-orientated commercial services to users of the nearby Lake Skinner recreational facilities, and/or to accommodate a Recreational Vehicle (RV) park or similar use (T&B Planning, 2024, p. III-9).

As shown on Figure 2-6, *Existing Zoning Designations*, the Project site is zoned as "Specific Plan Zone (SP Zone)," indicating that zoning on the Project site is established pursuant to the adopted SP 286 Zoning Ordinance. The adopted SP 286 Zoning Ordinance classifies the 20.0-acre Project site in a manner consistent with the adopted SP 286 land use plan, as described above.

2.2.3 Surrounding Land Uses and Development

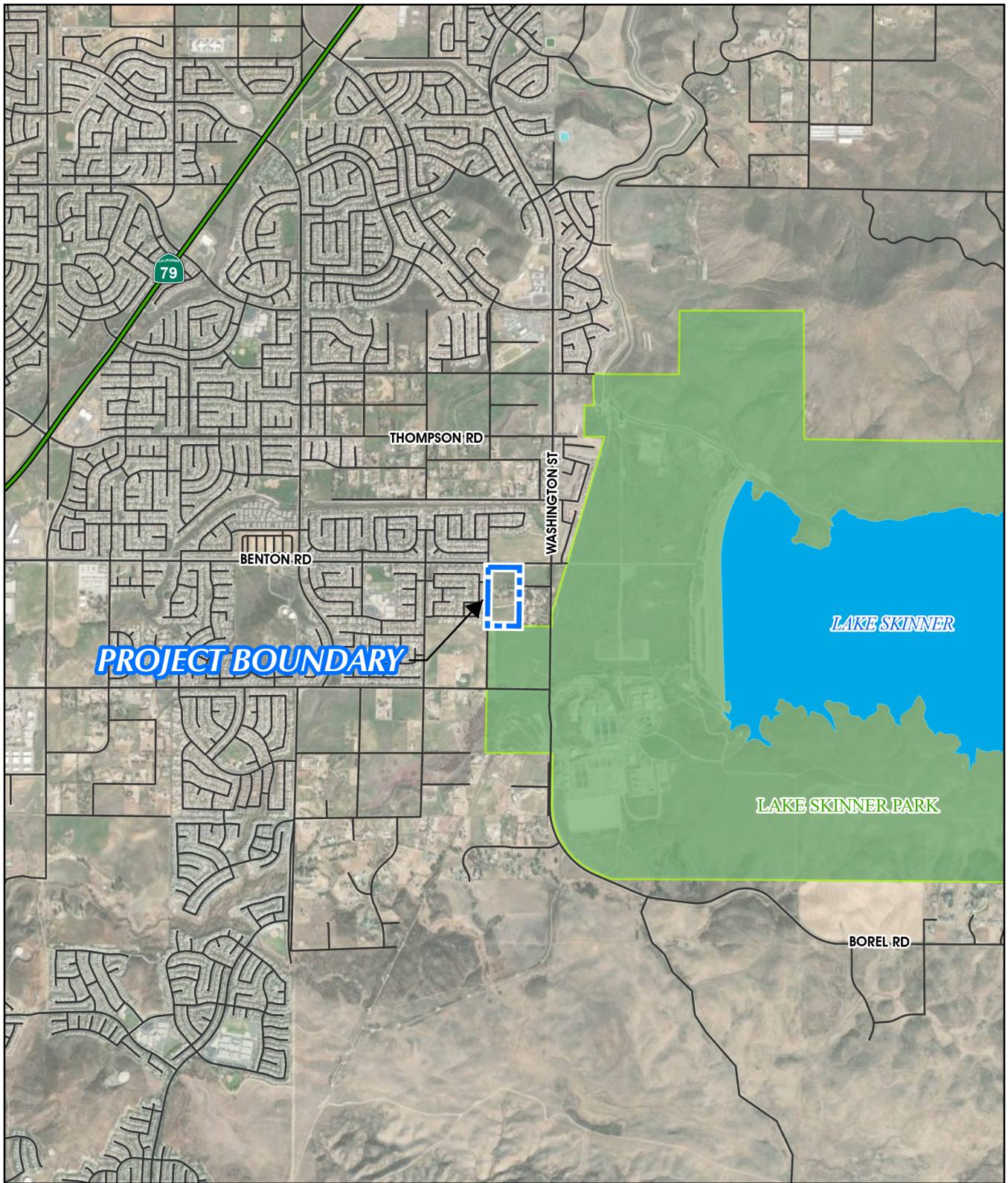
Figure 2-7, *Surrounding Land Uses and Development*, depicts the existing land uses and development in the vicinity of the Project site. As shown, Benton Road and Moser Road, both of which are improved roadways, abut the Project site to the north and west, respectively. Land uses to the west of the Project site consist of medium-density residential uses located within the SP 286 boundaries. To the north of the Project site is vacant and



Source(s): ESRI, RCTLMA (2023)

Figure 2-1

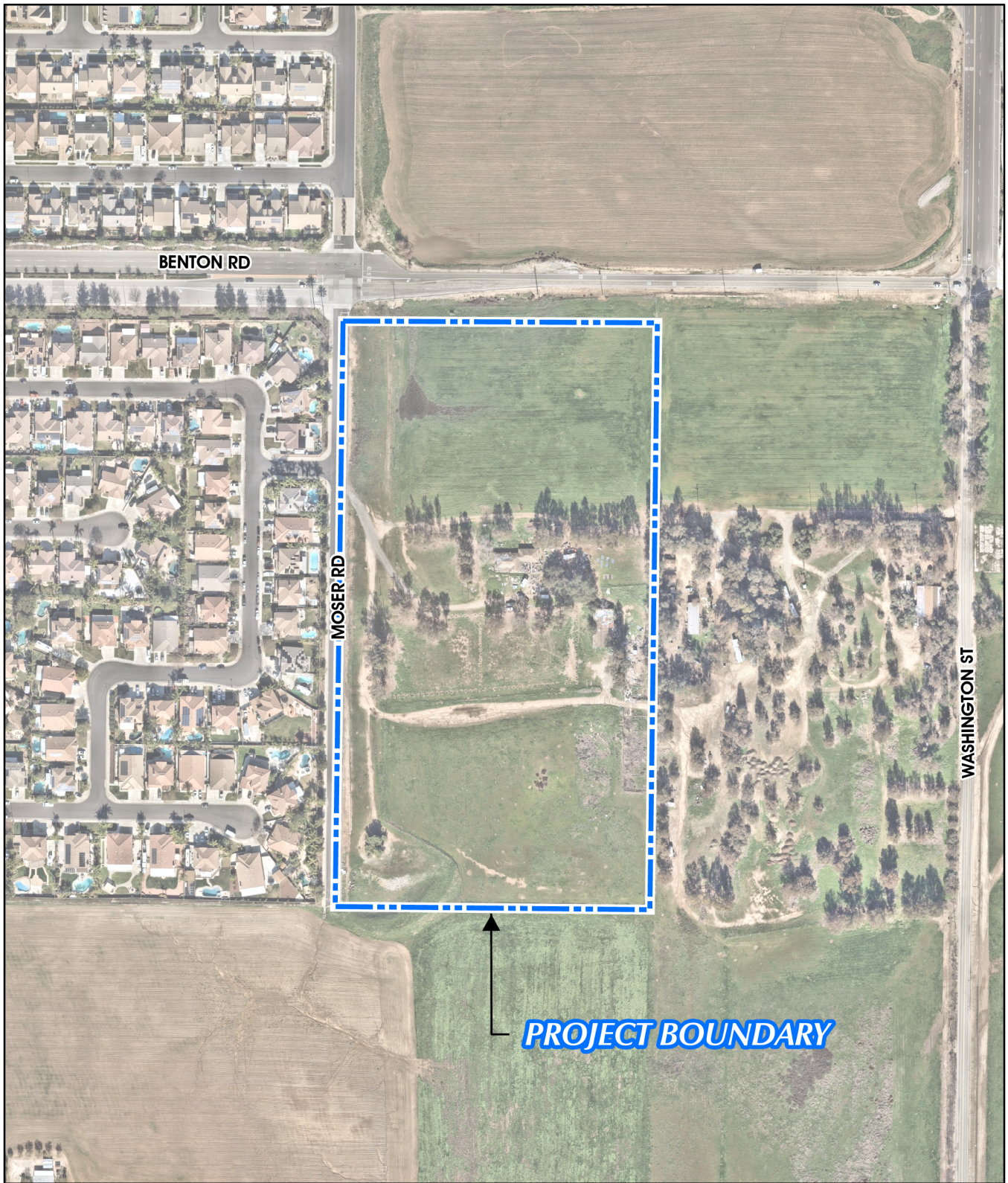




Source(s): ESRI, RCTLMA (2023)

Figure 2-2





Source(s): ESRI, NearMap Imagery (2023), RCTLMA (2023)

Figure 2-3

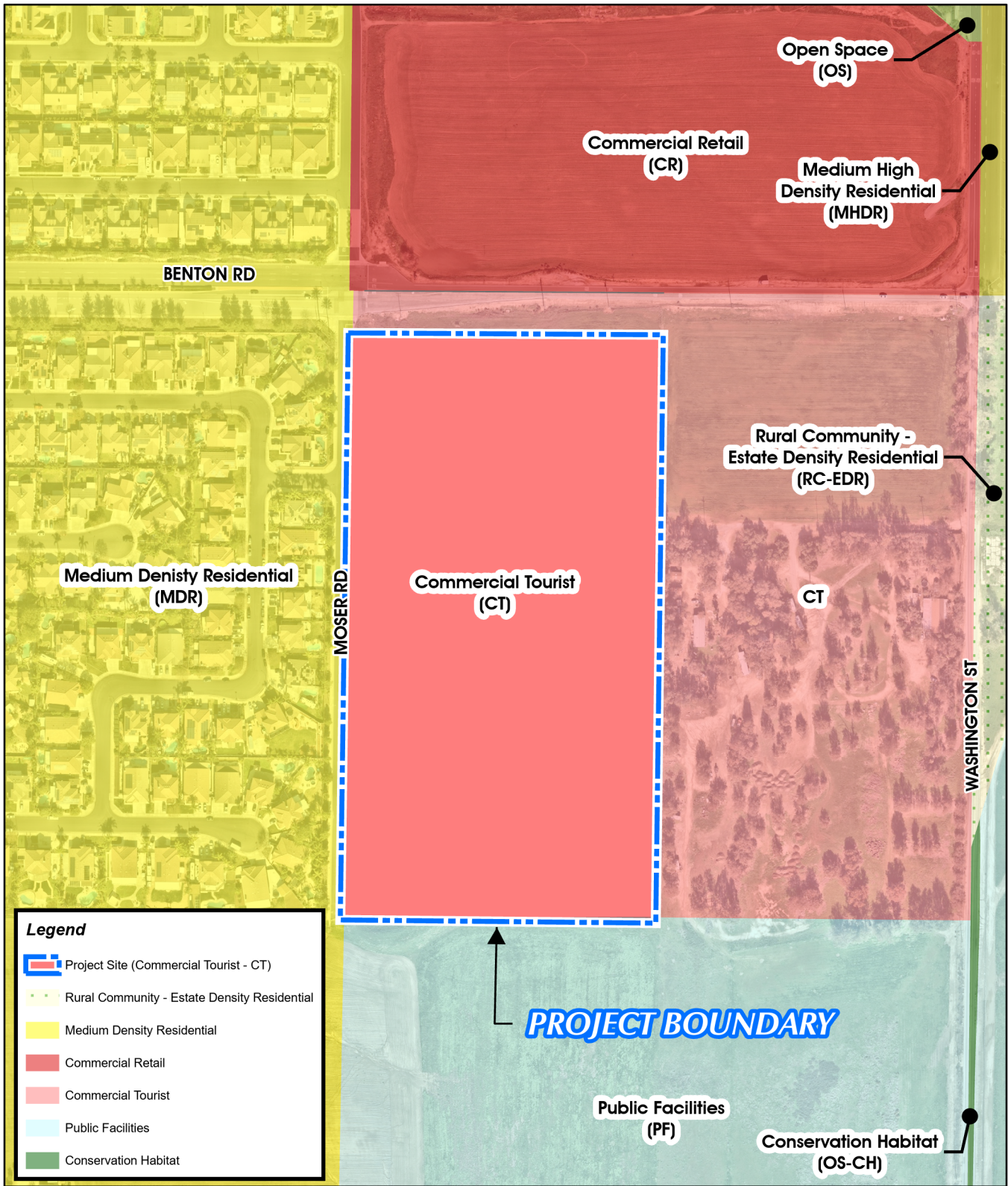




Source(s): USGS (2013)

Figure 2-4

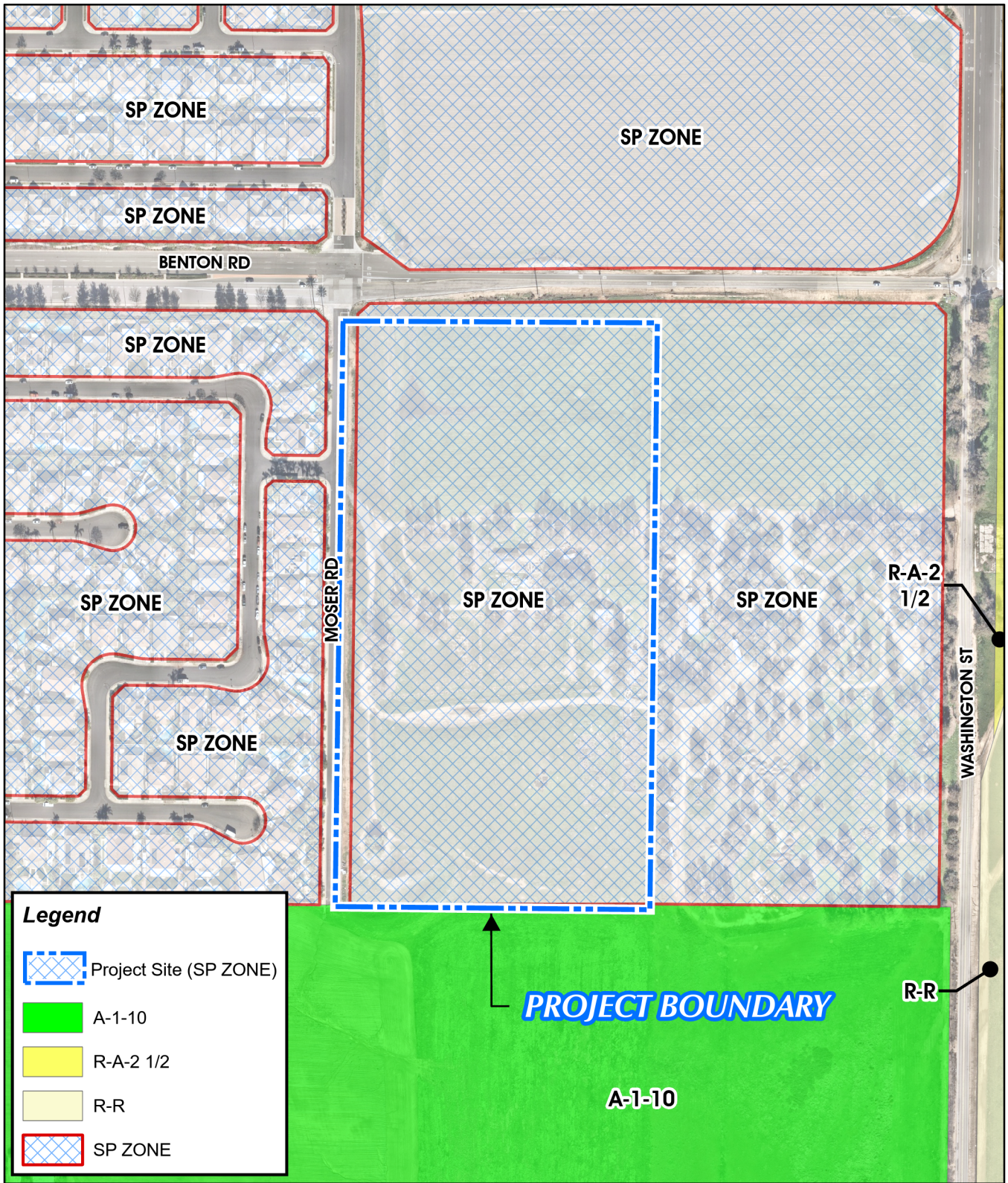




Source(s): ESRI, NearMap Imagery (2023), RCTLMA (2023)

Figure 2-5

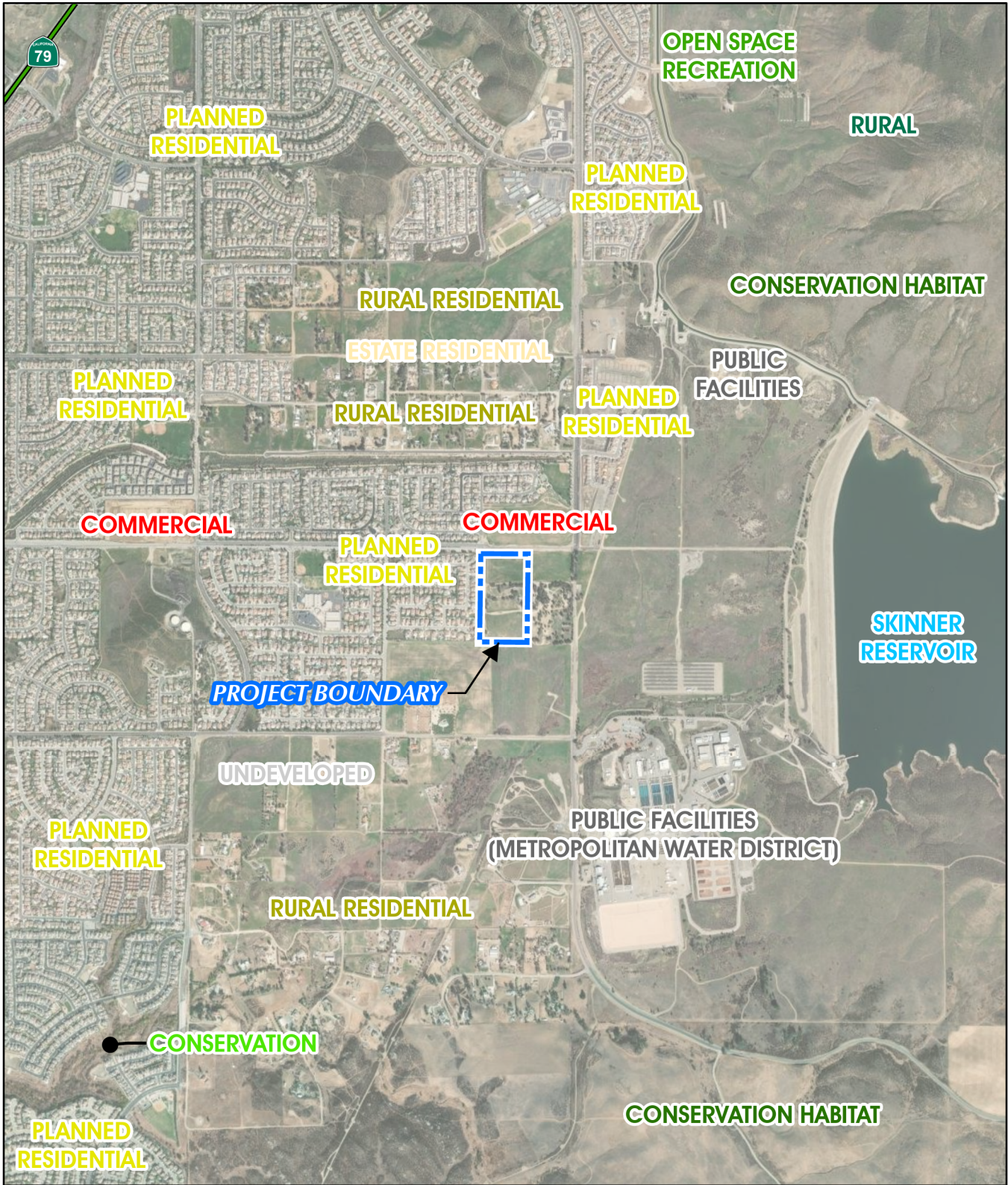




Source(s): ESRI, NearMap Imagery (2023), RCTLMA (2023)

Figure 2-6





Source(s): ESRI, RCTLMA (2023)

Figure 2-7



Surrounding Land Uses and Development

undeveloped land, beyond which are a park and residential uses that also are located within the SP 286 boundaries. To the east of the Project site is a single-family residential home along with a number of outbuildings located within the boundaries of SP 286, beyond which is Washington Street. To the south of the Project site are undeveloped lands not located within SP 286 that appear to be disturbed by agricultural uses and on-going discing for fire abatement purposes.

2.3 EXISTING ENVIRONMENTAL CHARACTERISTICS

2.3.1 Land Use

Under existing conditions, the 20.0-acre Project site is developed with one home and an outbuilding located in the central portion of the Project site. Thus, under existing conditions, the Project site generates nominal traffic, air quality emissions, greenhouse gas emissions, and noise associated with the existing residential structure.

2.3.2 Topography

The topography of the Project site is relatively flat with elevations ranging from approximately 1,375 feet above mean sea level (amsl) near the southeast corner of the Project site to approximately 1,412 feet amsl in the central portions of the Project site. Overall topographic relief is approximately 37 feet.

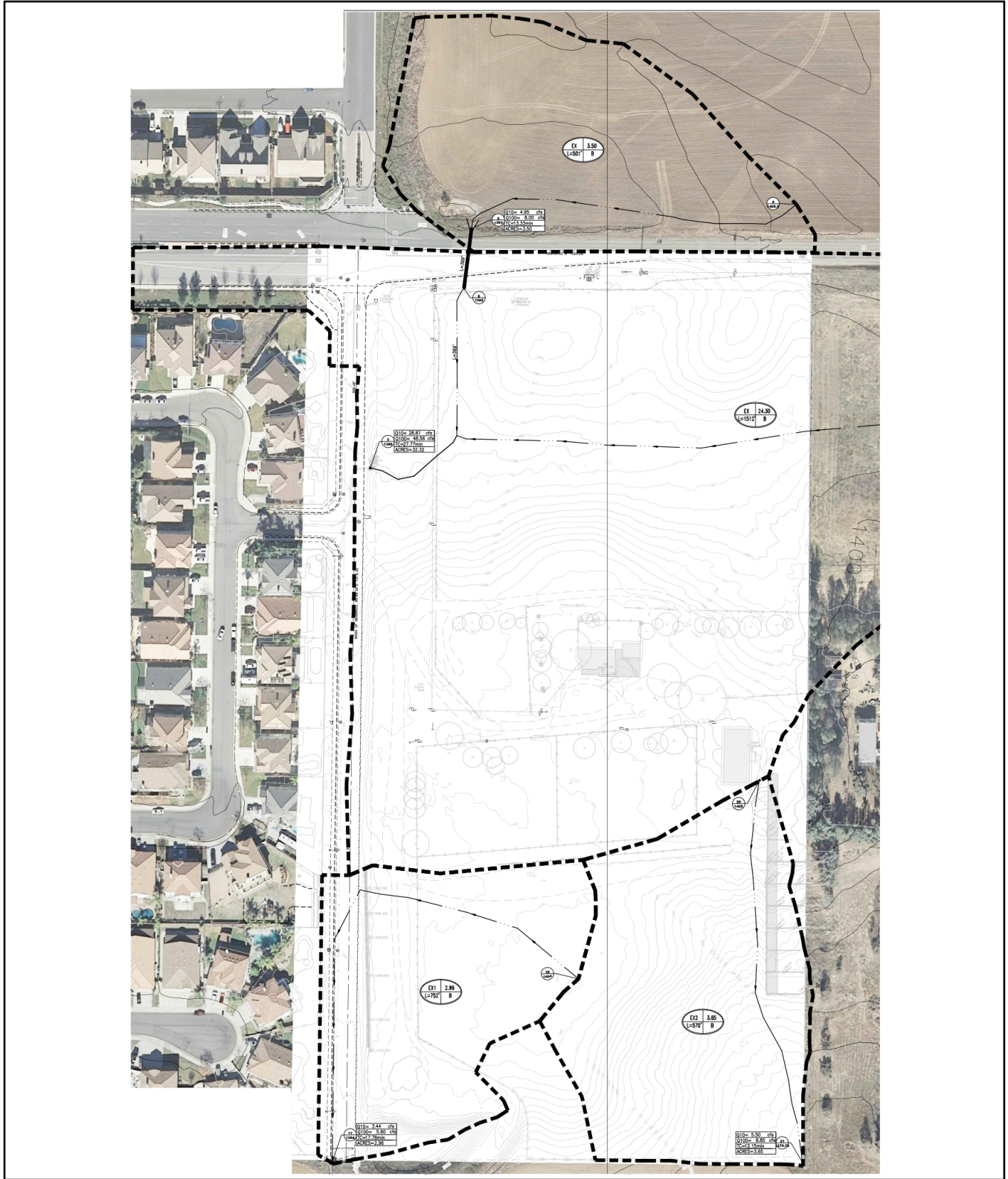
2.3.3 Geology

No active or inactive fault traces are known to traverse the site and no evidence of on-site faulting was observed during the geotechnical investigation conducted for the Project site (*Technical Appendix E*). The site is not located within a currently-designated Alquist-Priolo Fault Zone or County of Riverside Fault Zone. The closest zoned fault to the site is the Elsinore Fault, located approximately 6.5 miles to the southwest. Similar to other properties throughout southern California, the Project site is located within a seismically-active region and is subject to ground shaking during seismic events. (Geotek, 2021a, p. 6)

A field exploration was conducted for the Project site, and the results determined that the site subsurface materials consist of very old alluvial valley deposits. As encountered in the borings, the very old alluvial valley deposits consisted of a medium dense to very dense sand, silty sand, and clayey sand and a very stiff to hard sandy silt and silty clay. According to the results of the laboratory testing performed, the near-surface alluvial soils exhibited a “very low” expansion potential. (Geotek, 2021a, p. 4)

2.3.4 Hydrology

Figure 2-8, *Existing Conditions Hydrology Map*, depicts the site’s existing hydrology. As shown, under existing conditions the Project site exhibits two separate drainage areas. The northern half of the Project site currently sheet flows in a north and westerly direction, with flows from peak storm events being conveyed northerly to Benton Road. The southern half of the Project site currently drains in a southerly direction, and discharges near the southeastern corner of the Project site. Existing flow rates during 24-hour, 10-year storm events are estimated at 1.41 cubic feet per second (cfs) for the northern portions of the Project site and 1.64 cfs for the southern half of the Project site. (Adkan, 2023a)



Source(s): Adkan Engineers (10-11-2023)

Figure 2-8



Not To Scale



Existing Conditions Hydrology Map

2.3.5 Soils

Table 2-1, *Summary of Project Area Soils*, provides a summary of the soil types present on the Project site. As shown, approximately 84.7% of the site contains soils with a “medium” rate of runoff and a “moderate” susceptibility to erosion. The remaining 15.3% of the Project site contain soils with a “rapid” rate of runoff and a “high” susceptibility to erosion. (USDA, 1971, pp. 47, 53, and 54)

Table 2-1 Summary of Project Area Soils

Map Unit Symbol	Map Unit Name	Rate of Runoff	Erosion Susceptibility	Acres in AOI	Percent of AOI
MnD2	Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded	Rapid	High	3.1	15.3%
RaB2	Ramona sandy loam, 2 to 5 percent slopes, eroded	Medium	Moderate	6.5	32.6%
RaC2	Ramona sandy loam, 5 to 8 percent slopes, eroded	Medium	Moderate	10.4	52.1%
Totals for Area of Interest:				20.0	100.0%

AOI = Area of Interest (i.e., Project site).

Note: Totals reflect rounding.

(NRCS, n.d.; USDA, 1971, pp. 47, 53, and 54)

2.3.6 Vegetation

As shown in Table 2-2, *Existing Vegetation Communities/Land Cover*, the majority of the vegetation within the Project site is characterized by open fields consisting of disturbed annual grassland cover vegetated with a variety of non-native and early successional weedy plant species. The northern portion of the site has been subject to extensive agriculture activities/disturbance and routine weed/fire abatement activities (including disking). Common plant species observed during the surveys included short-pod mustard (*Hirschfeldia incana*), red brome (*Bromus madritensis*), white horehound (*Marrubium vulgare*), flax-leaved horseweed (*Erigeron bonariensis*), vinegar weed (*Trichostema lanceolatum*), with sparse patches of native species such as fiddleneck (*Amsinckia* sp.), common sunflower (*Helianthus annuus*), and ragweed (*Ambrosia psilostachya*). In addition, paniculate tarplant (*Deinandra paniculata*) was observed in some areas of the site primarily on the northwest portion and sparse patches along the northwest boundary. A property is located within the middle portion of the Project site is surrounded by Eucalyptus groves primarily dominated by red gum (*Eucalyptus camaldulensis*). Some native coast live oak trees (*Quercus agrifolia*) occur near the property. (VCS Environmental, 2022a, p. 10) Refer to subsection 5.1.4 for a more thorough discussion of biological conditions at the Project site.

2.3.7 Wildlife

A total of 21 wildlife or domesticated species or signs thereof were observed during the August 2021 biological surveys conducted by VCS Environmental. Common birds observed include house finch (*Haemorhous mexicanus*), American crow (*Corvus brachyrhynchos*), Anna’s Hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), mourning dove (*Zenaida macroura*), and western kingbird (*Tyrannus verticalis*). Raptors observed on the Project site include Cooper’s hawk (*Accipiter cooperii*) and American kestrel (*Falco sparverius*). Domesticated species observed within the Project site include peafowl (*Pavo* sp.) and horse (*Equus caballus*). The wildlife species or signs thereof observed during the field surveys are listed in Appendix B to the Project’s Biological Technical Report

("BTR"; *Technical Appendix B1*). A complete list of sensitive wildlife species analyzed with potential to occur within the Project site are included in Appendix C to the Project's BTR. (VCS Environmental, 2022a, p. 18)

Table 2-2 Existing Vegetation Communities/Land Cover

Vegetation Community/Land Cover Type	Project Footprint (acres)
Disturbed/Developed	8.13
Brome Grasslands	8.14
Mixed Annual Forbs	1.42
Coast Live Oak Woodland	0.18
Upland Mustards	2.76
Total*	20.64

**Note: Sum of acreages appears to be 20.63 due to rounding. Actual acreage sum is 20.64.*
(VCS Environmental, 2022a, Table 1)

3.0 Project Description

The Project, consisting of the construction and operation of 188 residential units, two park sites (with underground detention storage areas), roadways, sidewalks, and utility improvements, includes applications for a General Plan Amendment No. 210219, Amendment No. 8 to Specific Plan Amendment No. 286 (SP00286A01; herein referred to as “SP 286A8”), Change of Zone No. 2100234, Plot Plan No. 230031 (PPT No. 230031), and Tentative Tract Map No. 38300, each described in this Subsection. The Project entails the development of 188 single-family residential units on land previously identified as a portion of Planning Area (PA) 48. The Project site, which is proposed to be re-designated as PAs 53 and 54, is located at the southeast corner of Moser Road and Benton Road. Proposed PA 53 would encompass 13.0 acres in size, would be designated for “Medium High Density Residential (MHDR)” land uses, and would allow for up to 95 typical single-family dwelling units. Proposed Planning Area 54 would encompass approximately 7.0 acres, would be designated for “High Density Residential (HDR)” land uses, and would allow for up to 93 single-family dwelling units in a clustered courtyard configuration. This Project (Amendment No. 8) would not change the total number of dwelling units allowed in the Winchester 1800 Specific Plan, which would remain capped at a maximum of 4,730 units. As such, the dwelling units proposed as part of the Project would not exceed the 5,806 dwelling units anticipated by and evaluated in EIR No. 374 for the SP 286 site. The Project also would not increase the size of the overall Specific Plan area.

Copies of the entitlement application materials for the Project are herein incorporated by reference pursuant to State CEQA Guidelines § 15150 and are available for review at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. A detailed description of the Project is provided in the following subsections. It should be noted that the Project design features described in the following subsections would be fully enforceable by the County as part of its review of implementing ministerial applications.

3.1 PROPOSED DISCRETIONARY APPROVALS

3.1.1 Specific Plan Amendment No. 8

As shown on Figure 3-1, *Specific Plan Amendment No. SP00286A01*, the previously-approved Amendment No. 7 (SPA 7) allows for the development of Planning Area 48 with “Commercial Tourist (CT)” land uses on 36.7 acres. SP 286A8 is a proposal to subdivide Planning Area 48 into three separate planning areas, Planning Area 48 and (newly proposed) Planning Areas 53 and 54. Planning Area 48 would be reduced in size from 36.7 acres to 16.7 acres. Planning Area 53 would be established in the northwest portions of the Project site on 13.0 acres, and is proposed for future development with up to 95 typical single-family dwelling units. Planning Area 54 would be established on 7.0 acres located to the southeast of Planning Area 53 and to the west of the reconfigured Planning Area 48, and would allow for up to 93 single-family dwelling units in a clustered courtyard configuration. Under SP 286A8, Planning Area 48 would continue to be developed with CT land uses, while new Planning Areas 53 and 54 would be developed with up to 95 “Medium High Density Residential (MHDR)” dwelling units, 93 “High Density Residential (HDR),” dwelling units, two park sites (both containing underground detention areas), an Emergency Vehicle Access (EVA), and internal roadways on approximately 20.0 acres. The modifications proposed as part of SP 286A8 are summarized on Table 3-1, *SP 286A8 Summary of Changes*. As shown in Table 3-1, the Project’s

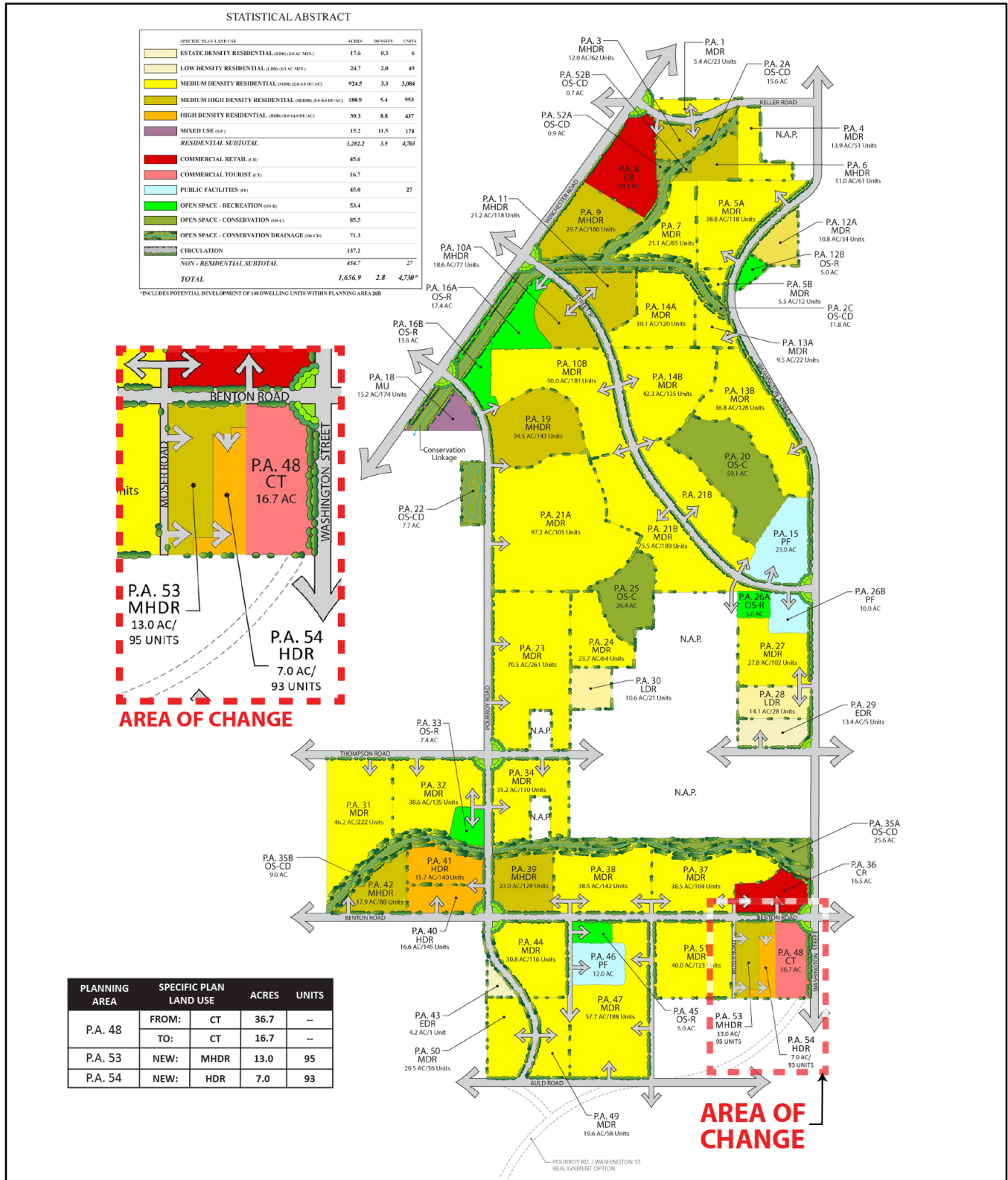


Figure 3-1



Not To Scale



proposed 188 dwelling units would be transferred from other Planning Areas within SP 286, such that there would be no net increase in the total number of dwelling units allowed within SP 286 (i.e., a maximum of 4,730 dwelling units).

Table 3-1 SP 286A8 Summary of Changes

Approved Winchester 1800 Specific Plan No. 286 Amendment No. 7					Winchester 1800 Specific Plan No. 286 Amendment No. 8				
PA	Land Use	Target Units	Acres	Target Density	PA	Land Use	Target Units	Acres	Target Density
10B	Medium Density Residential	186	50.0	3.7	10B	Medium Density Residential	181	50.0	3.6
15	Public Facility	75	23.0	--	15	Public Facility	--	23.0	--
18	Mixed Use	175	15.2	11.5	18	Mixed Use	174	15.2	11.4
31	Medium High Density Residential	258	46.2	5.6	31	Medium High Density Residential	222	46.2	4.8
32	Medium Density Residential	143	38.6	3.7	32	Medium Density Residential	135	38.6	3.5
40	High Density Residential	145	16.6	8.7	40	High Density Residential	140	16.6	8.4
42	Medium High Density Residential	100	17.9	5.6	42	Medium High Density Residential	88	17.9	4.9
45	Open Space – Recreation	14	5.0	--	45	Open Space – Recreation	--	5.0	--
46	Public Facility	32	12.0	--	46	Public Facility	--	12.0	--
48	Commercial Tourist	--	36.7	N/A	48	Commercial Tourist	--	16.7	N/A
53	N/A	N/A	N/A	N/A	53	Medium High Density Residential	95	13.0	7.3
54	N/A	N/A	N/A	N/A	54	High Density Residential	93	7.0	13.3
Total:		1,128	261.2	N/A	Total:		1,128	261.2	4.3

Specifically, SP 286A8 provides the following modifications to the Land Use Plan provide consistency with proposed Tentative Tract Map No. 38300:

- **Planning Area 48:** Proposed SP 286A8 would divide the boundary of Planning Area 48 into three separate Planning Areas, with the revised Planning Area 48 being reduced in acreage from 36.7 acres to 16.7 acres. No other changes are proposed for Planning Area 48, as this Planning Area would continue to be designated for future development with CT land uses.
- **Planning Area 53:** Planning Area 53 is a proposed new Planning Area that would consist of 13.0 acres within the northwest portion of (former) Planning Area 48. New Planning Area 53 would be

designated for development with MHDR land uses, allowing for the future development of up to 95 dwelling units at a target density of 7.3 dwelling units per acre (du/ac).

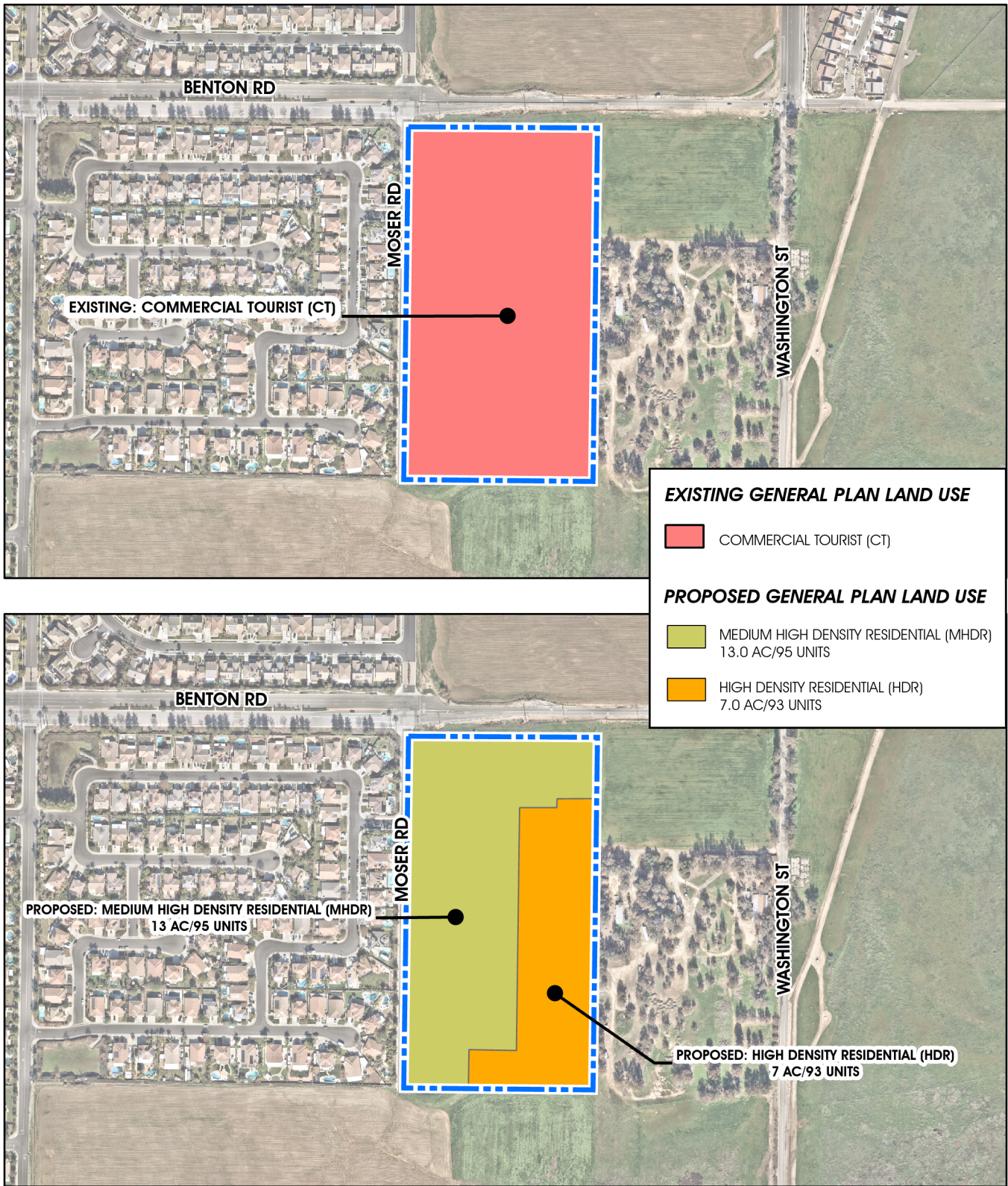
- **Planning Area 54:** Planning Area 54 is a proposed new Planning Area that would consist of 7.0 acres located to the southeast of proposed Planning Area 53 and to the west of the reconfigured Planning Area 48. New Planning Area 54 would be designated for development with HDR land uses, allowing for the future development of up to 93 dwelling units in a clustered courtyard configuration at a target density of 13.3 du/ac.
- **No Change in Allowed Number of Units:** Specific Plan Amendment No. 8 would not change the total number of units allowed within the Specific Plan, which would remain capped at a maximum of 4,730 dwelling units. Thus, with approval of the Project, the total number of dwelling units allowed within SP 286 would not increase and would not exceed the 5,806 dwelling units anticipated by and evaluated in EIR No. 374
- **Re-Allocation of Acreage:** Specific Plan Amendment No. 8 would reduce the acreage of Commercial Tourist by 20.0 acres, from 36.7 to 16.7 acres; would increase the acreage of the Medium High Density Residential land use designation by 13.0 acres, from 214.1 to 227.1 acres; and would increase the acreage of the High Density Residential land use designation by 7.0 acres, from 32.3 acres to 39.3 acres.

3.1.2 General Plan Amendment No. 210219

Under existing conditions, the Riverside County General Plan and SWAP designate the 20.0-acre Project site as well as the remaining 16.7 acres within Planning Area 48 for “Commercial Tourist (CT)” land uses. As shown on Figure 3-2, *General Plan Amendment No. 210219*, proposed General Plan Amendment No. 210219 would modify the General Plan and SWAP land use designations for the Project site to be consistent with the land use designations proposed as part of SP 286A8 (as described above). Specifically, 13.0 acres of the Project site within proposed Planning Area 53 would be redesignated for “Medium High Density Residential (MDR)” land uses, which allows for single-family attached and detached residential development at densities ranging from 5.0 to 8.0 du/ac on minimum lot sizes ranging from 4,000 s.f. to 6,500 s.f. 7.0 acres of the Project site within proposed Planning Area 54 would be redesignated for “High Density Residential (HDR)” land uses, which allows for single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes. The remaining 16.7 acres of Planning Area 48 (off site) would remain designated Commercial Tourist (CT). The proposed MHDR and HDR land use designations would be consistent with the land use designations proposed for the 20.0-acre Project site by SP 286A8 (as discussed above).

3.1.3 Change of Zone No. 2100234

Change of Zone No. 2100234 proposes to amend the approved Specific Plan Zoning Ordinance for Specific Plan No. 286 to provide amended land use and development standards and formalize the boundaries of Planning Areas



Source(s): ESRI, NearMap Imagery (2023), RCTLMA (2023)

Figure 3-2



48, 53, and 54 to reflect the refinements proposed as part of SP 286A8 (as discussed above). The proposed SP zoning classification would be consistent with the zoning classification of the Specific Plan area and would implement the site's proposed SP 286A8 land use designations of "Medium High Density Residential (MHDR)" and "High Density Residential (HDR)," allowing for the development of 95 typical single-family dwelling units and 93 single-family dwelling units within a clustered courtyard configuration on the 20.0-acre Project site. The proposed amended SP 286A8 zoning for proposed Planning Area 53 would be based on the County's "R-1 Zone (One-Family Dwellings)" as established by Article VI of Ordinance No. 348, and would accommodate the Project's proposed MHDR residential uses. The proposed amended SP286A8 zoning for proposed Planning Area 54 would be based on the County's "R-3 Zone (General Residential)" as established by Article VIII of Ordinance No. 348, and would accommodate the Project's proposed HDR land uses. The minimum lot size within Planning Area 53 would be 2,500 s.f. and the minimum lot size within Planning Area 54 would be 1,600 s.f. There would be no changes to the zoning requirements for Planning Area 48.

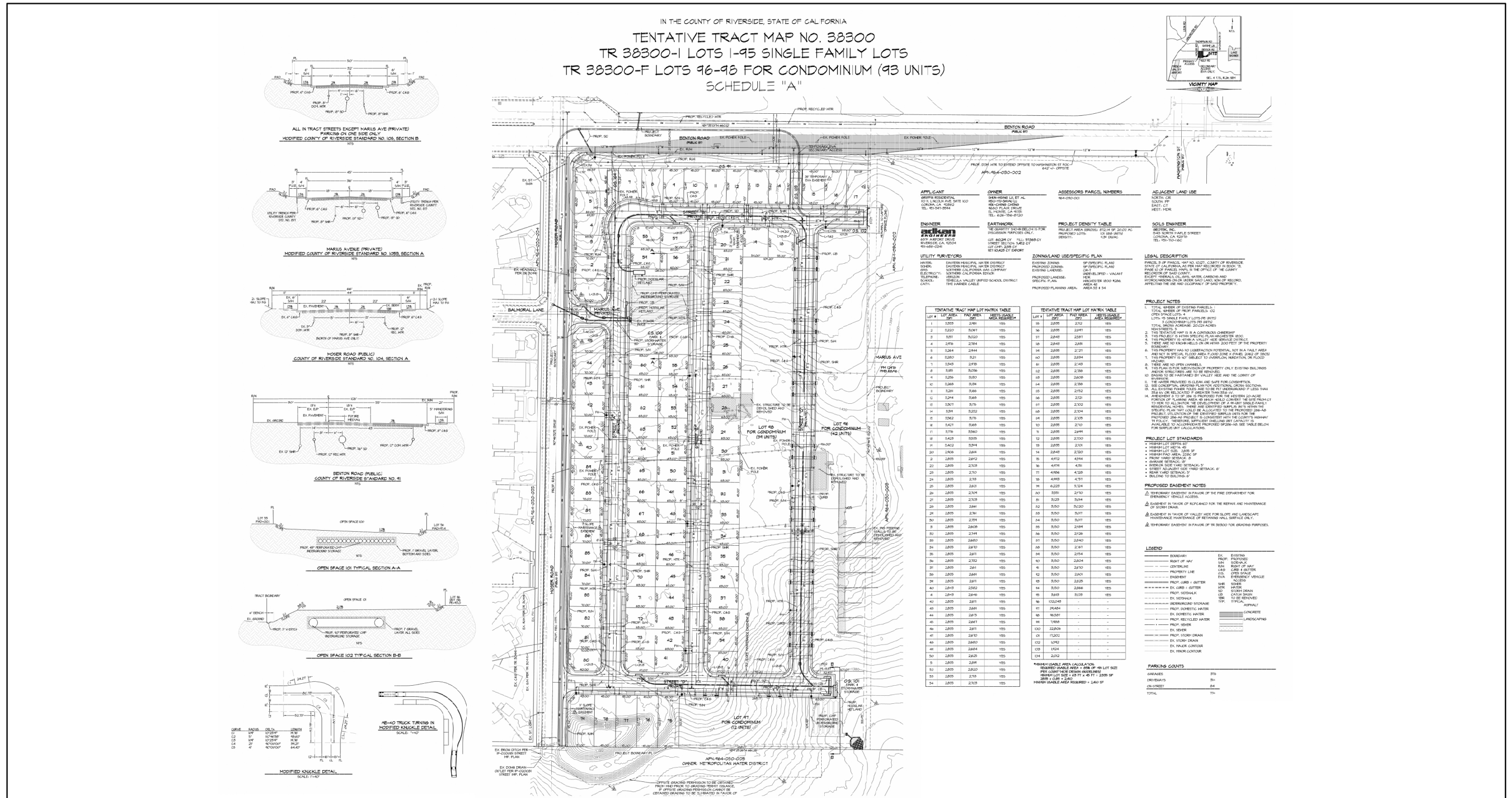
3.1.4 Tentative Tract Map No. 38300

A. Proposed Land Uses

As shown on Figure 3-3, *Tentative Tract Map No. 38300*, and as summarized in Table 3-2, *Tentative Tract Map No. 38300 Land Use Summary*, Tentative Tract Map No. 38300 (TTM 38300) is proposed to subdivide the 20.0-acre Project site to implement the land uses proposed as part of SP 286A8. Specifically, TTM 38300 would establish a total of 95 lots for typical single-family residential development on 7.3 acres with lot sizes ranging from 3,037 s.f. to 6,453 s.f.; three lots for the development of 93 single-family residential clustered courtyard development, with lot sizes ranging from 0.7-acre to 2.4 acres; two park sites with underground corrugated metal pipe (CMP) detention storage on Lots OS 100 and OS 101 in the northwest portion of the Project site and at the southeast corner of the Project site, respectively, with the northwestern park site comprising approximately 0.6-acre and the southeastern park site comprising approximately 0.4-acre. TTM 38300 also proposes a 26-foot-wide temporary emergency vehicle access (EVA) easement (Lot OS 103) between proposed Lots 14 and 15 on approximately 0.05-acre, which would provide a direct connection between proposed on-site Street B and Benton Road. Once Moser Road is constructed in the future by others between Auld Road and the Project site, thereby providing secondary access to the Project site, the EVA easement would be abandoned and the area within the easement would become part of residential Lot 14. In addition, TTM 38300 would accommodate an open space buffer from Benton Road on approximately 0.2-acre within Lot OS 99, a 0.04-acre lot (Lot OS 102) for drainage purposes located at the easterly terminus of Street B, and a 0.05-acre lot (Lot OS 104) to accommodate vehicular access to residential Lots 5 and 6. TTM 38300 also would accommodate approximately 0.82-acre of public right-of-way (ROW) dedications along the site's frontages with Benton Road and Moser Road, and also would accommodate a total of 5.16 acres of private roadways on site (Streets A through E). TTM 38300 also depicts the locations of necessary infrastructure improvements, such as water, sewer, and storm drain lines.

B. Circulation Improvements

As shown on Figure 3-3, access to the Project site would be provided via two (2) connections from Moser Road via proposed Marius Avenue and proposed Street D. Moser Road abuts the western boundary of the Project site, and provides a connection to Benton Road to the north. Additionally, under interim conditions, an interim emergency



Source(s): Adkan Engineers (02-12-2024)

Figure 3-3



Tentative Tract Map No. 38300

Table 3-2 Tentative Tract Map No. 38300 Land Use Summary

Land Use	Lot Nos.	Acreage ¹	Dwelling Units
Single Family Residential (Typical Lots)	1 through 95	7.09	95
Single Family Residential (Clustered Courtyard Lots)	96 through 98	5.48	93
Landscaped Buffer/Paseo	99	0.22	--
Parks/Underground CMP Storage	100 and 101	1.03	--
On-Site Roadways and ROW Dedications	N/A	6.19	--
Totals:		20.02	188

1. Acreage values reflect rounding.

vehicle access (EVA) easement is proposed between residential Lots 14 and 15, providing direct access between on-site roadways and Benton Road. Once Moser Road is constructed in the future by others between Auld Road and the Project site, thereby providing secondary access to the Project site, the temporary EVA easement would be abandoned, and the area within the EVA would be added to residential Lot 14. Improvements are proposed along the site's frontages with Moser Road and Benton Road, as well as to roadways planned on site. Proposed roadway dedications and improvements are described below.

- Benton Road.** Under existing conditions, Benton Road along the Project site's northern boundary is improved to provide 31 feet of pavement within 85 feet of dedicated ROW. As part of the Project, TTM 38300 would dedicate approximately 21 feet of additional ROW along the Project frontage, and would improve the southern half of Benton Road to provide for an additional 37 feet of pavement (55 feet total along the southern half of the roadway), curb and gutter, and a 21-foot-wide landscaped parkway that includes a 5-foot-wide meandering sidewalk.
- Moser Road.** Under existing conditions, Moser Road along the Project site's western boundary is partially improved with drive aisles and an 11-foot parkway along the western side of the roadway that includes a 6-foot-wide curb-adjacent sidewalk. As part of the Project, TTM 38300 would dedicate additional ROW along the eastern side of the roadway to provide a total ROW of 66 feet, and would improve the roadway to provide a total of 44 feet of pavement, curb and gutter, and an 11-foot-wide parkway along the eastern side of the roadway that would include a 6-foot-wide curb-adjacent sidewalk.
- Marius Avenue.** Marius Avenue, which would transition to existing Balmoral Lane west of Moser Road, is a proposed private on-site roadway that would serve as the main entrance into the community from Moser Road. As part of the Project, Marius Avenue would be improved to provide 36 feet of drive aisles and 6-foot-wide curb-adjacent sidewalks along each side of the roadway. Public utilities also would be accommodated outside of the roadway within along Marius Avenue within 3-foot-wide public utility easements to be provided along the northern and southern edges of the roadway (i.e., behind the proposed curb-adjacent sidewalks).
- On-Site Local Roadways.** The remaining roadways on site, including Streets A through E, would consist of on-site private roadways. The on-site roadways would be improved to provide 32 feet of paved roadway,

6-inch wedge curbs and gutters along both sites, and 4-foot-wide curb-adjacent sidewalks, with an additional three feet at the back of proposed sidewalks that would be subject to private utility easements.

Moser Road abuts the western boundary of the property and would provide access to the northern portions of the site via proposed Marius Avenue, and would provide access to the southern portions of the site via a proposed private street (Street D). As part of the Project, several on-site streets are proposed, as well as a 6-foot-wide meandering sidewalk along Benton Road. Additionally, as part of the Project, a temporary EVA road easement would be provided between residential Lots 14 and 15 to provide secondary access to Benton Road. The temporary EVA easement would be abandoned once the construction of Moser Road is completed (by others) to provide a vehicular connection to Auld Road to the south, at which time the area within the easement would be merged with residential Lot 14.

C. Grading

As shown on Figure 3-3, TTM 38300 includes a conceptual grading plan. As shown, grading activities associated with the proposed Project generally would maintain the site's overall topography. A total of 60,219 cubic yards (cy) of cut and 57,563 cy of fill would occur as part of grading activities, with an additional 5,452 cy of grading for on-site roadways and an additional 2,315 cy of cut for corrugated metal pipes (CMP), collectively resulting in the import of approximately 10,423 cy. Two CMP underground storage areas with modular wetland system (MWS) units are proposed in the two parks in the northwestern portion and southeastern corner of the Project site, which would capture and treat first flush runoff from the developed portions of the site. In addition, in order to avoid the need for grading of the adjacent private property to the east, and at the request of the adjacent landowner to the east, the TTM 38300 grading plan includes proposed retaining walls measuring up to 13.4 feet in height near the northeast corner underground CMP storage area and associated MWS units proposed in the southeast park site (Lot OS 101).

D. Water, Sewer, and Drainage

Proposed water, sewer, and drainage improvements proposed by the Project Applicant are depicted on Figure 3-3 and are described below.

Water Service

Water service would be provided to the Project site by Eastern Municipal Water District (EMWD). Water service to the Project would be provided via two points of connection at the Project's two entrance points via an existing water line within Moser Road. The internal water lines would connect to the existing main water lines within Moser Road near the Project entrances from this roadway. TTM 38300 also accommodates proposed fire hydrants throughout the Project site.

Sewer Service

EMWD is the current provider of sewer services to the Project area. On-site wastewater would be conveyed via a series of sanitary sewer lines to be constructed within the on-site streets to an existing sewer main located within Moser Road, near the Project's northern entrance from this roadway. All sanitary sewer flows from the site would be conveyed to the Temecula Valley Regional Water Reclamation Facility (TVRWRF) for treatment, located at

42565 Avenida Alvarado in Temecula, approximately 7.1 miles southwest of the site. The Temecula Valley Regional WRF provides secondary treatment of wastewater flows, and currently accepts approximately 14.0 million gallons per day (mgd) with a total current capacity of 23.0 mgd and a planned capacity of 28.0 mgd.

Drainage

On-site stormwater runoff would be conveyed through public street improvements, inlet structures, and storm drains, which generally would convey all runoff to one of two underground CMP storage areas to mitigate stormwater runoff. Under existing conditions, a storm drain line conveying runoff from the developed community to the west extends north from Balmoral Lane and discharges on the Project site along the east side of Moser Road. As part of the Project, the existing storm drain line would be re-routed north within Moser Road and east within Benton Street, where it would discharge on to an undeveloped property located north of the Project site. In addition, off-site flows that are tributary to the Project site from the east would be collected at a 7-foot-tall headwall at the eastern boundary and an on-site storm drain within a 26-foot-wide easement to the south of proposed Lots 15-17, which would convey flows westerly to a proposed storm drain line within Street B and southerly within a proposed storm drain line within Street A and would discharge into a proposed on-site storm drain line within Marius Avenue that would discharge directly into the re-routed storm drain line within Moser Road. Stormwater flows generated on site within the northern portions of the Project site would be conveyed to the underground CMP storage area and MWS unit proposed in the northwestern park site (Lot OS 100) for detention and water quality treatment. Following water quality treatment, the underground CMP storage area and associated MWS units in Lot OS 100 would discharge into the proposed storm drain line in Marius Avenue, and would discharge into the re-routed storm drain line within Moser Road. The underground CMP storage area and associated MWS units in the southeast park site (Lot OS 101) would collect runoff from the southern portions of the Project site. Following water quality treatment and detention, flows from the southern portions of the site would discharge to the southeast within natural drainage channels.

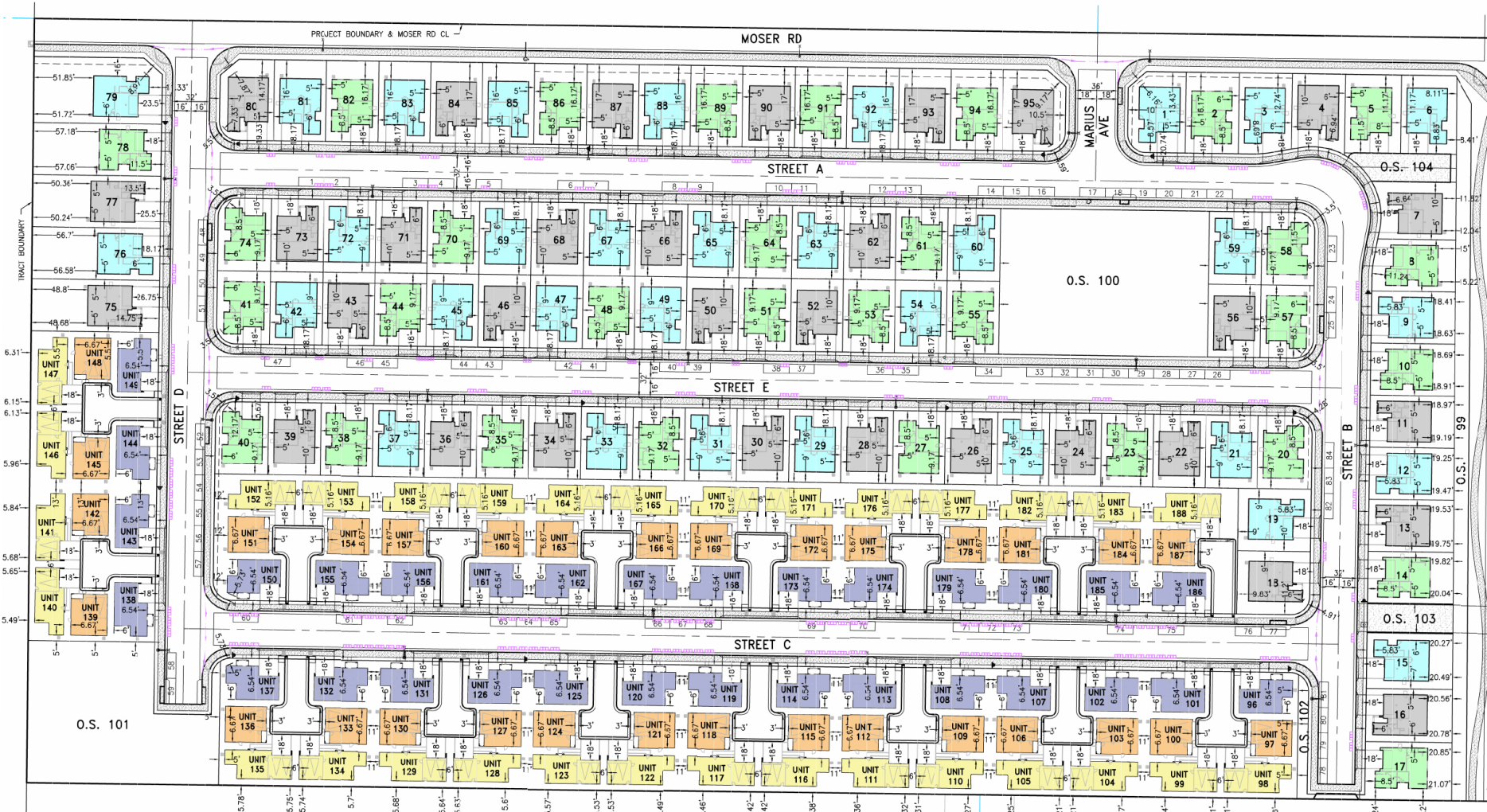
3.1.5 Plot Plan No. 230031

Plot Plan No. 230031 (PPT No. 230031) is required for the Project's HDR land uses within proposed Planning Area 54 of proposed SP 286A8 pursuant to Section 8.1 of Article VIII of Riverside County Ordinance No. 348. PPT No. 230031 does not apply to the Project's proposed 95 typical single-family dwelling units within proposed Planning Area 53, as these dwelling units instead would be subject to the Development Standards and Design Guidelines included in proposed SP 286A8. PPT No. 230031 includes a plot plan depicting the orientation and layout of proposed courtyard buildings; floor plans; architectural elevations; conceptual landscape plans; and an exhibit depicting maintenance responsibilities throughout the site. Each components of PPT No. 230031 are described below. Refer to the discussion in subsection 3.1.4 for a description of the Project's proposed circulation improvements, grading, and utility infrastructure (i.e., water, sewer, and drainage).

A. Plot Plan

PPT No. 230031 includes a Plot Plan showing the location, orientation, and building type for all of the Project proposed residential uses (including the Project's typical 95 dwelling units within proposed Planning Area 53, even though these dwelling units are not subject to PPT No. 230031). Figure 3-4, *PPT No. 230031 Plot Plan*, depicts they

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN TRACT 38300



SFD LOT DATA				SFD LOT DATA				SFD LOT DATA			
LOT NO.	PLAN TYPE	LOT AREA	LOT COVERAGE	LOT NO.	PLAN TYPE	LOT AREA	LOT COVERAGE	LOT NO.	PLAN TYPE	LOT AREA	LOT COVERAGE
1	3R	3333	52%	34	1R	2835	61%	67	3	2835	61%
2	2	3220	53%	35	2	2835	61%	68	1R	2835	61%
3	3R	3157	55%	36	1	2835	61%	69	3	2835	61%
4	1	2967	58%	37	3R	2835	61%	70	2	2835	61%
5	2R	3264	52%	38	2	2835	61%	71	1R	2835	61%
6	3	3280	53%	39	1R	2835	61%	72	3	2835	61%
7	1R	3343	52%	40	2	2843	61%	73	1R	2835	61%
8	2	3185	54%	41	2R	2843	61%	74	2	2843	61%
9	3R	3256	53%	42	3R	2835	61%	75	1R	4972	35%
10	2	3268	52%	43	1	2835	61%	76	3R	4979	35%
11	1R	3281	53%	44	2R	2835	61%	77	1	4986	35%
12	3	3294	53%	45	3	2835	61%	78	2R	4993	34%
13	1R	3307	52%	46	1R	2835	61%	79	3	4223	28%
14	2	3319	51%	47	3	2835	61%	80	1R	3551	49%
15	3R	3562	49%	48	2R	2835	61%	81	3	3123	56%
16	1	3427	50%	49	3	2835	61%	82	2R	3150	50%
17	2	3776	45%	50	1R	2835	61%	83	3	3150	50%
18	1R	3423	50%	51	2	2835	61%	84	1R	3150	50%
19	3	3402	51%	52	1R	2835	61%	85	3	3150	50%
20	2R	2906	58%	53	2	2835	61%	86	2R	3150	50%
21	3	2835	61%	54	3R	2835	61%	87	1	3150	50%
22	1R	2835	61%	55	2	2835	61%	88	3R	3150	50%
23	2	2835	61%	56	1R	2835	61%	89	2	3150	50%
24	1R	2835	61%	57	2	2843	61%	90	1R	3150	50%
25	3	2835	61%	58	2R	2843	61%	91	2	3150	50%
26	1R	2835	61%	59	3	2835	61%	92	3R	3150	50%
27	2	2835	61%	60	3R	2835	61%	93	1	3150	50%
28	1R	2835	61%	61	2	2835	61%	94	2R	3150	50%
29	3	2835	61%	62	1R3	2835	61%	95	1	3613	48%
30	2R	2835	61%	63	2R	2835	61%	96	MFR	102043	72%
31	3	2835	61%	64	2R	2835	61%	97	MFR	29484	71%
32	1R	2835	61%	65	3	2835	61%	98	MFR	96587	70%
33	2	2835	61%	66	1R	2835	61%				

CLUSTER UNIT DATA			CLUSTER UNIT DATA			CLUSTER UNIT DATA		
LOT NO.	UNIT NO.	PLAN TYPE	LOT NO.	UNIT NO.	PLAN TYPE	LOT NO.	UNIT NO.	PLAN TYPE
96	96	5R	96	128	6R	98	160	4R
96	97	4	96	129	6	98	161	5
96	98	6R	96	130	4R	98	162	5R
96	99	6	96	131	5	98	163	4
96	100	4R	96	132	5R	98	164	6R
96	1001	5	96	133	4	98	165	6
96	102	5R	96	134	6R	98	166	4R
96	103	4	96	135	6	98	167	5
96	104	6R	96	136	4R	98	168	5R
96	105	6	96	137	5	98	169	4
96	106	4R	97	138	5R	98	170	6R
96	107	5	97	139	4	98	171	6
96	108	5R	97	140	6R	98	172	4R
96	109	4	97	141	6	98	173	5
96	110	6R	97	142	4R	98	174	5R
96	111	6	97	143	5	98	175	4
96	112	4R	97	144	5R	98	176	6R
96	113	5	97	145	4	98	177	6
96	114	5R	97	146	6R	98	178	4R
96	115	4	97	147	6	98	179	5
96	116	6R	97	148	4R	98	180	5R
96	117	6	97	149	5	98	181	4
96	118	4R	98	150	5R	98	182	6R
96	119	5	98	151	4	98	183	6
96	120	5R	98	152	6R	98	184	4R
96	121	4	98	153	6	98	185	5
96	122	6R	98	154	4R	98	186	5R
96	123	6	98	155	5	98	187	4
96	124	4R	98	156	5R	98	188	6R
96	125	5	98	157	4			
96	126	5R	98	158	6R			
96	127	4	98	159	6			

PARKING ANALYSIS
PARKING REQUIRED:
CLUSTER UNITS:
2 BEDROOM UNIT: 2.25 SPACES * 31 UNITS
3+ BEDROOM UNIT: 2.75 SPACES * 62 UNITS
CONVENTIONAL LOTS: 2 SPACES * 95 UNITS
TOTAL REQUIRED PARKING: 431 SPACES

OWNER/APPLICANT
GRIFFIN RESIDENTIAL
110 N. LINCOLN AVE., SUITE 100
CORONA, CA 92782
951-547-3594

ENGINEER
adkan
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
951-638-0241

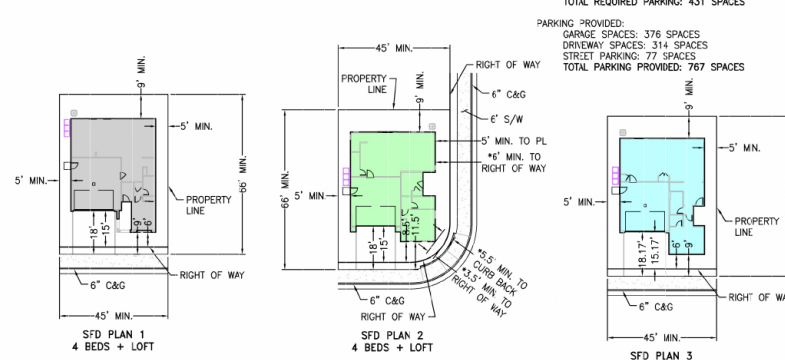
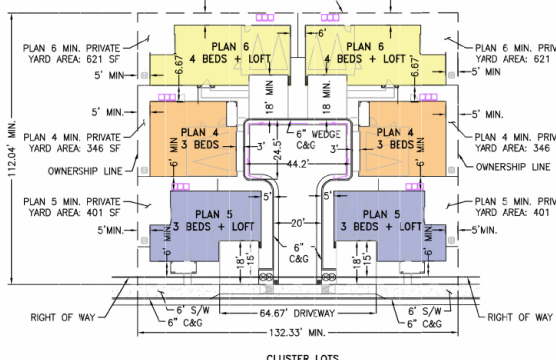
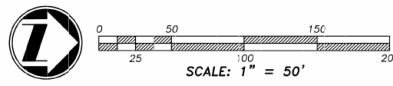
ASSESSORS PARCEL NUMBERS
964-030-001

PROJECT DENSITY
PROPOSED AREA (GROSS): 872,113 SF
PROPOSED UNITS: 188 UNITS
DENSITY: 9.39 DU/AC

ZONING/LAND USE/SPECIFIC PLAN
EXISTING ZONING: SP (SPECIFIC PLAN)
PROPOSED ZONING: CR-1
EXISTING LANDUSE: UNDEVELOPED - VACANT
PROPOSED LANDUSE: MDR
SPECIFIC PLAN: WINCHESTER 1800 #286, AREA 48
PROPOSED PLANNING AREA: AREA 53

LEGAL DESCRIPTION
PARCEL 3 OF PARCEL MAP NO. 10,127, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 73, PAGE 10 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT MINERALS, OIL, GAS, WATER, CARBONS AND HYDROCARBONS ON OR UNDER SAID LAND, NOW OF RECORD, AFFECTING THE USE AND OCCUPANCY OF SAID PROPERTY.

PROPOSED SETBACKS
FRONT LIVING AREA: 6'
GARAGE: 15' (18' TO BACK OF WALK)
SFD REAR YARD: 9'
CLUSTER REAR YARD: 5'
SIDE YARD: 5'
STREET ADJACENT SIDE YARD: 6'
STREET ADJACENT FRONT CORNER: 3.5'
BLDG TO BLDG: 5' MIN



Source(s): Adkan Engineers (02-13-2024)

Figure 3-4

layout of the proposed buildings. As shown, proposed Planning Area 54 would include a total of 16 courtyards, with all but the northernmost courtyard containing 6 dwelling units each. The northernmost cluster would include only 3 dwelling units. As shown on Figure 3-4, all of the Project's clustered courtyard homes would be provided direct access to Streets C and D in order to access Moser Road to the west.

B. Architectural Design

The Project's PPT No. 230031 application materials include a plot plan, architectural elevations, provide design guidelines related to the proposed clustered courtyard residential uses, and depict floor plans for the proposed 93 clustered courtyard single family uses proposed within proposed Planning Area 54 of SP 286A8. As shown on Figure 3-5, *PPT No. 230031 Conceptual Building Elevations – Clustered Courtyard Single Family Residential*, the architectural styles allowed for the Project's proposed 93 clustered courtyard residential buildings would include American Farmhouse, Ranch, and Spanish Colonial. The design guidelines included in the Project's application materials include standards for windows, shutters, roofs, gables, porches, and siding, along with characteristic elements of each architectural style, such as arched openings and wing walls for the Spanish Colonial style. The architectural plans also identify preferred building materials for each of the three architectural styles.

C. Landscape Design

The Project's PPT also includes a conceptual landscape plan, as depicted on Figure 3-6, *PPT No. 230031 Conceptual Landscape Plan*. Although PPT No. 230031 applies only to proposed Planning Area 54, the conceptual landscape plan also includes landscaping plans for the typical single-family residential uses in proposed Planning Area 53. As shown on Figure 3-6, the landscaped areas of the Project site would be planted with a variety of trees, shrubs, and groundcover. Accent trees included on the conceptual landscape plan include 24-inch box Australian willow (*Geijera parviflora*), 24-inch box Chinese pistache (*Pistacia chinensis*), 24-inch box London plane trees (*Platanus x acerifolia* 'Bloodgood'), and 24-inch box drake lacebark elm (*Ulmus parvifolia* 'Drake'). Street tree species included as part of the conceptual landscape plan include 15-gallon lavender crape myrtle (*Lagerstroemia x. 'Muskogee'*), 24-inch box coat live oak (*Quercus agrifolia*), and 15-gallong African sumac multi-trunk trees (*Rhus lancea*).

The Project's conceptual landscape plan also depicts the location of proposed walls within the site. As shown, 6-foot-tall single sided split-face block walls are proposed along the Project boundary, at the northernmost boundary between Planning Areas 53 and 54, along the northern side of Street D, to the north and south of the proposed park in the northwest portion of the Project site, and along the north and west sides of the proposed park in the southeastern corner of the Project site. In addition, the southern and eastern boundaries of the proposed park site in the southeast corner of the Project site would be fenced with 6-foot-tall tubular steel fencing. Additionally, tube steel gates with Knox boxes are proposed in the northern and southern portions of the Project's EVA to restrict vehicular access except in the event of an emergency.

In addition, the Project's conceptual landscape plans include designs for the northwestern park site proposed within Planning Area 53, and the southeastern park site near southeastern corner of the Project site within Planning Area 54. Figure 3-7, *Conceptual Park Plan – Planning Area 53*, depicts the park proposed in Planning Area 53. As shown, the northwestern park site would include landscaping, a meandering walking path, barbeque areas,



"AMERICAN FARMHOUSE"
 ELEVATION STYLE A



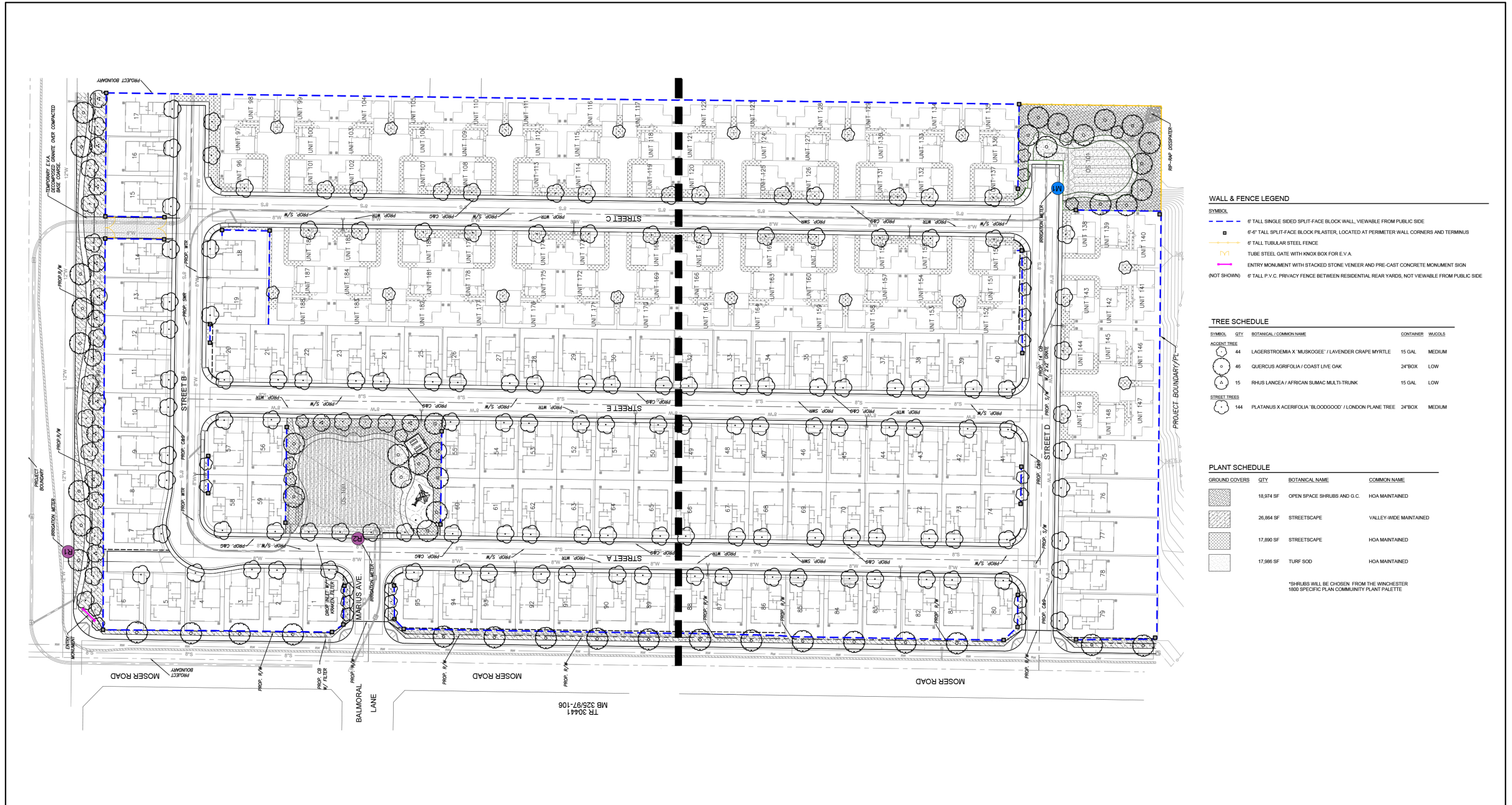
"RANCH"
 ELEVATION STYLE B



"SPANISH COLONIAL"
 ELEVATION STYLE C

Source(s): KTG Architecture (10-10-2023)

Figure 3-5



WALL & FENCE LEGEND

SYMBOL

- 6" TALL SINGLE SIDED SPLIT-FACE BLOCK WALL, VIEWABLE FROM PUBLIC SIDE
- 6'-6" TALL SPLIT-FACE BLOCK PILASTER, LOCATED AT PERIMETER WALL CORNERS AND TERMINUS
- 6" TALL TUBULAR STEEL FENCE
- TUBE STEEL GATE WITH KNOX BOX FOR E.V.A.
- ENTRY MONUMENT WITH STACKED STONE VENEER AND PRE-CAST CONCRETE MONUMENT SIGN
- (NOT SHOWN) 6" TALL P.V.C. PRIVACY FENCE BETWEEN RESIDENTIAL REAR YARDS, NOT VIEWABLE FROM PUBLIC SIDE

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WUCOLS
Accent Tree	44	LAGERSTROEMIA X MUSKOGEE / LAVENDER CRAPE MYRTLE	15 GAL	MEDIUM
Street Tree	46	QUERCUS AGRIFOLIA / COAST LIVE OAK	24"BOX	LOW
Street Tree	15	RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK	15 GAL	LOW
Street Tree	144	PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	24"BOX	MEDIUM

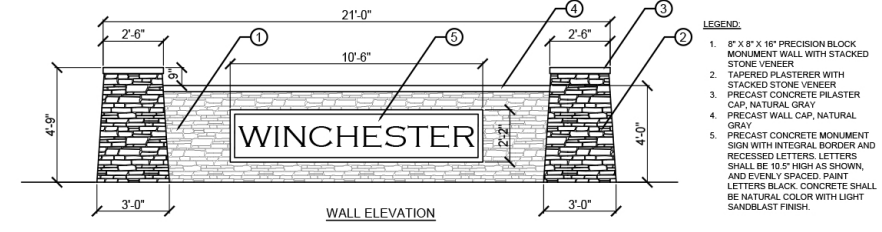
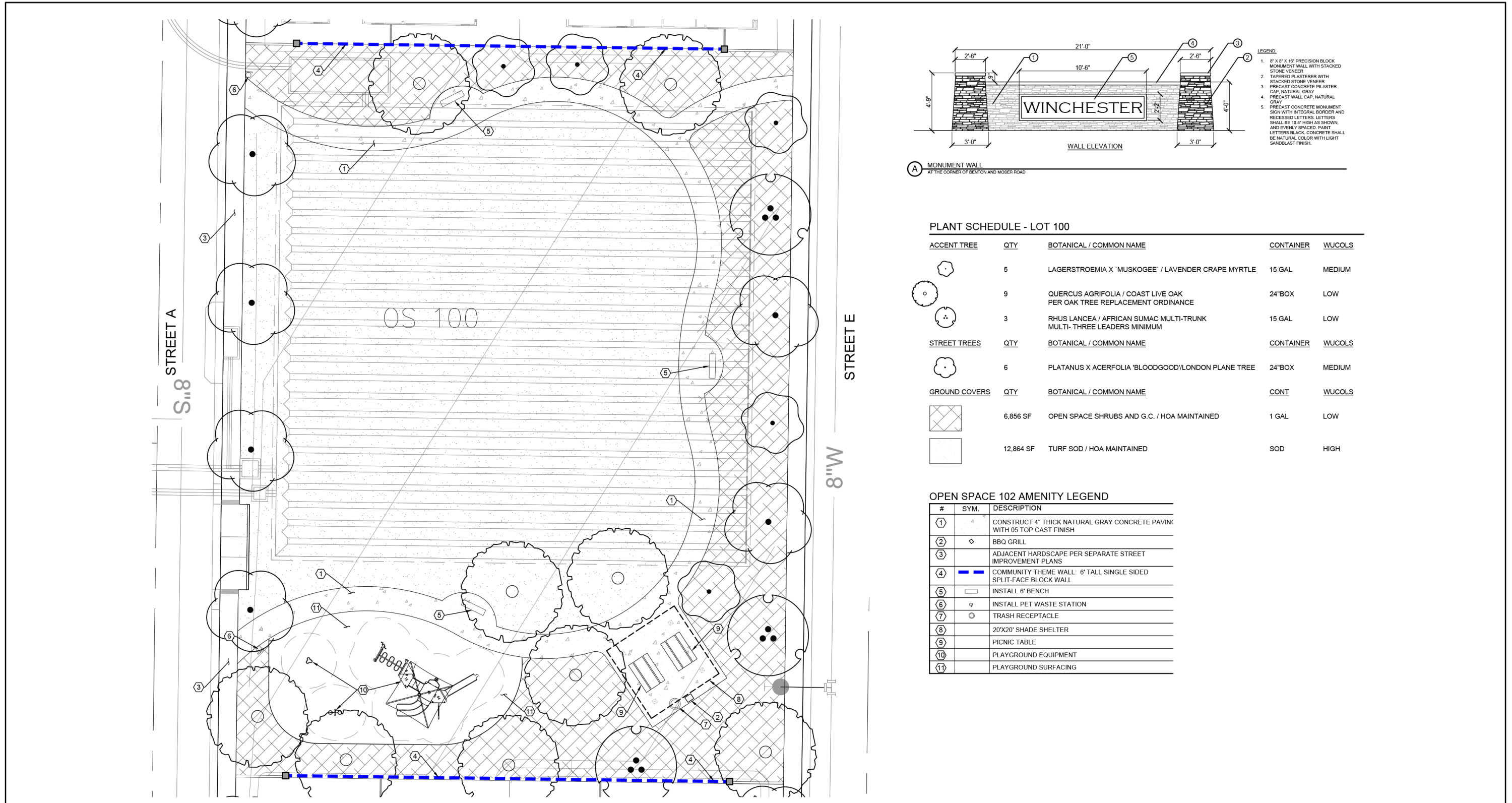
PLANT SCHEDULE

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
Open Space	18,974 SF	OPEN SPACE SHRUBS AND G.C.	HOA MAINTAINED
Streetscape	26,864 SF	STREETSCAPE	VALLEY-WIDE MAINTAINED
Streetscape	17,890 SF	STREETSCAPE	HOA MAINTAINED
Turf Sod	17,966 SF	TURF SOD	HOA MAINTAINED

*SHRUBS WILL BE CHOSEN FROM THE WINCHESTER 1800 SPECIFIC PLAN COMMUNITY PLANT PALETTE

Source(s): RHA (02-13-2024)

Figure 3-6



A MONUMENT WALL
AT THE CORNER OF BENTON AND MOSER ROAD

PLANT SCHEDULE - LOT 100

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	CONTAINER	WUCOLS
	5	LAGERSTROEMIA X 'MUSKOGEE' / LAVENDER CRAPE MYRTLE	15 GAL	MEDIUM
	9	QUERCUS AGRIFOLIA / COAST LIVE OAK PER OAK TREE REPLACEMENT ORDINANCE	24"BOX	LOW
	3	RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK MULTI- THREE LEADERS MINIMUM	15 GAL	LOW
STREET TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	WUCOLS
	6	PLATANUS X ACERFOLIA 'BLOODGOOD'/LONDON PLANE TREE	24"BOX	MEDIUM
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	6,856 SF	OPEN SPACE SHRUBS AND G.C. / HOA MAINTAINED	1 GAL	LOW
	12,864 SF	TURF SOD / HOA MAINTAINED	SOD	HIGH

OPEN SPACE 102 AMENITY LEGEND

#	SYM.	DESCRIPTION
1		CONSTRUCT 4" THICK NATURAL GRAY CONCRETE PAVING WITH 05 TOP CAST FINISH
2		BBQ GRILL
3		ADJACENT HARDSCAPE PER SEPARATE STREET IMPROVEMENT PLANS
4		COMMUNITY THEME WALL- 6' TALL SINGLE SIDED SPLIT-FACE BLOCK WALL
5		INSTALL 6' BENCH
6		INSTALL PET WASTE STATION
7		TRASH RECEPTACLE
8		20'X20' SHADE SHELTER
9		PICNIC TABLE
10		PLAYGROUND EQUIPMENT
11		PLAYGROUND SURFACING

Source(s): RHA (02-13-2024)

Figure 3-7

shade structures, a tot lot, and an open field play area. Figure 3-8, *Conceptual Park Plan – Planning Area 54*, depicts the park proposed in Planning Area 54. As shown, the park in the southeastern corner of the Project site would include passive amenities, including shade trees, a concrete walking path, and an open field play area.

D. Maintenance Plan

PPT No. 230031 also includes a maintenance plan, identifying maintenance entities for the various components proposed for the Project site. As shown on Figure 3-9, *Conceptual Maintenance Plan*, the Valley Wide Parks and Recreation District (VWRPRD) would be responsible for maintaining streetscape landscaping along the Project site's frontages with Moser Road and Benton Road, including the proposed 6-foot-wide meandering sidewalk that is proposed along Benton Road. Maintenance of the two park sites, common areas associated with the clustered courtyard dwelling units within Planning Area 54, landscaping along the southern side of Street B, landscaping along the northern side of Street D, landscaping outside of the proposed ROW for Moser Road along the western site boundary to the south of Street D, and the EVA area all would be maintained by a Homeowners' Association (HOA). Individual homeowners would be responsible for maintenance within the typical single-family portion of the Project in proposed Planning Area 53.

3.2 SCOPE OF ENVIRONMENTAL ANALYSIS

3.2.1 Construction Characteristics

A. Proposed Physical Disturbance

Implementation of the Project would result in disturbances to the entire 20.0-acre property, including improvements to Moser Road and Benton Road along the Project's frontages with these roadways. Approximately 0.62-acre of off-site grading also is proposed along the southern Project boundary in order to accommodate a proposed slope (resulting in total impacts of 20.64 acres); however, in the event that off-site permission to grade cannot be obtained from the existing property owner to the south, then a retaining wall instead would be constructed along the southern boundary within the 20.0 acres of on-site impacts. The Project site contains a residential building and an outbuilding that would be demolished with implementation of the Project. Additionally, as part of the Project, an existing storm drain line extending within Moser Road from Balmoral Lane, would be extended as part of the Project north to Benton Road and easterly within Benton Road for approximately 170 feet, where a new storm drain outlet structure would be constructed on the property to the immediate north of the Project site. The Project also would involve water and sewer improvements within Moser Road. No other off-site impacts are anticipated as a result of the proposed Project.

B. Construction Duration

The construction of the proposed Project is expected to require approximately 3 years to complete. Based on input from the Project applicant the Project would commence construction in August 2024 and would last through October 2026. The construction schedule utilized in the analysis throughout this EIR Addendum, shown in Table 3-3, *Estimated Construction Duration*, represents a "worst-case" analysis scenario should construction occur any time after the respective dates since fuel efficiency for construction increases as time passes and the analysis year increases due to emission regulations becoming more stringent. (Urban Crossroads, 2023b, p. 26)

SLOPE INSPECTION NOTES:

1. Installation of slope planting and irrigation shall be accomplished and certified by the landscape architect of record prior to rough grading final. The installation of planting and irrigation is encouraged as soon as excessive slopes are created.
2. In order to minimize erosion and sedimentation of slope planted areas, the contractor shall maintain in sound condition irrigation and planting, throughout construction, establishment and until such time as the project is accepted.
3. Additional applications of plant materials may be required at the discretion of the Landscape Architect, developer and/or County based on the observed germination, establishment and stabilization noted on the site.
4. At the direction of the County, additional erosion control measures shall be employed including but not limited to coir rolls, netting, etc.

IRRIGATION STATEMENT:

- The following items will be incorporated into the final irrigation design plans and specifications:
- Smart Controller with an ET Gage with access to real-time ET (minimum controller rating shall be light commercial)
 - Master Valve and Flow Sensor (except for private residential lots)
 - Rain sensing device
 - Anti-drain check valves; no low head drainage
 - Pressure regulator (if needed)
 - Hydrozones will be properly designated
 - No overhead irrigation within 24" of non-permeable surfaces. (No restrictions to method if adjacent to permeable surface with no runoff/overspray)
 - Subsurface or low-volume irrigation will be used for irregularly shaped areas, or areas less than 10 feet in width
 - The proposed irrigation plan for this project will comply with Riverside County ordinance 859.3





PLANTING NOTES:

- Provide 3" layer of mulch (min.) in shrub beds and unplanted areas; 2" layer of mulch in groundcover areas; 3" layer of shredded, stabilizing mulch for slopes. Contractor shall submit samples to landscape architect for approval prior to purchase and installation.
- Trees shall be staked with 2-3 stakes and 6 tree ties per County standard details. Use triple staking with 3" diameter stakes in high wind areas.
- Root barriers shall be installed for trees within 6' (min) of hardscape per County standard details. Root barrier shall not encircle the tree rootball but shall be located at the edge of hardscape and extend beyond the center of the tree a minimum of 5' in each direction.
- Street trees to be planted no closer than 20' from any street light.
- Street trees to be planted no closer than 10' from residential driveways (ordinance 461 sec. 24.31c).
- Trees shall have breather tubes per County standard details.
- No shrubs over 12" max. height in sight distance zone.








OAK TREE REPLACEMENT ORDINANCE:

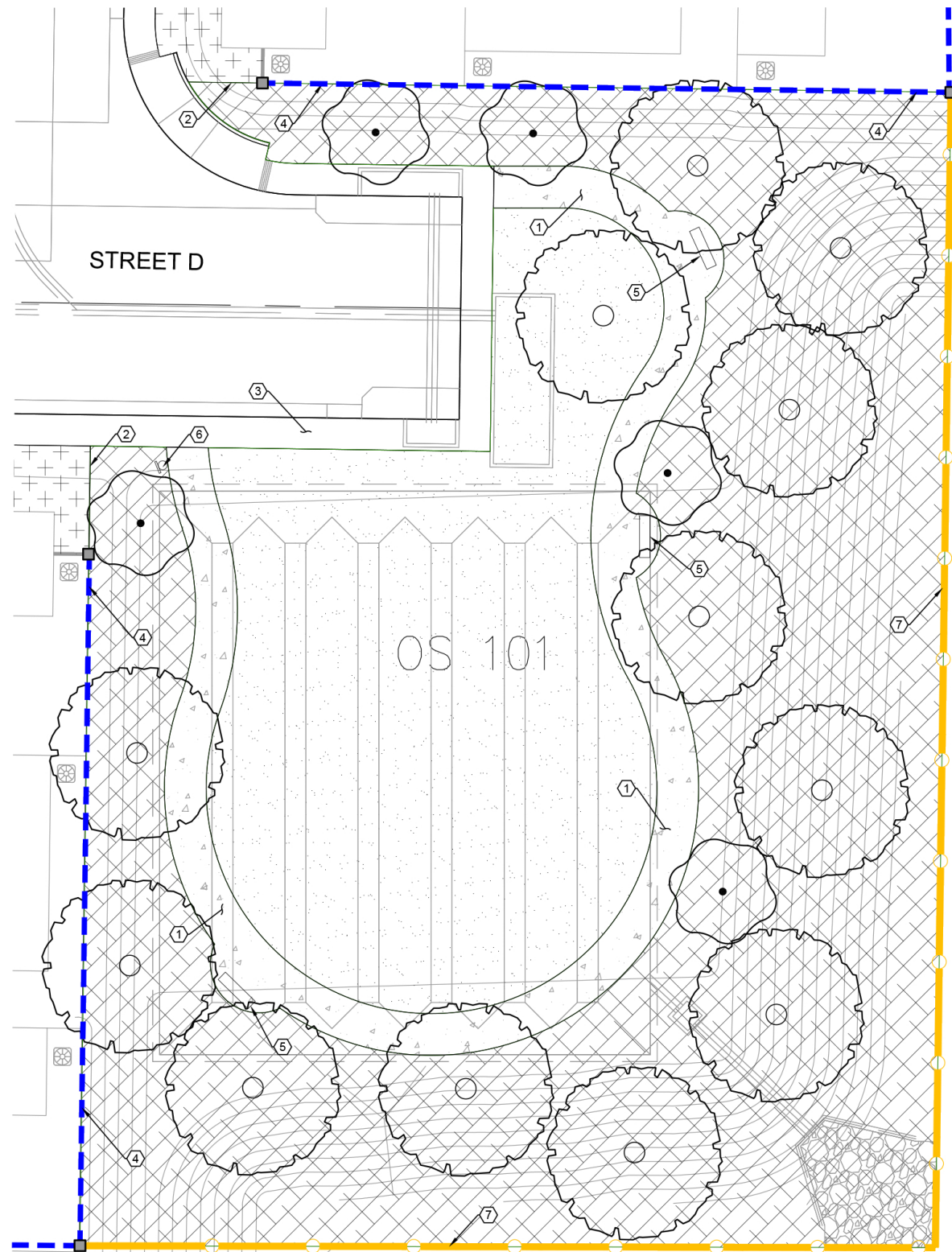
1. There are 7 existing Coast Live Oak trees on site that will be demolished and replaced with a total of 23 new Coast Live Oak trees. Refer to overall tree schedule.

PLANT SCHEDULE - LOT 101

ACCENT TREE	QTY	BOTANICAL / COMMON NAME	CONTAINER	WUCOLS
	5	LAGERSTROEMIA X 'MUSKOGEE' / LAVENDER CRAPE MYRTLE	15 GAL	MEDIUM
	12	QUERCUS AGRIFOLIA / COAST LIVE OAK PER OAK TREE REPLACEMENT ORDINANCE	24"BOX	LOW
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	11,052 SF	OPEN SPACE SHRUBS AND G.C. / HOA MAINTAINED	1 GAL	LOW
	5,124 SF	TURF SOD / HOA MAINTAINED	SOD	HIGH

OPEN SPACE LOT 101 AMENITY LEGEND

#	SYM.	DESCRIPTION
①		CONSTRUCT 4" THICK NATURAL GRAY CONCRETE PAVING, WITH 05 TOP CAST FINISH
②		CONSTRUCT 6" CONCRETE MOW CURB
③		ADJACENT HARDSCAPE PER SEPARATE STREET IMPROVEMENT PLANS
④		ADJACENT COMMUNITY THEME WALL: 6' TALL SINGLE SIDED SPLIT-FACE BLOCK WALL
⑤		PARK BENCH
⑥		PET WASTE STATION
⑦		TUBULAR STEEL FENCE



Source(s): RHA (02-13-2024)

Figure 3-8



Source(s): RHA (10-13-2023)

Figure 3-9

Table 3-3 Estimated Construction Duration

Construction Activity	Start Date	End Date	Days
Demolition	8/1/2024	9/25/2024	40
Site Preparation	9/26/2024	10/23/2024	20
Grading	10/24/2024	1/29/2025	70
Building Construction	1/30/2025	10/21/2026	450
Paving	8/27/2026	10/21/2026	40
Architectural Coating	8/27/2026	10/21/2026	40

(Urban Crossroads, 2023b, Table 3-2)

C. Construction Equipment

Table 3-4, *Construction Equipment Assumptions*, provides of a summary of construction equipment anticipated to be used during construction of the proposed Project. Consistent with industry standards and typical construction practices, each piece of equipment listed in Table 3-4 would operate up to a total of eight (8) hours per day, or more than two-thirds of the period during which construction activities are allowed pursuant to the County’s Municipal Code. It should be noted that most pieces of equipment would likely operate for fewer hours per day; however, in order to study a “worst case” scenario, the analysis herein assumes construction equipment would operate eight (8) hours per day. (Urban Crossroads, 2023b, p. 20)

3.2.2 Operational Characteristics

A. Overview of Operational Characteristics

The Project would be developed as a residential community with supporting infrastructure. As such, typical operational characteristics include residents and visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots, and general maintenance of common areas and installed infrastructure. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community is expected.

B. Future Population

The Project site comprises approximately 20.02 acres of land, and the Project Applicant proposes to develop the property with up to 95 typical single-family homes and 93 single-family homes in a clustered courtyard layout. Appendix E to the County’s General Plan indicates that residential uses within the SWAP area generate approximately 3.17 persons per household (pph). As such, the Project would generate approximately 596 residents (188 du x 3.17 persons/du = 595.96 persons). (Riverside County, 2021a, Appendix E, Table E-2) However, it should be noted that the Project site also is located within the Valley-Wide Parks and Recreation District (VWPRD), which specifies a separate population generation rate (3.1 persons per household) for purposes of calculating parkland demand, which results in an anticipated Project population of 583 persons.

Table 3-4 Construction Equipment Assumptions

Construction Activity	Equipment ¹	Amount	Hours Per Day
Demolition	Concrete/Industrial Saws	1	8
	Excavators	3	8
	Rubber Tired Dozers	2	8
Site Preparation	Rubber Tired Dozers	3	8
	Crawler Tractors	4	8
Grading	Excavators	1	8
	Graders	1	8
	Rubber Tired Dozers	1	8
	Scrapers	2	8
	Crawler Tractors	2	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
	Pavers	2	8
Paving	Paving Equipment	2	8
	Rollers	2	8
Architectural Coating	Air Compressors	1	8

¹ In order to account for fugitive dust emissions, Crawler Tractors were used in lieu of Tractors/Loaders/Backhoes during the site preparation and grading phases.

(Urban Crossroads, 2023b, Table 3-3)

C. Future Traffic

Buildout of the Project is anticipated to result in a net total of 1,800 trip-ends per day with 141 AM peak hour trips and 190 PM peak hour trips. It should be noted that EIR No. 374 assumed that the Project site would be developed with “Commercial Tourist (CT)” land uses. Based on the Project’s Trip Generation Assessment, the Project would generate approximately 7,512 fewer daily trips than the project evaluated by EIR No. 374, including 72 fewer trips during the AM peak hour and 675 fewer trips during the PM peak hour. (Urban Crossroads, 2023e, Table 4)

3.2.3 Related Environmental Review and Consultation Requirements

Riverside County has primary approval responsibility for the Project. As such, the County is serving as the Lead Agency for this EIR Addendum pursuant to State CEQA Guidelines § 15050. As indicated in Subsection 1.4.6, the County’s Planning Commission will consider the Project’s requested Change of Zone, General Plan Amendment,

Specific Plan Amendment, Plot Plan, and Tentative Tract Map applications as part of a publicly-noticed hearing and will recommend to the Riverside County Board of Supervisors whether to approve, conditionally approve, or deny approval of the Project. The Board of Supervisors will then consider the information contained in EIR No. 374, Addenda 1 through 6 to EIR No. 374, this EIR Addendum, and the Project's Administrative Record in its decision-making processes and will have the authority to approve, conditionally approve, or deny the Project. A second hearing before the Board of Supervisors would be held for the second reading of the proposed Zoning Ordinance. In addition, the Project's General Plan Amendment would be formally approved by the Board of Supervisors as part of a quarterly General Plan Amendment "batch" hearing. Following the second reading of the Zoning Ordinance and formal approval of the Project's General Plan Amendment, the Project would be fully approved. Following approval of the Project and approval of this EIR Addendum, the County would conduct administrative reviews and grant ministerial permits and approvals to implement the Project.

The Project also would require issuance of a Section 404 Permit from the United States Army Corps of Engineers (ACOE), a Section 1602 Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife (CDFW), and a Section 401 Water Quality Certification and/or Waste Discharge Requirements permit from the San Diego Regional Water Quality Control Board (RWQCB). The RWQCB also would be responsible for issuance of a National Pollutant Discharge Elimination System (NPDES) Permit. Coverage under a NPDES Permit is required for all construction projects in the State that disturb more than one acre of land.

Table 3-5, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent ministerial approvals associated with the Project. This EIR Addendum covers all applicable federal, State, and local government approvals which may be needed to construct or implement the Project, whether or not explicitly noted in Table 3-5.

Table 3-5 Matrix of Project Approvals/Permits

PUBLIC AGENCY	APPROVALS AND DECISIONS
RIVERSIDE COUNTY	
PROPOSED PROJECT – RIVERSIDE COUNTY DISCRETIONARY APPROVALS	
Riverside County Planning Commission	<ul style="list-style-type: none"> • Provide recommendations to the Riverside County Board of Supervisors regarding adoption of the Project’s EIR Addendum. • Provide recommendations to the Riverside County Board of Supervisors whether to approve Change of Zone No. 2100234, General Plan Amendment No. 210219, Amendment No. 8 to Specific Plan No. 286 (SP00286A8), Plot Plan No. 230031, and Tentative Tract Map No. 38300.
Riverside County Board of Supervisors	<ul style="list-style-type: none"> • Reject or adopt this EIR Addendum along with appropriate CEQA findings. • Approve, conditionally approve, or deny proposed Amendment No. 8 to Specific Plan No. 286 (SP00286A8), Plot Plan No. 230031, and Tentative Tract Map No. 38300. • Approve by ordinance or deny Change of Zone No. 2100234. • Approve or deny General Plan Amendment No. 210219. • Adoption of a Statement of Overriding Considerations.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Building and Safety Department	<ul style="list-style-type: none"> • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans.
Other Agencies – Subsequent Approvals and Permits	
San Diego Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> • Issuance of a Construction Activity General Construction Permit • Compliance with National Pollutant Discharge Elimination System (NPDES) Permit • Issuance of a Section 401 Water Quality Certification and/or Waste Discharge Requirements permit
United States Army Corps of Engineers (ACOE)	<ul style="list-style-type: none"> • Issuance of a Section 404 Permit
California Department of Fish and Wildlife (CDFW)	<ul style="list-style-type: none"> • Issuance of a Section 1602 Streambed Alteration Agreement
Riverside County Flood Control & Water Conservation District (RCFCWCD)	<ul style="list-style-type: none"> • Approvals for construction of the proposed detention basin

4.0 Environmental Checklist

Environmental Assessment (EA)/CEQA Case Number: Case No. CEQ210351

Project Case Type(s) and Number(s): General Plan Amendment No. 210219, Amendment No. 8 to Specific Plan No. 286 (SP00286A8; herein, "SP 286A8"), Change of Zone No. 2100234, Plot Plan No. 230031, and Tentative Tract Map No. 38300.

Lead Agency Contact Person: Russell Brady; (951) 955-3025

Lead Agency Address: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Applicant Contact Person: Jed Soloman

Telephone Number: (951) 547-3560

Applicant's Name: Griffin Residential

Applicant's Address: 100 North Lincoln Ave., Suite 100, Corona, CA 92882

Engineer's Name: Mitch Adkinson, Adkan Engineers

Engineer's Address: 6879 Airport Drive, Riverside, CA 92504

4.1 PROJECT INFORMATION

A. Project Description: The Project Applicant proposes General Plan Amendment No. 210219, Amendment No. 8 to Specific Plan No. 286 (SP00286A8; herein, "SP 286A8"), Change of Zone No. 2100234, Plot Plan No. 230031, and Tentative Tract Map No. 38300 to allow for development of the 20.02-acre Project site with up to 95 typical single-family homes, 93 single-family homes in a clustered courtyard configuration, two park sites (with underground CMP storage), one landscape/open space lot, public roads, and utility improvements. Refer to Section 3.0 for a detailed description of the Project.

B. Type of Project:

Site Specific Countywide Community Policy

C. Total Project Area: 20.02 Acres

Residential Acres: 12.62	Lots: 98	Units: 188	Projected No. of Residents: 596
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: N/A	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: One Landscape Open Space Lot (0.22-acre); Two Park Sites (1.03 acres); and Public Streets/ROW Dedications (6.14 acres)	Lots: 3	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

D. Assessor's Parcel No(s): 964-030-001

E. Street References: Southeast corner of the Benton Road and Moser Road intersection.

F. Section, Township & Range Description or reference/attach a Legal Description: Southeast portion of Section 4, Township 7 South, Range 2 West, San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: Under existing conditions the 20.02-acre site contains an existing single-family residence and ancillary outbuilding. A majority of the property consists of disturbed vegetation that is routinely disced for fire abatement purposes. The Project site abuts Moser Road to the west and Benton Road to the north. Land uses to the west of the Project site consist of medium-density residential uses located within the SP 286 boundaries. To the north of the Project site is vacant and undeveloped land, beyond which are a park and residential uses that also are located within the SP 286 boundaries. To the east of the Project site is a single-family residential home along with a number of outbuildings located within the boundaries of SP 286, beyond which is Washington Street. To the south of the Project site are undeveloped lands not located within SP 286 that appear to be disturbed by agricultural uses and on-going discing for fire abatement purposes.

4.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Southwest Area Plan (SWAP) of the County of Riverside's General Plan, and is within the Winchester 1800 Specific Plan (SP 286). The General Plan, SWAP, and SP 286 designate the Project site for "Commercial Tourist (CT)" land uses, which allows for tourist-related commercial uses such as hotels, golf courses, recreation, and amusement facilities at a floor area ratio (FAR) of between 0.20 and 0.35 (Riverside County, 2021b, pp. 17, 21). As part of proposed SP 286A8 and GPA 210219, the Project site's General Plan, SWAP, and SP 286 land use designations would be revised to instead redesignate the Project site for "Medium High Density Residential (MHDR)" land uses on approximately 13.0 acres and "High Density Residential (HDR)" on approximately 7.0 acres, which would allow for the development of 95 typical single family homes and 93 single-family homes in a clustered courtyard configuration, and would result in a reduction in areas designated for CT land uses by 20.02 acres. With approval of SP 286A8, the Project would be fully consistent with the site's underlying General Plan, SWAP, and Specific Plan land use designations. Additionally, the Project site is located in the SWAP Highway 79 Policy Area, and the Project would be consistent with the requirements of the Highway 79 Policy Area. The Project meets all other applicable land use policies of the General Plan.
- 2. Circulation:** The Project was reviewed for conformance with County Ordinance No. 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the Project. The Project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project meets with all other applicable Multipurpose Open Space Element Policies.

4. **Safety:** The Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The Project meets with all other applicable Safety Element policies.
 5. **Noise:** The Project meets with all applicable Noise Element policies. Consistent with the findings of EIR No. 374, the Project would not exceed Riverside County noise standards.
 6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The Project relates to the County General Plan Housing Element through the Project's proposed residential land uses. The density of residential use proposed by the Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
 7. **Air Quality:** EIR No. 374 determined that air quality impacts during construction would exceed the SCAQMD's construction significance thresholds and would therefore result in significant unavoidable impacts. EIR No. 374 also disclosed that operations associated with buildout of the Winchester 1800 SP would result in significant and unavoidable impacts due to emissions during Project operation. The Project would be subject to the air quality mitigation measures identified by EIR No. 374, which address both construction-related and operational-related air quality emissions. The Project also would be subject to applicable SCAQMD requirements. Moreover, construction of the Project would result in lower emission levels than disclosed by EIR No. 374 due to advancements in construction equipment technology and efficiency since EIR No. 374 was certified, and due to a reduction in the amount of vehicular traffic that would be generated by the proposed Project as compared to what was evaluated as part of EIR No. 374. The Project is consistent with or otherwise would not conflict with all applicable Air Quality Element policies.
 8. **Healthy Communities:** The Project would not result in any localized air quality impacts affecting nearby sensitive receptors (e.g., residential and school uses). The Project accommodates sidewalk connections in conformance with the SWAP, which would encourage walking and physical activity. The Project site is not environmentally sensitive or subject to severe natural hazards. The Project is consistent with or otherwise would not conflict with applicable policies of the Healthy Communities Element.
- B. General Plan Area Plan(s):** Southwest Area Plan (SWAP)
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** General Plan and SWAP: "Commercial Tourist (CT)"; SP 286: "Commercial Tourist (CT)."
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Highway 79 Policy Area; Mt. Palomar Night Time Lighting Policy Area.

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Areas surrounding the Project site occur within the SWAP and are within the Community Development Foundation Component. Areas to the west of the Project site are designated for “Medium Density Residential (MDR)” land uses, areas to the north are designated for “Commercial Retail (CR)” Development, lands to the east are designated for “Commercial Tourist (CT),” and areas to the south of the Project site are designated for “Public Facilities.” The Project site and surrounding areas also are located within the Highway 79 Policy Area and the Mt. Palomar Night Time Lighting Policy Area.

H. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any:** Winchester 1800 Specific Plan (Specific Plan No. 286)
- 2. Specific Plan Planning Area, and Policies, if any:** The Project site encompasses a portion (20.02 acres) of Planning Area 48 of the Winchester 1800 Specific Plan (SP 286). Planning Area 48 is currently designated for “Commercial Tourist (CT)” land uses. The Project proposes Amendment No. 8 to SP 286 (SP 286A8), which would divide Planning Area 48 of the Winchester 1800 Specific Plan into three separate planning areas, Planning Areas 48, 53, and 54. Planning Area 48 would be reduced in size from 36.7 acres to 16.7 acres, and would continue to be designated for CT land uses. Planning Area 52 would be designated for “Medium High Density Residential (MHDR)” land uses and would allow for the development of 95 typical single-family homes. Planning Area 54 would be designated for “High Density Residential (HDR)” land uses and would allow for up to 93 single-family homes in a clustered courtyard configuration. The Project’s proposed 188 dwelling units would not result in a net increase in the number of dwelling units allowed within SP 286, as dwelling units would be reallocated to Planning Areas 53 and 54 from SP 386 Planning Areas 10B, 15, 18, 31, 32, 40, 42, 45, and 46, as previously summarized in Table 3-1. There are no policies in the adopted or proposed amendments to SP 286 that relate specifically to Planning Area 48, beyond standard compliance with the development standards and design guidelines set forth by SP 286.

I. Existing Zoning: “SP (Specific Plan Zone)” (Winchester 1800 Specific Plan No. 286)

J. Proposed Zoning, if any: “SP (Specific Plan Zone)” (Winchester 1800 Specific Plan No. 286)

K. Adjacent and Surrounding Zoning: North, West, and East: “SP (Specific Plan Zone)”; South: Light Agriculture, 10-acre minimum lot size (A-1-10).

4.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (☒) would be potentially affected by this project, involving at least one impact that is a “New Significant Impact” or “More Severe Impact” as indicated by the checklist on the following pages.

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

4.4 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 have been made by 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 (EIR)** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT**

is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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



Signature

February 28, 2024

Date

Russell Brady

Printed Name

For John Hildebrand, Planning Director

5.0 Environmental Analysis

5.1 ENVIRONMENTAL ISSUES ASSESSMENT

5.1.1 Aesthetics

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

a) Would the Project have a substantial adverse effect upon a scenic highway corridor within which it is located?

EIR No. 374 Finding: EIR No. 374 determined that the SP 286 site was not located adjacent to any designated or eligible County or State scenic highway nor was the SP 286 site visible from any designated or eligible County or State scenic highway. Therefore, EIR No. 374 did not identify any impacts associated with science highways. (Riverside County, 1997, p. V-122)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the conditions that existed at the time EIR No. 374 was certified, there are no officially-designated State scenic highways in the Project vicinity, nor are there any County-designated scenic highways. The nearest officially-designated State scenic highway is the portion of State Route 74 (SR-74) located approximately 16.7 miles northeast of the Project site. The nearest State-eligible scenic highway is Interstate 15 (I-15), located approximately 6.0 miles southwest of the Project site. There are no “County Designated” scenic highways in the Project vicinity. The nearest “County

Eligible” Scenic Highway is Interstate 215 (I-215), located approximately 5.4 miles west of the Project site. Due to distance and intervening topography and development, residential buildings proposed by the Project Applicant would not be visible from any segments of SR-74; thus, the Project would not result in any impacts to State scenic highways (Google Earth, 2020). Similarly, due to distance and intervening topography and development, residential buildings proposed by the Project Applicant would not be visible from any segments of the I-215, which is not officially designated as a scenic highway corridor. Accordingly, Project impacts to scenic highway corridors would be less than significant. Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

- b) Would the Project 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?**
- c) In non-urbanized areas, would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that buildout of SP 286 would result in the removal of agricultural fields, Riversidean woodland, freshwater marsh, and eucalyptus trees from the Winchester 1800 SP area. The EIR did not identify any impacts to scenic vistas for views, nor did the EIR identify any impacts associated with aesthetically offensive site open to public view. (Riverside County, 1997, pp. V-109, V-114)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. As previously depicted on Figure 2-3, under existing conditions and consistent with the conditions that existed at the time EIR No. 374 was certified, the Project site has been largely disturbed by historic agricultural uses on-site including routine discing activities, as well as the development of a single-family residential home and an ancillary outbuilding structure. Implementation of the Project would convert the Project site from a largely undeveloped parcel of land with two existing structures to a master-planned residential community with up to 95 typical single-family homes and 93 single-family homes in a clustered courtyard configuration. Development of the Project site would be governed by proposed SP 286A8 as well as TTM No. 38300 and PPT No. 230031, which contain site planning, architectural, and landscape architectural specifications to ensure that the site is developed in a manner that is not aesthetically offensive. Additionally, there are no prominent vistas available from the Project site, and views of regional components of the viewshed, such as Bachelor Mountain to the northeast, would continue to be available in the surrounding areas. Accordingly, implementation of the Project would not substantially damage scenic resources, 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, and impacts would be less than significant.

Additionally, the Project site is located in an urbanized area. The Project was reviewed by Riverside County for compliance with all development regulations, design guidelines, and other requirements of the proposed SP 286A8, including requirements related to visual quality. The Project would not conflict with any adopted or proposed SP 286 policies related to visual quality. The Project also was found to be consistent with all relevant goals and policies of the Riverside County General Plan related to visual quality. Although the grading plan

associated with TTM 38300 includes a proposed retaining wall along the eastern site boundary that would measure up to 13.4 feet in height, the retaining wall would occur in the southern portions of the eastern site boundary, would not be prominently visible from off-site viewing locations (e.g., along Benton Road or Moser Road), and the retaining wall is being proposed in lieu of a manufactured slope in this location at the request of the adjacent property owner to the east; thus, although the proposed retaining wall would exceed 10 feet in height, visual quality impacts associated with the proposed retaining wall would be less than significant because it would not be prominently visible from any off-site public viewing locations. In addition, the Project would be consistent with the Municipal Code requirements related to visual quality, including Riverside County Ordinance No. 655 (Regulating Light Pollution) and Ordinance No. 915 (Regulating Outdoor Lighting). As such, the Project would not conflict with applicable zoning or other regulations governing scenic quality, and a less-than-significant impact would occur.

Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
2. <u>Mt. Palomar Observatory</u>				
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

EIR No. 374 Finding: EIR No. 374 concluded that development of SP 286 would result in the placement and installation of street lights as required by Riverside County. Entry monuments and signage within the Specific Plan area also would require illumination. EIR No. 374 included mitigation requiring adherence to Riverside County Ordinance No. 655. EIR No. 374 found that adherence to the regulations in Riverside County Ordinance No. 655 would allow future development within the Winchester 1800 SP to avoid interfering with nighttime astrological observations at the Mt. Palomar Observatory and would ensure the proper shielding of lighting and the use of appropriate lighting types. EIR No. 374 concluded that adherence with Ordinance No. 655 would ensure that future development within the Winchester 1800 SP would have a less-than-significant impact on activities at the Observatory. EIR No. 374 concluded that impacts would be less than significant with implementation of the required mitigation. (Riverside County, 1997, p. V-191)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the findings of EIR No. 374, the Project site is located approximately 20.4 miles northwest of the Mount Palomar Observatory and has the potential to create lighting levels that could adversely affect the operation of this facility (Google Earth, 2020).

As indicated by EIR No. 374, the Project would be required to comply with Riverside County Ordinance No. 655, which was adopted to prevent significant lighting impacts that could affect the nighttime use of the Mount Palomar Observatory. Due to the 20.4-mile distance between the Project site and the Mount Palomar Observatory, the Project would be subject to the provisions of Ordinance No. 655 pertaining to Zone B. Ordinance No. 655 encourages the use of low-pressure sodium lamps, and requires all nonexempt outdoor fixtures to be shielded to prevent sky glare. (Riverside County, 1988) Compliance with Ordinance No. 655 is mandatory and would be assured through future County review of building permit applications. Furthermore, mitigation measures from EIR No. 374 would continue to apply to the Project (refer to Mitigation Measures MM D.11-1 through D.11-3), which require low-pressure sodium vapor lamps, shielding light downward to prevent upward illumination, and compliance with County Ordinance No. 655 which regulates light pollution, each of which would prevent significant impacts to the Mt. Palomar Observatory. With mandatory compliance to Ordinance No. 655 and the EIR No. 374 mitigation measures, Project impacts to the Mount Palomar Observatory would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
3. Other Lighting Issues				
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

b) **Would the Project expose residential property to unacceptable light levels?**

EIR No. 374 Finding: EIR No. 374 concluded that development of SP 286 would result in the placement and installation of street lights as required by Riverside County. Entry monuments and signage within the Specific Plan area also would require illumination. EIR No. 374 identified mitigation measures to ensure that the Winchester 1800 SP was not a new source of substantial light and glare and to minimize the exposure of residential property to unacceptable light levels. EIR No. 374 concluded that impacts associated with light and glare would be less than significant with implementation of the required mitigation. (Riverside County, 1997, p. V-191)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The proposed Amendment No. 8 to the Winchester 1800 Specific Plan (SP 286) includes standards for outdoor lighting that would ensure that the Project does not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Additionally, mitigation measures identified in

EIR No. 374 would continue to apply to the Project. Specifically, mitigation measure MM D.11-2 requires that lighting for all outdoor lighted areas, such as monumentation, must be oriented downwards and shielded to prevent direct upward illumination, while mitigation measure MM D.11-4 indicates that landscape buffers would partially mitigate light and glare impacts. Additionally, the Project would be subject to compliance with Riverside County Ordinance No. 915, which requires adequate shielding of outdoor lighting. Therefore, Project lighting would not create a new source of substantial light which would adversely affect day or nighttime views in the area.

None of the Project's proposed building materials would consist of reflective materials, except for the proposed windows, which would not be mirrored and would have similar low-potential glare characteristics as other windows on residential buildings in the surrounding area. The Project does not include any components that would generate substantial amounts of reflective surfaces to the Project vicinity; therefore, impacts associated with glare would be less than significant. Mandatory compliance with the development standards and design guidelines of proposed SP 286A8 and applicable Riverside County ordinances would ensure that building design elements proposed by the Project are designed to prevent the creation of substantial glare that could affect day or nighttime views in the area. Accordingly, implementation of the Project would result in a less-than-significant impact related to new sources of glare.

Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address impacts to lighting. These measures, which are listed below, would continue to apply to the Project and would be enforced as part of the Project's conditions of approval.

MM D.11-1 Due to the proposed project's location with respect to the Mt. Palomar Observatory, low-pressure sodium vapor lamps for street lighting will be employed.

MM D.11-2 Other potentially lighted areas (i.e., entry monumentation and signage) shall orient light downward and shield it to prevent glare and direct upward illumination.

MM D.11-3 The project will be subject to County Ordinance No. 655 regulating light pollution.

MM D.11-4 Landscape buffers will partially mitigate the potential light and glare impacts.

Project-Specific Conditions of Approval/Applicable Regulatory Requirements

- Prior to issuance of building permits, the Riverside County Building and Safety Department shall review the proposed building and development plans for compliance with Riverside County Ordinance No. 915, which regulates outdoor lighting within the County.

5.1.2 Agricultural and Forestry Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
4. Agriculture				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 concluded that implementation of SP 286 would result in urban development on "Prime Farmlands." Impacts to on-site "Prime Farmlands" were disclosed by EIR No. 374 as a significant and unavoidable impact resulting from buildout of SP 286. (Riverside County, 1997, p. V-107)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. According to mapping information from the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site is classified as containing "Farmland of Local Importance" and "Other Lands." Areas surrounding the Project site are classified as "Urban and Built-Up Land", "Farmland of Local Importance" and "Other Lands." (CDC, 2021) Thus, the Project site and surrounding areas do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), and the Project therefore would have no potential to directly or indirectly convert Farmland to non-agricultural use. As such, no impact to Farmland would occur as a result of the Project.

Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

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

EIR No. 374 Finding: EIR No. 374 found that in order to accommodate the Winchester 1800 SP project, Williamson Act Contracts would need to be canceled on approximately 454 acres within Winchester Agricultural Preserve No. 5, Map 66. However, the EIR stated that a Notice of Nonrenewal was filed in September of 1990 for the parcels within SP 286 within the Agricultural Preserve. Therefore, EIR No. 374 did not identify any conflicts with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract. (Riverside County, 1997, p. V-99)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The 20.0-acre Project site is located within the Winchester 1800 SP and is zoned by SP 286 for “Commercial Tourist (CT)” land uses. In addition, no portion of the Project site or immediately surrounding areas is designated by the General Plan, SWAP, or SP 286 for agricultural land uses. There are no agricultural uses on site or in the immediate vicinity of the Project site under existing conditions. Therefore, the Project would not conflict with existing agricultural zoning or land use. In addition, the Project site is not currently subject to an active Williamson Act contract and is not located within any Agricultural Preserves. (RCIT, n.d.) As such, the Project would not conflict with existing agricultural zoning or agricultural use and would not conflict with any Williamson Act contracts or Riverside County Agricultural Preserves, and no impact would occur. Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

c) Would the Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?

EIR No. 374 Finding: At the time EIR No. 374 was certified, agricultural land uses were located north of Keller Road, south of Auld Road, and east of Washington Street. However, the EIR concluded that these existing agricultural uses were protected by the Riverside County Right-to-Farm Ordinance (Ordinance No. 625), compliance with which was required pursuant to the mitigation measure identified in EIR No. 374. As such, EIR No. 374 concluded that impacts would be less than significant assuming mandatory compliance with Riverside County Ordinance No. 625. (Riverside County, 1997, p. V-107)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Riverside County Ordinance No. 625 defines “land zoned for primarily agricultural purposes” as lands that are zoned for A-1 (Light Agriculture), A-P (Light Agriculture with Poultry), A-2 (Heavy Agriculture), A-D (Agriculture-Dairy), or C/V (Citrus/Vineyard). Lands to the south of the Project site are currently zoned for “Light Agriculture, 10-acre minimum lot size (A-1-10),” which is identified as an agricultural zone by Ordinance No. 625. Thus, the Project would result in the development of non-agricultural uses within 300 feet of agriculturally-zoned property. However, and consistent with the finding of EIR No. 374, the Project would be subject to Riverside County Ordinance No. 625, which would require notification of future buyers of land within the Project site that the existing agricultural uses in the area shall not be considered a nuisance, provided the agricultural operation has been active for more than three years. With

mandatory compliance with Ordinance No. 625, impacts associated with non-agricultural development within 300 feet of agriculturally-zoned properties would be reduced to less-than-significant levels. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

d) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

EIR No. 374 Finding: EIR No. 374 concluded that the Winchester 1800 SP project would remove from production approximately 1,335 acres of dryland farming which would contribute to the decline of such uses in Riverside County. In addition, EIR No. 374 found that the Winchester 1800 SP project would result in the loss of “Locally Important Farmland” and could potentially hasten the conversion of surrounding agricultural areas to urban uses. Indirect impacts to Farmland were concluded by EIR No. 374 to be less than significant with adherence to Mitigation Measure MM C.10-1. (Riverside County, 1997, p. V-107)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. “Farmland” is defined in Section II.a of Appendix G to the State CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As described under Threshold a), above, there is no Farmland on-site or within the immediate Project vicinity. As such, there are no components of the Project that would result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, and no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
5. Forest				
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?
- b) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?
- c) Would the Project 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?

EIR No. 374 Finding: EIR No. 374 did not identify any conflicts to existing zoning for forest land, timberland, or timberland zoned as “Timberland Production” nor did the EIR determine that the Winchester 1800 SP project would result in the loss of forest land or conversion of forest land to non-forest use. Thus, EIR No. 374 did not identify any impacts to forest resources or zoning. (Riverside County, 1997, Figure V-8 and V-9)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the conditions that existed when EIR No. 374 was certified, no lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production (RCIT, n.d.). The Project therefore would have no potential to conflict with timberland or forest land zoning designations, nor would the Project result in the loss of forest land or conversion of forest land to non-forest use. There are no components of the Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impact to forest resources would occur. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified a mitigation measure to address impacts due to a conflict with agricultural zoning. This measure, which is listed below, would continue to apply to the Project and would be enforced as part of the Project’s conditions of approval.

MM D.10-1 Existing agricultural uses located north of Keller, south of Auld Road and east of Washington Street will be protected by the Riverside County Right-to-Farm Ordinance (Ordinance No. 625). The ordinance is intended to provide for a means of giving notice to prospective buyers of homes in newly built subdivisions and recently subdivided parcels that they are moving into an agricultural area and that a farm that has been in operation legally for at least 3 years shall not be or become a nuisance simply because residential uses have entered the area and are off ended by the odors, dust, etc.

5.1.3 Air Quality

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
6. Air Quality Impacts				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with a conflict with the 1989 Air Quality Management Plan (AQMP), which was the applicable air quality plan at the time EIR No. 374 was certified, although EIR No 374 did disclose that impacts to air quality would be significant and unavoidable on both a direct and cumulative basis due to net increases of criteria pollutants, as discussed further under Threshold b. (Riverside County, 1997, p. V-61)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The proposed Project is located within the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) is principally responsible for air pollution control in the SCAB and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2022 AQMP for the SCAB in December 2022. The 2022 AQMP incorporates scientific and technological information and planning assumptions, including the 2020 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) and updated emission inventory methodologies for various source categories. Although the adoption of the 2022 AQMP represents a change in circumstance since EIR No. 374 was certified, the 2022 AQMP includes more environmentally-protective requirements as compared to the 1989 AQMP that was in effect at the time EIR No. 374 was certified (e.g., requirements related to PM_{2.5} were not included in the 1989 AQMP); thus, the changes are not substantial and would not result in any new or more severe environmental effects beyond what was evaluated and disclosed by EIR No. 374.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). These indicators are discussed below:

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

Based on the air quality modeling analysis contained in the Project's Air Quality Impact Analysis (*Technical Appendix A*; herein, "AQIA"), and discussed in further detail in under Threshold b) below, short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional thresholds or Localized Significance Thresholds (LSTs). Operation of the Project would generate air pollutant emissions that are inconsequential on a regional basis and that would not exceed the SCAQMD regional thresholds of significance. As also discussed in Threshold "c," the Project's operational-related localized pollutant concentrations would not exceed the SCAQMD LSTs. Therefore, a less-than-significant impact would occur and no mitigation would be required. Therefore, based on the foregoing analysis, the Project would be consistent with the first criterion. (Urban Crossroads, 2023a, p. 40)

- **Consistency Criterion No. 2:** *The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

Consistency with the AQMP assumptions is determined by performing an analysis of the Project compared to the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the Project are based on the same forecasts as the SCAQMD 2022 AQMP. The AQMP is developed through use of the planning forecasts provided in the Southern California Association of Governments (SCAG) RTP/SCS and Federal Transportation Improvement Program (FTIP). The RTP/SCS is a major planning document for the regional transportation and land use network within Southern California. The RTP/SCS is a long-range plan that is required by federal and state requirements placed on SCAG and is updated every four years. The FTIP provides long-range planning for future transportation improvement projects that are constructed with State and/or federal funds within Southern California. Local governments are required to use these plans as the basis of their plans for the purpose of consistency with applicable regional plans under CEQA. For this Project, the Riverside County General Plan SWAP (which includes the currently-adopted Winchester 1800 Specific Plan [SP 286] Land Use Plan) defines the assumptions that are represented in AQMP.

The 20.02-acre Project site is currently designated by the Riverside County General Plan and SWAP for "Commercial Tourist (CT)" land uses. As part of the Project's proposed GPA No. 210219, the Project site's land use designation would be changed to "Medium High Density Residential (MHDR)" on 13.0 acres, which would allow for future development of the northwest portions of the Project site with up to 95 typical single-family dwelling units, and "High Density Residential (HDR)" on 7.0 acres, which would allow for development of the southeast portion of the Project site with up to 93 single-family homes in a clustered courtyard configuration. As indicated in the Project's Traffic Generation Assessment (*Technical Appendix K*), the proposed Project would generate 7,512 fewer trips as compared to the project evaluated by EIR No. 374 (Urban Crossroads, 2023e, Table 4). As shown in

Table 5-1, *Operational Emissions Comparison*, the currently-proposed Project would generate fewer air quality emissions as compared to the project evaluated by EIR No. 374. Accordingly, because EIR No. 374 determined that buildout of SP 286 would not conflict with the AQMP, and because the Project would result in a reduction in emissions as compared to what was evaluated in EIR No. 374, the Project would not conflict with the AQMP and impacts would be less than significant.

Table 5-1 Operational Emissions Comparison

Source	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
Proposed Project	16.83	10.73	65.96	0.16	4.87	1.26
Existing General Plan Land Use	83.38	31.83	283.90	0.68	23.34	4.63
Variance (Proposed – Existing)	-66.55	-21.10	-217.94	-0.52	-18.47	-3.37
Winter						
Proposed Project	15.41	11.04	47.40	0.15	4.87	1.26
Existing General Plan Land Use	79.81	33.97	235.79	0.64	23.33	4.62
Mobile Source	-64.40	-22.93	-188.39	-0.49	-18.46	-3.36

(Urban Crossroads, 2023a, Table 3-7)

Based on the foregoing analysis, the Project would not conflict with the SCAQMD 2016 AQMP, and impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

b) Would the Project 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?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with a conflict with the 1989 Air Quality Management Plan (AQMP), although EIR No 374 did disclose that impacts to air quality would be significant and unavoidable on both a direct and cumulative basis (Riverside County, 1997, p. V-61). EIR No. 374 concluded that the Winchester 1800 SP project would result in short-term particulate emissions during grading as well as vehicular emissions that would exceed the threshold of “significant” as defined by the South Coast Air Quality Management District (SCAQMD). In addition, the EIR determined that cumulative emissions from the Winchester 1800 SP project would exceed the threshold of significance established by SCAQMD. Mitigation Measures were identified to reduce air quality impacts; however, with incorporation of mitigation, EIR No. 374 nonetheless determined that air quality impacts would be significant and unavoidable. (Riverside County, 1997, p. V-107)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. As discussed under Threshold a), the Project site is located within the SCAB and SCAQMD is principally responsible for air pollution control in the SCAB. Most recently, the SCAQMD Governing Board adopted the Final 2022 AQMP for the SCAB in December 2022. The 2022 AQMP incorporates scientific and technological information and planning assumptions, including the 2020 RTP/SCS and updated emission inventory methodologies for various source categories. Although the adoption of the 2022 AQMP represents a change in circumstance since EIR No. 374 was certified, the 2022 AQMP includes

more environmentally-protective requirements as compared to the 1989 AQMP that was in effect at the time EIR No. 374 was certified (e.g., requirements related to PM_{2.5} were not included in the 1989 AQMP); thus, the changes are not substantial and would not result in any new or more severe environmental effects beyond what was evaluated and disclosed by EIR No. 374.

As previously indicated, the Project evaluated herein would entail development of the 20.02-acre Project site with up to 95 typical single-family residential dwelling units and up to 93 single-family dwelling units in a clustered courtyard configuration in lieu of the “Commercial Tourist (CT)” land uses that are currently planned for the Project site. As indicated in the Project’s Traffic Generation Assessment (*Technical Appendix K*), the proposed Project would generate 7,512 fewer trips as compared to the project evaluated by EIR No. 374 (Urban Crossroads, 2023e, Table 4). As previously shown in Table 5-1, the Project would result in a substantial reduction in the amount of air quality emissions as compared to the project evaluated by EIR No. 374. Thus, it can be concluded that the Project’s level of air quality emissions would be within the scope of analysis of EIR No. 374 and that the proposed Project would have no potential to result in new or more severe impacts due to air quality emissions as compared to the project evaluated by EIR No. 374.

Notwithstanding, an Air Quality Impact Analysis (“AQIA”; refer to *Technical Appendix A*) was prepared to assess the potential for air quality impacts associated with buildout of the proposed Project in order to confirm that the potential for air quality impacts for the implementing the proposed Project would not result in new or substantially increased air quality impacts beyond what was disclosed by EIR No. 374. The Project’s AQIA concludes that the implementation of the land uses proposed as part of the Project would not generate regional or localized construction or operational emissions that would exceed SCAQMD’s thresholds of significance, as discussed below.

The SCAQMD has developed regional significance thresholds for certain regulated pollutants, as summarized in Table 5-2, *Maximum Daily Regional Emissions Thresholds*. The SCAQMD’s CEQA Air Quality Significance Thresholds (March 2023) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. The Project’s air quality emissions have been calculated and compared to the thresholds identified by Table 5-2. Please refer to Section 3 of the Project’s AQIA (*Technical Appendix A*) for a discussion of the methodologies used to calculate Project-related air quality emissions. (Urban Crossroads, 2023a, p. 23)

The California Emissions Estimator Model (CalEEMod) was used to calculate the Project’s level of construction-related air quality emissions. CalEEMod calculates maximum daily emissions for summer and winter periods. Assuming mandatory compliance with applicable regulations, including compliance with SCAQMD Rule 403, the estimated maximum daily construction emissions are summarized in Table 5-3, *Overall Construction Emissions Summary*. Detailed construction model outputs are presented in Appendix 3.1 to the Project’s AQIA (*Technical Appendix A*). As shown, with standard regulatory compliance, the Project’s regional emissions would be below the SCAQMD thresholds of significance, resulting in a less-than-significant impact. (Urban Crossroads, 2023a, p. 28)

Table 5-2 Maximum Daily Regional Emissions Thresholds

Pollutant	Construction	Operations
NO _x	100 lbs./day	55 lbs./day
VOC	75 lbs./day	55 lbs./day
PM ₁₀	150 lbs./day	150 lbs./day
PM _{2.5}	55 lbs./day	55 lbs./day
SO _x	150 lbs./day	150 lbs./day
CO	550 lbs./day	550 lbs./day
Pb	3 lbs./day	3 lbs./day

lbs./day = Pounds Per Day

Source: Regional Thresholds presented in this table are based on the SCAQMD Air Quality Significance Thresholds, April 2019 (Urban Crossroads, 2023a, Table 3-1)

Table 5-3 Overall Construction Emissions Summary

Year	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer (Smog Season)						
2024	4.58	42.60	36.40	0.05	8.08	4.80
2025	1.51	12.00	18.09	0.03	1.20	0.61
2026	63.10	19.66	30.69	0.04	1.75	0.94
Winter						
2024	4.57	42.62	36.16	0.06	8.08	4.80
2025	3.65	32.75	30.33	0.06	4.39	2.43
2026	63.08	19.71	29.58	0.04	1.75	0.94
Maximum Daily Emissions	63.10	42.62	36.40	0.06	8.08	4.80
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: CalEEMod construction-source (unmitigated) emissions are presented in Appendix 3.1 to the Project's AQIA (Technical Appendix A). (Urban Crossroads, 2023a, Table 3-4)

Operational activities associated with the proposed Project would result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. Operational emissions would be expected from the following primary sources: area source emissions; energy source emissions; and mobile source emissions. Refer to Subsection 3.5 of the Project's AQIA (Technical Appendix A) for a discussion of these emission sources and the assumptions utilized in the air quality calculations. (Urban Crossroads, 2023a, pp. 28-30)

Operational activities for summer and winter scenarios are presented in Table 5-4, *Summary of Operational Air Quality Emissions*. Detailed operational model outputs are presented in Appendix 3.1 to the Project's AQIA (Technical Appendix A). As shown in Table 5-4, Project operational-source emissions would not exceed the

SCAQMD operational regional thresholds, and impacts will be less than significant. (Urban Crossroads, 2023a, p. 29)

Table 5-4 Summary of Operational Air Quality Emissions

Source	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer (Smog Season)						
Mobile Source	7.07	5.82	53.25	0.13	4.48	0.87
Area Source	9.66	3.22	11.99	0.02	0.26	0.26
Energy Source	0.10	1.69	0.72	0.01	0.14	0.14
Total Maximum Daily Emissions	16.83	10.73	65.96	0.16	4.87	1.26
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Winter						
Mobile Source	6.60	6.24	45.36	0.12	4.48	0.87
Area Source	8.72	3.12	1.33	0.02	0.25	0.25
Energy Source	0.10	1.69	0.72	0.01	0.14	0.14
Total Maximum Daily Emissions	15.41	11.04	47.40	0.15	4.87	1.26
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: CalEEMod operation-source emissions are presented in Appendix 3.1 to the Project's AQIA (*Technical Appendix A*). (Urban Crossroads, 2023a, Table 3-5)

As indicated in the preceding analysis, implementation of the proposed Project would not exceed any of the SCAQMD regional thresholds of significance during either construction or long-term operation. Thus, the Project would not 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. Additionally, the Project would comply with all applicable mandatory SCAQMD rules and regulations, such as SCAQMD Rule 113 (Table of Standards) requiring use of low-VOC architectural coatings; SCAQMD Rule 431.2 (Low Sulfur Fuel); and SCAQMD Rule 402 (Nuisance). The Project also would be required to comply with the mitigation measures identified by EIR No. 374 to reduce air quality emissions, as listed below. Furthermore, and as previously shown in Table 5-1, the Project would result in a substantial reduction in the level of emissions as compared to the project evaluated by EIR No. 374. Accordingly, and based on the preceding analysis, the proposed Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

c) Would the Project expose sensitive receptors which are located within one (1) mile of the project site, to substantial pollutant concentrations?

EIR No. 374 Finding: EIR No. 374 determined that the land uses proposed as part of the Winchester 1800 SP would not comprise substantial point source emissions. EIR No. 374 did not identify any impacts associated with the exposure of sensitive receptors within one mile of the project site to substantial point source emissions. Impacts were concluded to be less than significant. (Riverside County, 1997, p. V-107)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The SCAQMD recommends that the nearest sensitive receptor be considered when determining the Project’s potential to cause an individual and cumulatively significant localized air quality impact. The nearest sensitive receptors to the Project site are the existing single-family homes located along the west side of Moser Road, with the nearest receptors occurring approximately 91 feet to the west of the Project site. The Project’s potential to result in localized impacts associated with criteria pollutants, Toxic Air Contaminant (TAC) emissions, and carbon monoxide (CO) “hot spots” have been evaluated, and each is discussed below. Refer to Subsection 3.6 of the Project’s AQIA (*Technical Appendix A*) for a discussion of the methodology and modeling inputs used to evaluate the Project’s potential localized air quality impacts. (Urban Crossroads, 2023a, pp. 30-33)

Localized Air Quality Impacts

Localized Air Quality Impacts – Construction

As noted in the Project’s AQIA (*Technical Appendix A*), construction activities associated with the Project are expected to result in a maximum disturbance area of 3.5 acres per day (Urban Crossroads, 2023a, Table 3-8). SCAQMD’s screening look-up tables are utilized in determining localized construction-related air quality impacts. It should be noted that since the look-up tables identifies thresholds at only 1 acre, 2 acres, and 5 acres, linear regression has been utilized to determine localized significance thresholds for the 3.5-acre site. Consistent with SCAQMD guidance, the thresholds presented in Table 5-5, *Maximum Daily Localized Emissions Thresholds*, were calculated by interpolating the threshold values for the Project’s disturbed acreage. (Urban Crossroads, 2023a, p. 36)

Table 5-5 Maximum Daily Localized Emissions Thresholds

Construction Activity	Construction Localized Thresholds			
	NO _x	CO	PM ₁₀	PM ₁₀
Demolition	167 lbs/day	793 lbs/day	5 lbs/day	3 lbs/day
Site Preparation	308 lbs/day	1,606 lbs/day	12 lbs/day	6 lbs/day
Grading	331 lbs/day	1,755 lbs/day	14 lbs/day	7 lbs/day

Source: Localized Thresholds presented in this table are based on the SCAQMD Final LST Methodology, July 2008 (Urban Crossroads, 2023a, Table 3-9)

Table 5-6, *Localized Significance Summary of Construction*, identifies the localized impacts at the nearest receptor location in the vicinity of the Project. Compliance with SCAQMD Rule 403 is included in the modeling. Rule 403 requires that feasible dust control measure be implemented, including at a minimum applying water to active

construction areas three times per day, installing track-out devices at access points or implementing street sweeping, and halting operations during high wind events. Therefore, and consistent with the findings reached by EIR No. 374, with mandatory compliance with Rule 403, localized construction emissions would be less than significant. (Urban Crossroads, 2023a, pp. 35-36)

Table 5-6 Localized Significance Summary of Construction

Construction Activity	Year	Emissions (lbs/day)			
		NO _x	CO	PM ₁₀	PM _{2.5}
Demolition	Maximum Daily Emissions	24.89	21.74	1.07	0.98
	SCAQMD Localized Threshold	167	793	5	3
	Threshold Exceeded?	NO	NO	NO	NO
Site Preparation	Maximum Daily Emissions	42.51	35.31	7.91	4.76
	SCAQMD Localized Threshold	308	1,606	12	6
	Threshold Exceeded?	NO	NO	NO	NO
Grading	Maximum Daily Emissions	37.57	31.37	4.44	2.61
	SCAQMD Localized Threshold	331	1,755	14	7
	Threshold Exceeded?	NO	NO	NO	NO

Source: CalEEMod unmitigated localized construction-source emissions are presented in Appendix 3.1 to the Project's AQIA (Technical Appendix A).

(Urban Crossroads, 2023a, Table 3-10)

Localized Air Quality Impacts – Operations

According to the SCAQMD methodology for Localized Significance Thresholds (LSTs), LSTs would apply to the operational phase of a proposed project if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed Project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. (Urban Crossroads, 2023a, p. 36)

Toxic Air Contaminants

Toxic Air Contaminants – Construction

During short-term construction activity, the Project also would result in some diesel particulate matter (DPM) which is a listed carcinogen and toxic air contaminant (TAC) in the State of California. The 2015 Office of Environmental Health Hazard Assessment (OEHHA) revised risk assessment guidelines suggest that construction projects as short as 2-6 months may warrant evaluation. Notwithstanding, based on Urban Crossroad's professional opinion and experience in preparing health risk assessments for development projects, given the distance of the Project from surrounding sensitive receptors, the dominant wind patterns blowing to the northwest away for receptors, and the annual PM_{2.5} emissions from equipment during each year of construction, any DPM generated from construction activity would result in less-than-significant ground level concentrations of

DPM and not result in a significant health risks and no further evaluation is required. (Urban Crossroads, 2023a, p. 41)

Furthermore, many air districts throughout the state, including the SCAQMD, are currently evaluating the applicability of age sensitivity factors and have not established CEQA guidance. More specifically in their response to comments received on SCAQMD New Source Review rule, the SCAQMD explicitly states that: (Urban Crossroads, 2023a, p. 41)

“The Proposed Amended Rules are separate from the CEQA significance thresholds. The SCAQMD staff is currently evaluating how to implement the Revised OEHHA Guidelines under CEQA. The SCAQMD staff will evaluate a variety of options on how to evaluate health risks under the Revised OEHHA Guidelines under CEQA. The SCAQMD staff will conduct public workshops to gather input before bringing recommendations to the Governing Board. In the interim, staff will continue to use the previous guidelines for CEQA determinations.” (Urban Crossroads, 2023a, pp. 41-42)

Accordingly, Project impacts due to construction-related TACs would be less than significant (Urban Crossroads, 2023a, pp. 41-42).

Toxic Air Contaminants – Operations

TACs analysis apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed Project does not include such uses, and thus, due to the lack of significant stationary source emissions, no TAC analysis is needed for operations. Moreover, the Project would result in a reduction in the amount of traffic generated by the Project site by approximately 7,512 fewer two-way trips per day as compared to the land uses evaluated by EIR No. 374. Accordingly, potential TAC impacts during long-term operations would be less than significant. (Urban Crossroads, 2023a, p. 41)

Carbon Monoxide “Hot Spot” Analysis

An adverse CO concentration, known as a “hot spot,” would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. At the time of the 1993 Handbook, the SCAB was designated nonattainment under the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) for CO. (Urban Crossroads, 2023a, p. 36)

It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment, as shown in Table 2-3 of the Project’s AQIA (*Technical Appendix A*). (Urban Crossroads, 2023a, pp. 36-37)

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO “hot spot” analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This “hot spot” analysis did not predict any violation of CO standards, as shown on Table 3-9 of the Project’s AQIA (*Technical Appendix A*). (Urban Crossroads, 2023a, p. 37)

Based on the SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak CO concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. As evidence of this, a 9.3 ppm 8-hour CO concentration was measured at the Long Beach Boulevard and Imperial Highway intersection, which was the highest CO generating intersection within the “hot spot” analysis. However, the SCAQMD determined that only 0.7 ppm was attributable to the traffic volumes and congestion at this intersection; the remaining 8.6 ppm were due to the ambient air measurements at the time the 2003 AQMP was prepared. In contrast, the ambient 8-hour CO concentration within the Project study area is estimated at 1.1 parts per million (ppm) to 1.6 ppm, as shown in Table 2-3 of the Project’s AQIA (*Technical Appendix A*). (Urban Crossroads, 2023a, p. 37)

The traffic volumes used in the 2003 AQMP “hot spot” analysis are shown on Table 3-10 of the Project’s AQIA (*Technical Appendix A*). The busiest intersection evaluated for AM traffic volumes was at Wilshire Boulevard and Veteran Avenue, which had an AM traffic volume of approximately 8,062 vehicles per hour (vph). The 2003 AQMP calculated that the highest 1-hour concentration for the intersection of Wilshire Boulevard and Veteran Avenue was 4.6 ppm. This indicates that, should the hourly traffic volume increase four times to 32,248 vehicles per hour, CO concentrations (4.6 ppm x 4 = 18.4 ppm) still would not likely exceed the most stringent 1-hour CO standard (20.0 ppm). (Urban Crossroads, 2023a, p. 37)

Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vph - or 24,000 vph where vertical and/or horizontal air does not mix - in order to generate a significant CO impact. (Urban Crossroads, 2023a, p. 38)

The Project considered herein would generate 1,800 two-way trips per day and would not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 Los Angeles hot spot study or based on representative BAAQMD CO threshold considerations. Therefore, CO “hot spots” are not an environmental impact of concern for the proposed Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant. (Urban Crossroads, 2023a, p. 38)

Conclusion

Construction and operation of the Project would result in less-than-significant impacts due to the exposure of sensitive receptors to substantial pollutant concentrations. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

d) Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with odors that could affect a substantial number of people.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The potential for the Project to generate objectionable odors also has been considered. Land uses generally associated with odor complaints include the following: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities. The Project would entail development of the Project site with residential land uses, and no land uses typically associated with emitting objectionable odors are proposed as part of the Project. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. (Urban Crossroads, 2023a, pp. 42-43)

It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project also would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. There are no components of the proposed Project that would result in increased impacts due to odors beyond what was already evaluated and disclosed by EIR No. 374. Therefore, odor impacts associated with proposed Project construction and operations would be less than significant and no mitigation is required. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374. (Urban Crossroads, 2023a, p. 43)

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address air quality impacts. These measures are listed below. It should be noted that several of the mitigation measures do not apply to the Project site, while other mitigation measures would not apply to the Project because the mitigation measures are specific to commercial uses; thus, these mitigation measures are not applicable to the Project. Specifically, the Project would be subject to Mitigation Measures MM C.6-1 through MM C.6-6, MM C.6-13, and MM C.6-15 through MM C.6-17. The Project site does not abut Winchester Road; thus, Mitigation Measure MM C.6-7 would not apply. The Project site does not include commercial uses; as such, Mitigation Measures MM C.6-8 through MM C.6-12 would not apply. The Project does not include the construction of any traffic signals and does not require any traffic signal synchronization; thus, MM C.6-14 does not apply.

MM C.6-1 To minimize dust generation during grading operations SCAQMD Rule 403 shall be adhered to which will require watering during earth moving operations. To further reduce the emission, grading shall not occur when wind speeds exceed 20 mph. Construction access roads should be paved. In addition, soil binders shall be spread on construction sites or unpaved roads and/or parking areas. Also, street sweeping of roads adjacent to the project site shall be done to reduce

fugitive dust from traffic. Soil shall be cleaned up from public roads and access roads, if necessary. In addition, rapid cleanup of debris from streets shall be implemented after a major storm. Finally, trucks shall be washed off before leaving the construction site.

- MM C.6-2** Construction equipment emissions should be reduced by requiring that trucks maintain two-feet of free board (distance between top of load and top of truck bed sides). In addition, low sulfur fuel should be used for construction equipment, and the equipment shall be properly maintained and tuned.
- MM C.6-3** To minimize traffic related impacts from construction, construction personnel should be encouraged to rideshare or use mass transit. Parking for construction personnel should not interfere with traffic flows. Construction affecting roadways should be performed during nonpeak traffic hours. A flag person should be provided during times when construction traffic affects roadways and one lane in each direction should remain open.
- MM C.6-4** Ground cover should be reestablished on the construction site through seeding and watering.
- MM C.6-5** Activity management techniques should be employed, such as extending the construction period; reducing the number of pieces of equipment used simultaneously; increasing the distance between the emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours.
- MM C.6-6** Use of temporary power should be avoided, and grid power used instead.
- MM C.6-13** Provide energy conserving street lighting. Energy costs should be included in capital expenditure analyses.
- MM C.6-15** Provide incentives for purchasing and installing low-polluting and high efficiency appliances. Install solar water heaters and pool heaters in homes. Encourage waste recycling.
- MM C.6-16** Provide landscaping with native drought resistant plant species to shade buildings during summer.
- MM C.6-17** Vehicle Trips should be further reduced through the following methods:
- Establish a program of alternative work schedules.
 - Establish a telecommuting program.
 - Schedule goods movements for off-peak traffic hours.
 - Contribute to local shuttle and regional transit systems.
 - Provide dedicated turn lanes as appropriate.
 - Limit on-street parking.

Project-Specific Conditions of Approval/Applicable Regulatory Requirements

- The Project is required to comply with the provisions of SCAQMD Rule 403, “Fugitive Dust” by implementing the following dust control measures during construction activities, such as earth moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.
 - All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.
 - The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.
 - The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 mph or less.
- The Project is required to comply with the provisions of SCAQMD Rule 113, Table of Standards, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 100 grams per liter [g/L]) unless otherwise specified in the SCAQMD Table of Standards.
- The Project is required to comply with applicable SCAQMD rules for construction activities on the Project site. SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1403 (Asbestos); Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); Rule 403 (Fugitive Dust); and Rule 1186 / 1186.1 (Street Sweepers).
- The Project is required to comply with the provisions of SCAQMD Rule 402, “Nuisance” which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.
- The Project is required to comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development.

5.1.4 Biological Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
7. Biological Resources				
a. Conflict Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the Project 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
through direct removal, filling, hydrological interruption, or other means?				
g. Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

EIR No. 374 Finding: EIR No. 374 noted that the project area was located within the Stephen’s Kangaroo Rat (SKR) Fee Area and would be subject to the payment of fees. EIR No. 374 did not identify any impacts due to a conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. At the time EIR No. 374 was certified, the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) had not yet been adopted by the County. Although this represents a change in circumstances, the MSHCP includes comprehensive requirements related to biological resources, and thus includes more environmentally-protective standards and requirements as compared to what was in effect when EIR No. 374 was certified.

The Project would not develop or disturb any additional property that EIR No. 374 did not assume would be developed. Further, there are no changed circumstances on the Project site with respect to biological resources when compared to the site analyzed in EIR No. 374. The Project site is not located within any MSHCP Criteria Cells, Cores, or Linkages, indicating the Project site is not targeted for conservation under the MSHCP (VCS Environmental, 2022a, p. 29). Regardless, the Project is subject to mandatory payment of the MSHCP per-acre local development mitigation fee pursuant to Ordinance No. 810, and is subject to certain MSHCP requirements that apply to lands not targeted for conservation. An Assessment of the Project’s consistency with the applicable requirements of the MSHCP is provided below.

Project Compliance with MSHCP Section 6.1.2

Volume 1, Section 6.1.2 of the MSCHP describes the process to protect species associated with riparian/riverine areas and vernal pools. The MSHCP requires focused surveys for sensitive riparian bird species when suitable habitat would be affected and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat would be affected. Refer to Subsection 7.3 of the Project’s Biological Technical Report (herein, “BTR”; refer to *Technical Appendix B1*) for a description of the methodology used to evaluate potential impacts to species associated with riparian/riverine areas and vernal pools. Based on the results of the analysis, the Project site contains one 0.59-acre ephemeral drainage feature within the northern portion of the Project site, of which 0.14-acre is considered waters of the United

States and 0.59-acre is considered waters of the State. This ephemeral drainage feature conveys sheet flows from the property and flows west into a concrete pipe culvert along Moser Road. This feature is dominated by paniculate tarplant, short-pod mustard, and flax-leaved horseweed, with small wirelettuce (*Stephanomeria exigua*), salt heliotrope (*Heliotropium curassavicum*), common toad rush (*Juncus bufonius*), and curly dock (*Rumex crispus*) present to a lesser extent. Two intermittent depressions occur within the drainage feature that pool following significant rainfall events due to the off-grade culvert. This 0.59-acre drainage feature was determined to contain riverine resources pursuant to the MSHCP, based on the lack of riparian vegetation, and this drainage feature would be fully impacted by the Project. Pursuant to standard Riverside County requirements, and as required by the MSHCP, a Determination of Biologically Equivalent or Superior Mitigation (DBESP) was prepared for the Project and is included in *Technical Appendix B2*. The DBESP requires the Project Applicant to mitigate impacts to 0.59-acre of MSHCP riverine resources through the purchase of re-establishment credits at a minimum 1:1 ratio (0.59-acre) from the Riverpark Mitigation Bank and through the purchase of wetland preservation credits at a 4:1 ratio (2.36 acres) from the Barry Jones Wetland Mitigation Bank (aka Skunk Hollow). It should be noted that the mitigation identified as part of the DBESP would implement the requirement of EIR No. 374 Mitigation Measure No. MM C.11-1, which required the Project Applicant to obtain appropriate permits from, and implement the associated mitigation requirements of, the CDFW, RWQCB, and/or ACOE. With implementation of the required mitigation including permit conditions, as would be assured through conditions of approval imposed on the Project, the Project would not conflict with MSHCP Section 6.1.2 with respect to riparian and riverine resources, and impacts would be less than significant. (VCS Environmental, 2022a, pp. 31-34; VCS, 2022b, pp. 4-6)

Section 6.1.2 of the MSHCP states that “Vernal pools are seasonal wetlands that occur in depression areas that have wetland indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season.” The entire Project site was assessed for potential vernal pool habitat during the August 2021 biological surveys as well as during the rare plant surveys. Two intermittent depressions occur within the 0.59-acre ephemeral drainage feature that pool following significant rainfall events due to the off-grade culvert. At the time of the spring 2022 rare plant survey, the larger depression was dominated by alkali weed (*Cressa truxillensis*). Vernal pool indicator species were observed (e.g., *Crassula aquatica* and *Juncus bufonius*); however, this depression is in-line with a drainage course connected to a downstream culvert, and therefore it is not a closed system and does not exhibit hydric soil indicators as described in the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual. Thus, this feature is considered to be a seasonal depression and not a vernal pool. A total of twelve seasonal depressions were observed onsite (including the above-described two intermittent depressions within the 0.59-acre ephemeral drainage feature), and were surveyed for fairy shrimp. The 2021/2022 wet and dry season surveys were negative for sensitive fairy shrimp species. As such, because the Project site lacks vernal pool habitat, no impacts to vernal pool habitat would occur with implementation of the Project. Therefore, the Project would not conflict with MSHCP Section 6.1.2 with respect to vernal pools. (VCS Environmental, 2022a, pp. 32-33)

Project Compliance with MSHCP Section 6.1.3

Volume 1, Section 6.1.3 of the MSHCP requires that within Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plant Species will be required for all public and private projects where appropriate soils and habitat are present. According to mapping information available from the Regional Conservation Authority (RCA), two very small areas within the northwestern and northeastern corners of the Project site occur within a Narrow Endemic Plant Survey Area for the following species: Munz's onion (*Allium munzii*); San Diego ambrosia (*Ambrosia pumila*); many-stemmed dudleya (*Dudleya multicaulis*); spreading navarretia (*Navarretia fossalis*); California orcutt grass (*Orcuttia californica*); and Wright's trichocoronis (*Trichoconis wrightii* var. *wrightii*). However, within the Project site the NEPSSA occurs only within a developed roadway (Benton Road). Based on the lack of suitable habitat, Narrow Endemic Plant species are not expected to occur within the Project site or the portions of the Project site located within the NEPSSA. No sensitive plant species, including Narrow Endemic Plant species, were observed onsite during the spring 2022 rare plant surveys. As such, the Project has no potential to conflict with MSHCP Section 6.1.3, and no impact would occur. (RCA, 2021, pp. 32-33; VCS Environmental, 2022a, pp. 34-35)

Project Compliance with MSHCP Section 6.1.4

According to Section 6.1.4 of the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects ("edge effects") associated with locating development in proximity to MSHCP Conservation Areas. The Project site is not located within or in proximity to a Conservation Area, which include Public/Quasi-Public (PQP) lands. Thus, guidelines to address the indirect effects of urban/wildlands interfaces as presented in MSHCP Section 6.1.4 are not relevant to the Project. Accordingly, the Project has no potential to conflict with MSHCP Section 6.1.4, and no impact would occur. (VCS Environmental, 2022a, pp. 30-31)

Project Compliance with MSHCP Section 6.3.2

MSHCP Section 6.3.2 requires special surveys for certain plant and animal species for lands located within the Criteria Area Plant Species Survey Area (CAPSSA). According to mapping information available from the Regional Conservation Authority (RCA), the Project site is not located within any CAPSSA areas for Criteria Area Plant Species or Amphibians. The Project site does, however, occur within the MSHCP Burrowing Owl Survey Area. As more fully discussed under the analysis of Thresholds 5.1.4. b) and c), focused surveys were conducted for the Project site by VCS in August 2021. No BUOW or active signs thereof (e.g., active burrows, whitewash, pellets, etc.) were observed during the four focused surveys. Suitable burrows were observed within the Project site during the surveys. The burrows depicted on Figure 6 of the Project's BTR (*Technical Appendix B1*) are considered potentially suitable (>4 inches in diameter) for burrowing owls. However, no burrowing owls or signs of burrowing owl were observed during the surveys. Although the Project would result in potential impacts to the BUOW, potential impacts to the BUOW were identified as part of Addendum No. 6 to EIR No. 374, which imposed Mitigation Measure C.11-3. Mitigation Measure C.11-3, which would apply to the Project, requires a pre-construction burrowing owl survey within 30 days prior to the commencement of ground disturbing activities. In the event that any burrowing owls are identified on site, Mitigation Measure C.11-3 requires the preparation and implementation of a burrowing owl management plan to detail the relocation of owls from the Project

site, passively and/or actively, prior to commencement of ground-disturbing activities. The requirements of Mitigation Measure C.11-3 would be included in the Project's conditions of approval. Consistent with the finding of Addendum No. 6, mandatory compliance with Mitigation Measure C.11-3 would ensure that Project impacts to the BUOW would be less than significant. As such, the Project has no potential to conflict with MSHCP Section 6.3.2, and no impact would occur with implementation of the required mitigation. (RCA, 2021, p. 33; VCS Environmental, 2022a, pp. 20-21 and 35-36)

The Project also would be subject to the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP). The SKR HCP was prepared under the direction of the RCHCA Board of Directors, in consultation with United States Fish and Wildlife Service (USFWS) and CDFW. The County of Riverside is a member agency of the Riverside County Habitat Conservation Agency (RCHCA). According to Figure S-1 of the SKR HCP, the Project site is not located within or adjacent to any SKR core reserve areas. Additionally, the Project Applicant would be required to contribute fees towards the establishment and long-term maintenance of the SKR HCP core reserve pursuant to Riverside County Ordinance No. 663. The Project would not conflict with any provisions of the SKR HCP; thus, a less-than-significant impact would occur.

Based on the foregoing analysis, and assuming mandatory compliance with the Project's DBESP as required by EIR No. 473 Mitigation Measure C.11-1 and the Project's conditions of approval, and assuming compliance with Mitigation Measure C.11-3 from Addendum No. 6 to EIR No. 374, impacts due to a conflict with the MSHCP or SKR HCP would not occur. As such, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

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

EIR No. 374 Finding: EIR No. 374 found that SP 286 would result in the loss of plant and animal life throughout the majority of the site. Loss of open field agricultural habitat was considered a significant, adverse impact due to the dependence on this habitat type by wintering and resident raptors. In addition, EIR No. 374 determined that SP 286 would result in direct impacts to eight acres of Stephen's kangaroo rat habitat. The EIR identified Mitigation Measure MM C.11-2 to reduce impacts on the Stephen's kangaroo rat. Furthermore, the EIR concluded that SP 286 would result in the loss of 2.5 acres of willow riparian habitat which was considered a significant adverse biological impact due to the limited nature of wetland habitat in southern California. Mitigation Measure MM C.11-1 was identified to reduce impacts to wetland habitat by requiring replacement habitat elsewhere. However, EIR No. 374 ultimately determined that such impacts would be significant and unavoidable. (Riverside County, 1997, p. V-114)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. An assessment of habitat in the area within the Project site, including biological surveys, was conducted by VCS Environmental (herein, “VCS”) in 2021. The Project’s potential to impact sensitive species is discussed below.

Impacts to Special-Status Plants

Sensitive plant species include federally or State listed threatened or endangered species and those species listed on California Native Plant Society (CNPS) rare and endangered plant inventory. Species with the potential to occur onsite were analyzed by VCS based on distribution, habitat requirements, and existing site conditions, and are listed in Appendix C to the Project’s Biological Technical Report (“BTR”; *Technical Appendix B1*). BTR Appendix C also identifies the federal/State/local classifications for each species. No sensitive plant species were observed within the Project site during the August 25, 2021, April 26, 2022, and May 13, 2022 rare plant surveys. Based on the habitat found onsite, special status plant species have been determined not likely to occur onsite, primarily based on the absence of suitable habitat and negative findings during both botanical surveys. As such, the Project would not result in any impacts to sensitive plant species, including species identified as a candidate, sensitive, or special status plant species, and impacts would be less than significant. (VCS Environmental, 2022a, p. 12)

Impacts to Special-Status Animals

A total of 21 wildlife or domesticated species or signs thereof were observed during the August 2021 biological surveys conducted by VCS. Common birds observed include house finch (*Haemorrhous mexicanus*), American crow (*Corvus brachyrhynchos*), Anna’s Hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), mourning dove (*Zenaida macroura*), and western kingbird (*Tyrannus verticalis*). Raptors observed on the Project site include Cooper’s hawk (*Accipiter cooperii*) and American kestrel (*Falco sparverius*). Domesticated species observed within the Project site include peafowl (*Pavo sp.*) and horse (*Equus caballus*). The only special status wildlife species that was observed on site during site surveys is the Cooper’s hawk, a CDFW Watch List species, as discussed below:

- **Cooper’s Hawk.** Cooper’s hawk was observed onsite during the biological surveys conducted by VCS. The Project site offers foraging and nesting habitat for this species. The loss of 20.64 acres of foraging habitat for Cooper’s hawk would not decrease populations below self-sustaining levels given the availability of habitat remaining in the region (e.g., habitat within areas conserved pursuant to the MSHCP). Conservation of nesting and foraging habitat for this species is accounted for by the MSHCP, and thus Project impacts to this species would be less than significant with mandatory compliance with the MSHCP, including the payment of fees pursuant to Riverside County Ordinance No. 810. Additionally, large trees occur onsite that may provide nesting habitat and Project activities may have an impact if performed during the nesting bird season. However, potential impacts to nesting birds were identified as part of Addendum No. 6 to EIR No. 374, which imposed Mitigation Measure C.11-4. Mitigation Measure C.11-4, which would apply to the Project, encourages construction activities to occur outside the nesting season (February 1 through August 31), and requires focused surveys and appropriate avoidance measures (if necessary) in the event that construction activities occur during the nesting survey. With implementation of Mitigation Measure C.11.6, and consistent with the conclusion reached by Addendum No. 6, Project impacts to nesting Cooper’s Hawk that may be present on site would be reduced to less-than-significant levels. (VCS Environmental, 2022a, p. 23)

The wildlife species or signs thereof observed during the field surveys are listed in Appendix B to the Project's BTR (*Technical Appendix B1*). (VCS Environmental, 2022a, p. 18)

Sensitive wildlife species with high or moderate potential to occur observed but not observed during the biological surveys include (VCS Environmental, 2022a, p. 19):

- Burrowing owl (herein, "BUOW"), a CDFW Species of Special Concern
- Loggerhead shrike (*Lanius ludovicianus*), a CDFW Species of Special Concern and USFWS Bird of Conservation Concern
- Riverside fairy shrimp (*Streptocephalus woottoni*), a federally endangered species
- San Diego fairy shrimp (*Branchinecta sandiegoensis*), a federally endangered species
- Vernal pool fairy shrimp (*Branchinecta lynchi*), a federally threatened species

A complete list of sensitive wildlife species analyzed with potential to occur within the Project site are included in Appendix C to the Project's BTR (*Technical Appendix B1*). The sensitive species noted above with high or moderate potential to occur are described in further detail below.

- **Burrowing Owl (BUOW).** Projects within the MSHCP Burrowing Owl Survey Area are subject to the MSHCP burrowing owl survey requirements. The majority of the Project is within the MSHCP Burrowing Owl Survey Area. There have been no previous BUOW observations recorded onsite. The Project site provides suitable habitat for the species although a majority of the site is maintained for fuels management and is partially developed (i.e., an existing residence and associated outbuilding onsite). Focused surveys were conducted for the Project site by VCS in August 2021. No BUOW or active signs thereof (e.g., active burrows, whitewash, pellets, etc.) were observed during the four focused surveys. Suitable burrows, which are not considered an "active" sign of BUOW presence on site, were observed within the Project site during the surveys. The burrows depicted on Figure 6 of the Project's BTR (*Technical Appendix B1*) are considered potentially suitable (>4 inches in diameter) for burrowing owls. However, no burrowing owls or signs of burrowing owl were observed during the surveys. Note that the burrows identified within the northern portion of the Project site were observed only during focused surveys 1 and 2, as routine weed/fire abatement activities (including disking) occurred within this area after the second focused survey. Although the Project would result in potential impacts to the BUOW, potential impacts to the BUOW were identified as part of Addendum No. 6 to EIR No. 374, which imposed Mitigation Measure C.11-3. Mitigation Measure C.11-3, which would apply to the Project, requires a pre-construction burrowing owl survey within 30 days prior to the commencement of ground disturbing activities. In the event that any burrowing owls are identified on site, Mitigation Measure C.11-4 requires the preparation and implementation of a burrowing owl management plan to detail the relocation of owls from the Project site, passively and/or actively, prior to commencement of ground-disturbing activities. The requirements of Mitigation Measure C.11-3 would be included in the Project's conditions of approval. Consistent with the finding of Addendum No. 6, mandatory compliance with Mitigation Measure C.11-3 would ensure that Project impacts to the BUOW would be less than significant. (VCS Environmental, 2022a, pp. 20-21)

- **Loggerhead Shrike.** The Loggerhead Shrike is a songbird with a raptor's habits. A denizen of grasslands and other open habitats throughout much of North America, this masked black, white, and gray predator hunts from utility poles, fence posts and other conspicuous perches, preying on insects, birds, lizards, and small mammals. This species was not observed during the August 2021 biological surveys. There is moderate potential for this species to occur onsite as suitable foraging habitat and prey are available; however, the site offers limited nesting habitat for this species. Conservation of foraging habitat for this species is accounted for by the MSHCP, and thus Project impacts to this species would be less than significant with mandatory compliance with the MSHCP, including the payment of fees pursuant to Riverside County Ordinance No. 810. As such, impacts to the Loggerhead Shrike would be less than significant. (VCS Environmental, 2022a, pp. 21-22)
- **Riverside Fairy Shrimp, San Diego Fairy Shrimp, and Vernal Pool Fairy Shrimp.** The Riverside fairy shrimp is federally listed as endangered. This species lives in warm-water, long-lived pools with low to moderate total dissolved solids (TDS) generally with a depth greater than 30 cm, although it has been found in stock ponds with relatively high TDS. None of the onsite depressions appear to possess sufficient depth or duration to support Riverside fairy shrimp. (VCS Environmental, 2022a, pp. 18-19)

The federally-threatened vernal pool fairy shrimp (*Branchinecta lynchi*) lives in short-lived cool-water pools that may exist for only three weeks in the spring, with low to moderate TDS. Generally, they exist in vernal pools (79 percent), although they are sometimes found in a range of natural and artificially created ephemeral habitats such as alkali pools and seasonal drainages. The vernal pool fairy shrimp generally hatches early in the season when water temperatures are below 10 degrees Celsius and may cohabit with the versatile fairy shrimp. However, it is found in very low densities, typically comprising perhaps only 1 to 5 percent of the total containment population. There are three known populations of vernal pool fairy shrimp within western Riverside County: Skunk Hollow in unincorporated French Valley, the Santa Rosa Plateau Ecological Reserve near Murrieta, and the Stowe Pools in Hemet. However, this species has been determined to be absent from the Project site. Although habitat within the northwestern portion of the Project site could support this species, this species was not detected during the 2021/2022 protocol fairy shrimp surveys. (VCS Environmental, 2022a, pp. 18-19)

The federally-listed San Diego fairy shrimp (*Branchinecta sandiegonensis*) typically exists in cool water, short-lived pools, the same conditions that *Branchinecta lindahli* thrives in. Cysts hatch in 3-4 days at 10-15° C; hatching will not occur at warmer temperatures and larvae will then mature in 10-20 days as temperatures fluctuate around 20° C. The fairy shrimps generally die after about one month, but subsequent cohorts can hatch after, following rain events. The Project site lies outside of the current range of *B. sandiegonensis*, but conditions are likely suitable for hatching and maturation of the San Diego fairy shrimp. (VCS Environmental, 2022a, p. 19)

No sensitive species of fairy shrimp were observed within the Project site during the 2021/2022 USFWS protocol dry and wet season fairy shrimp surveys, as detailed in the survey reports included as Appendix D to the Project's BTR (*Technical Appendix B1*). As such, the Project would not result in any impacts to

Riverside fairy shrimp, San Diego fairy shrimp, or vernal pool fairy shrimp. (VCS Environmental, 2022a, p. 19)

The remaining species with a potential to occur on site, as listed in Appendix C to the Project's BTR (*Technical Appendix B1*), are not expected to occur on the Project site due to the lack of suitable habitat or because the Project site is outside the known elevation range for the species. Therefore, there would be no impact on these species and no mitigation would be required. Accordingly, with mandatory compliance with the mitigation measures identified in Addendum No. 6 to EIR No. 374 to address potential impacts to the burrowing owl and nesting birds, impacts would be less than significant. (VCS Environmental, 2022a, p. 24)

Impacts to Critical Habitat

The Project would not impact lands designated as critical habitat by the USFWS (VCS Environmental, 2022a, p. 22).

Impacts to Nesting Birds and Bat Roosts

The Project has the potential to impact active bird nests (including the Cooper's hawk, as discussed above) if vegetation is removed during the nesting season (February 1 to September 15). Impacts to nesting birds are prohibited by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. The Project would be required to comply with the requirements of the MBTA and California Fish and Game Code, which require pre-construction surveys and avoidance (as necessary) of active nests during the breeding season in order to reduce impacts to less-than-significant levels. Compliance with the requirements for impacts to nesting birds protected by the MBTA would be assured by the County's standard conditions of approval requiring pre-construction surveys, which were previously included in Addendum No. 6 to EIR No. 374 as Mitigation Measure MM C.11-4. Compliance with the County's standard condition of approval and Mitigation Measure MM C.11-4 would ensure impacts to nesting birds would be less than significant. (VCS Environmental, 2022a, p. 23)

The potential for bat roosting is low within the Project site, while the existing vegetation onsite may represent suitable foraging habitat; however, this impact on foraging habitat would be less than significant given the availability of habitat remaining in the region. Therefore, no mitigation would be required. (VCS Environmental, 2022a, pp. 24-25)

Conclusion

As indicated in the foregoing analysis, the Project would result in less-than-significant impacts to endangered, threatened, candidate, sensitive, and/or special status species with standard regulatory compliance (including payment of fees), and with implementation of the mitigation measures specified by EIR No. 374 and Addendum No. 6 to EIR No. 374. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

- d) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 concluded that the loss of open field agricultural habitat was considered a significant, adverse impact due to the dependence on this habitat type by wintering and resident raptors. As such, EIR No. 374 determined that impacts associated with the movement of wildlife species would be significant and unavoidable. (Riverside County, 1997, p. V-218)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Conditions on the Project site are similar to the conditions that existed at the time EIR No. 374 was certified in 1997, but since 1997 more development has occurred in the surrounding area, thereby indicating that wildlife movement through the area is more constrained than it was when EIR No. 374 was certified. As previously shown on Figure 2-3, the Project site is surrounded by residential development to the west and northwest, with improved roadways (Benton Road and Moser Road) to the north and west. The Project site is also located adjacent to open space agricultural uses to the south. While common wildlife species including coyotes, skunks, opossums, and raccoons may travel through the Project site and neighboring developed or open areas, the site does not provide connectivity between large areas of open space on a local or regional scale. Furthermore, the Project site does not occur within any MSHCP-identified habitat linkages or corridors. The MSHCP is intended, in part, to facilitate wildlife movement regionally throughout western Riverside County and the Project is fully consistent with the MSHCP requirements that apply to the Project site. As such, impacts to wildlife movement and wildlife nursery sites would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374. (VCS Environmental, 2022a, pp. 22-23)

- e) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that the conversion of 2.5 acres of wetland/willow riparian woodland habitat on the project site would result in a significant biological impact due to the limited nature of wetland habitat in southern California. As such, EIR No. 374 determined that impacts to riparian habitat would be significant and unavoidable. (Riverside County, 1997, p. V-218)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Potential impacts to vegetation communities/land cover types due to implementation of the Project includes the entire Project site, totaling approximately 20.0 acres, as well as approximately 0.62-acre of off-site impacts, and the Project's impact areas include five types of habitat as shown in Table 5-7, *Project Impacts to Vegetation Communities*. Direct impacts to disturbed/developed, brome grasslands, mixed annual forbs, and upland mustard vegetation/land cover types are considered less than significant because these habitats/land covers are composed mostly of non-native vegetation, are common in the surrounding vicinity, and do not represent California Natural Diversity Database (CNDDDB) or CDFW sensitive plant communities. These plant communities also do not comprise riparian habitat. (VCS Environmental, 2022a, p. 13)

Table 5-7 Project Impacts to Vegetation Communities

Vegetation Community/Land Cover Type	Project Footprint (acres)
Disturbed/Developed	8.13
Brome Grasslands	8.14
Mixed Annual Forbs	1.42
Coast Live Oak Woodland	0.18
Upland Mustards	2.76
Total*	20.64

**Note: Sum of acreages appears to be 20.63 due to rounding. Actual acreage sum is 20.64. (VCS Environmental, 2022a, Table 3)*

Direct impacts would occur to 0.18 acre of coast live oak woodland habitat onsite. This impact area consists of three large and four small coast live oaks which are located within the residential property. This habitat type is not considered sensitive under CEQA; thus, impacts to coast live oak woodland habitat are considered less than significant. However, as discussed under the analysis of Threshold g., impacts to individual oak trees represent a potential conflict with the Riverside County Oak Tree Management Guidelines (OTMG) and Riverside County Ordinance No. 559 (Regulating the Removal of Trees). Refer to the analysis of Threshold g. for additional information. (VCS Environmental, 2022a, p. 13)

The Project site contains one 0.59-acre drainage feature within the northern portion of the Project site, which conveys sheet flows from the property and flows west into a concrete pipe culvert along Moser Road. This aquatic feature was determined to contain riverine resources pursuant to the MSHCP, based on the lack of riparian vegetation. As such, this drainage feature does not comprise riparian habitat. Notwithstanding, pursuant to standard Riverside County requirements, and as required by the MSHCP, a DBESP was prepared for the Project and is included in *Technical Appendix B2*. The DBESP requires the Project Applicant to mitigate impacts to 0.59-acre of riverine resources through the purchase of re-establishment credits at a minimum 1:1 ratio (0.59-acre) from the Riverpark Mitigation Bank and wetland preservation credits at a 4:1 ratio (2.36 acres) from the Barry Jones Wetland Mitigation Bank (aka Skunk Hollow). It should be noted that the mitigation identified as part of the DBESP would effectively implement EIR No. 374 Mitigation Measure No. MM C.11-1, which required the Project Applicant to obtain appropriate permits from, and implement the associated mitigation requirements of, the CDFW, RWQCB, and ACOE. With implementation of the required mitigation, as would be assured through conditions of approval imposed on the Project, Project impacts to the 0.59-acre riverine feature would be reduced to less-than-significant levels. (VCS Environmental, 2022a, p. 29; VCS, 2022b, pp. 4-6)

Based on the preceding analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

- f) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 concluded that SP 286 would result in the loss of 2.5 acres of willow riparian habitat which was considered a significant adverse biological impact due to the limited nature of wetland habitat in southern California. Mitigation Measure MM C.11-1 was identified to reduce impacts to wetland habitat by requiring replacement habitat elsewhere. However, EIR No. 374 ultimately determined that such impacts would be significant and unavoidable. (Riverside County, 1997, pp. V-218 and V-219)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. No State or federal wetlands were identified on site. The Project site contains one ephemeral drainage feature containing waters of the United States (0.14-acre) and waters of the State (0.59-acre) within the northern portion of the site, which conveys sheet flows from the property and flows west into a concrete pipe culvert along Moser Road (refer to Figures 10 and 11 of the Project's BTR, included as *Technical Appendix B1*). For this feature, the waters of the State are inclusive of the waters of the United States. This feature is dominated by paniculate tarplant, short-pod mustard, and flaxleaved horseweed, with small wirelettuce (*Stephanomeria exigua*), salt heliotrope (*Heliotropium curassavicum*), common toad rush (*Juncus bufonius*), and curly dock (*Rumex crispus*) present to a lesser extent. Two intermittent depressions occur within the drainage feature that pool following significant rainfall events due to the off-grade culvert. At the time of the spring 2022 rare plant survey, the larger depression was dominated by alkali weed (*Cressa truxillensis*). Vernal pool indicator species were observed (e.g., *Crassula aquatica* and *Juncus bufonius*); however, this depression is in-line with a drainage course connected to a downstream culvert, and as such it is not a closed system and does not exhibit hydric soil indicators as described in the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual. Thus, these features are considered to be seasonal depressions and not vernal pools. (VCS Environmental, 2022a, p. 29)

Implementation of the proposed Project would result in permanent impacts to 0.14-acre of jurisdictional waters of the United States and 0.59-acre of jurisdictional waters of the State located on site. Pursuant to standard Riverside County requirements, and as required by the MSHCP, a DBESP was prepared for the Project and is included in *Technical Appendix B2*. The DBESP requires the Project Applicant to mitigate impacts to 0.59-acre of riverine resources (inclusive of 0.14-acre of waters of the United States) through the purchase of re-establishment credits from the Riverpark Mitigation Bank at a minimum 1:1 ratio (0.59-acre) and wetland preservation credits at a 4:1 ratio (2.36 acres) from the Barry Jones Wetland Mitigation Bank (aka Skunk Hollow). It should be noted that the mitigation identified as part of the DBESP would effectively implement EIR No. 374 Mitigation Measure No. MM C.11-1, which required the Project Applicant to obtain appropriate permits from, and implement the associated mitigation requirements of, the CDFW, RWQCB, and ACOE. With implementation of the required mitigation and permit conditions, as would be assured through conditions of approval imposed on the Project, Project impacts to State- and federally-protected wetlands would be reduced to less-than-significant levels. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374. (VCS Environmental, 2022a, p. 29; VCS, 2022b, pp. 4-6)

g) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts due to a conflict with local policies or ordinances protecting biological resources.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Aside from the SKR HCP and MSHCP (which are addressed above under Threshold 5.1.4.a), the only local policies/ordinance protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines (OTMG) and Riverside County Ordinance No. 559 (Regulating the Removal of Trees).

As shown in Table 5-8, *Coast Live Oak Tree Measurements*, a total of seven coast live oak trees occur on site under existing conditions, and consist of ornamental trees associated with the existing residence on site. The seven existing oak trees appear to meet the definition of trees subject to the OTMG. All seven of the oak trees would be impacted as part of the Project, as it would not be possible to design a medium-high to high-density single-family residential subdivision on the site without impacting the existing oak trees. However, it should be noted that the County’s OTMG are guidelines, and are not a local policy or ordinance. Furthermore, and as noted by the OTMG, “[g]enerally, these guidelines will be most effective where minimum lot sizes of 2.5 acres or larger are required or where oak woodlands are concentrated in a relatively small portion of a project site.” The Project involves lot sizes as small as 2,880 s.f. in size, which are far smaller than the minimum 2.5-acre lot sizes indicated in the OTMG. Notwithstanding, Riverside County would impose a standard condition of approval on the Project requiring the Project Applicant to replace the three existing oak trees that have a diameter of less than 10.0 inches at a minimum 2:1 ratio and to replace the four existing oak trees that have a diameter larger than 10.0 inches at a minimum 5:1 ratio. The replacement oak trees would occur within the Project’s landscaped areas along Benton Road and Moser Road. With implementation of the standard condition of approval, the Project would not conflict with the County’s OTMG, and impacts would be less than significant. (VCS Environmental, 2022a, pp. 12-14)

Table 5-8 Coast Live Oak Tree Measurements

Tree No.	DBH (inches)
CLO 1	33.7
CLO 2	24.0
CLO 3	37.9
CLO 4	6.2
CLO 5	3.8
CLO 6 (2 stems)	7.2
CLO 7 (2 stems)	11.4

Note: DBH = Diameter at Breast Height.
(VCS Environmental, 2022a, Table 2)

Additionally, Riverside County Ordinance No. 559 applies to properties located above 5,000 feet amsl in elevation, while the maximum elevation at the Project site is approximately 1,412 feet amsl; thus, Riverside County Ordinance No. 559 is not applicable to the proposed Project.

Accordingly, the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no impact would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

- MM C.11-1** In concert with construction activities within the on-site wetland/willow riparian woodland habitats (2.5 acres) the California Department of Fish and Game will be notified and consulted pursuant to the California Fish and Game Code Sections 1601-1603 and the U.S. Army Corps of Engineers in conjunction with their 404 permit process. This permit process will result in the provision of suitable replacement habitat to mitigate the habitat loss on-site.
- MM C.11-2** As the SKR is on the Federal Endangered Species list, project development will require a Section 10(a) permit from the U.S. Fish and Wildlife Service. Also, the project is located within the County K-Rat mitigation boundaries and will be required to participate in the County's Interim Mitigation Plan, requiring payment of \$1,950 per acre of land developed. As required by the Habitat Conservation Plan, these funds will be utilized for acquisition of replacement habitat to compensate for the on-site loss of this endangered species. The Section 10(A) permit which allows the "incidental taking" of this species is subject to the six-month allocation of available habitat. In order to receive this allocation, the project shall comply with all aspects of the Habitat Conservation Plan, the Section 10(A) permit and the County of Riverside's Allocation of Take policy. This mitigation will not eliminate the significant adverse impact upon the identified Stephens' Kangaroo Rat habitat on-site but has been deemed to be a sufficient mitigation measure relative to the incidental taking of the species by the County of Riverside, the U.S. Fish and Wildlife Service and the State of California, Department of Fish and Game.
- MM C.11-3** Pursuant to MSHCP Objective 6 and Objective 7, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the Project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) shall occur following accepted protocols, subject to approval of the Regional Conservation Authority and the Wildlife Agencies. Occupation of this species on the Project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.
- MM C.11.4** As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 15. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to

any disturbance of the site, including discing, demolition activities, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

Project-Specific Conditions of Approval/Applicable Regulatory Requirements

- As a standard condition of approval and prior to issuance of grading permits, the Project Applicant shall prepare for review and approval by Riverside County a landscape plan that identifies the replacement of seven (7) oak trees within planned landscaped areas. All oaks with a diameter of less than 10.0 inches shall be mitigated at a ratio of 2:1, and oak trees larger than 10.0 inches shall be mitigated at a minimum 5:1 ratio (19 oak trees total). Prior to final building inspection, the Project Applicant shall provide evidence to Riverside County that the 19 oak trees have been planted within on-site landscaped areas.

5.1.5 Cultural Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
8. Historic Resources				
a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project alter or destroy an historic site?**
- b) **Would the Project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?**

EIR No. 374 Finding: EIR No. 374 documented that cultural resource surveys occurred within the Winchester 1800 SP area in 1990. The results of the analysis determined that no federal or State significant historical resources were located within the Winchester 1800 SP site. Therefore, EIR No. 374 concluded that potential impacts to historic resources were not expected and that impacts would be less than significant. (Riverside County, 1997, pp. V-123 through V-129)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. A Phase I Cultural Resources Assessment was prepared for the Project by BFSa and is included as *Technical Appendix C* (BFSa, 2022). The Cultural Resources Assessment (herein, "CRA") included the processing of a records search from the Eastern Information Center (EIC) at the University of California (UCR) of previously recorded archaeological sites on or near the property and the completion of an archaeological survey of the Project site. In addition, the Native

American Heritage Commission (NAHC) was contacted for a Sacred Lands File (SLF) search. In accordance with the recommendations of the NAHC, BFGA contacted all Native American consultants listed in the NAHC response letter at least two weeks prior to the initiation of the field survey. BFGA specifically contacted the Pechanga Band of Luiseño Mission Indians, the Cahuilla Band of Indians, and the Soboba Band of Luiseño Indians to invite them to voluntarily participate in the survey. (BFGA, 2022, p. 1.0-1)

An archaeological records search for the Project site and the surrounding area within a one-mile radius was requested from the EIC at UCR on August 18, 2021, and results were received on November 23, 2021 (refer to Appendix C to the Project's CRA, included as EIR Addendum *Technical Appendix C*). The archaeological records search results from the EIC identified 26 resources within a one-mile radius of the Project site, none of which are located within the Project site (refer to Table 4.1-1 of the Project's CRA). The 26 resources include 12 prehistoric bedrock milling feature sites, two prehistoric habitation sites, one prehistoric rock shelter/windbreak with an associated artifact scatter, one prehistoric temporary camp site, one prehistoric quarry site, one prehistoric lithic scatter, two prehistoric isolates, three historic single-family residences, one historic barn building, one site containing historic building foundations, and one historic trash deposit. (BFGA, 2022, p. 4.0-1)

The archaeological survey resulted in the identification of two historic resources within the Project boundaries identified as Temp-1, which includes a historic single-family residence and a barn located at 32801 Benton Road. The Ranch-style, single-family residence at 32801 Benton Road was constructed in 1969 "with the help of Robert K. Thompson." The home replaced another residence that was moved to the property in 1950. The barn was constructed between 1967 and 1976 by an unknown builder. Dean and Frances Rice operated the property as a turkey ranch. Descriptions and significance evaluations of the historic resources are provided below. (BFGA, 2022, pp. 4.0-14 through 4.0-19)

The 32801 Benton Road single-family residence was constructed in 1969 in the Ranch architectural style. A detached garage is connected to the building's east façade via a covered breezeway. The roofs of both buildings are Dutch-gabled with moderate, open eave overhangs and a fascia board covering the rafters. Both roofs are in poor condition with many shingles missing, which has led to underlying frame damage. The roofs are covered in wood shake shingles and both buildings are clad in stucco. The primary (south) façade of the residence exhibits an off-centered, recessed entryway that is located beneath a partial-width front porch. The roof of the porch is an extension of the main roof and is supported by simple 4x4-inch posts. A brick masonry wainscot is present on the eastern portion of the south façade of the residence. Fenestration throughout both buildings consists of aluminum-framed, horizontal-sliding windows. A brick chimney is located on the west façade of the residence. A set of wood double doors with multi-pane upper half-lites is present on the west side of the north façade of the residence. All other doors are solid wood panel. (BFGA, 2022, p. 4.0-18 - 4.0-19)

The barn on the property was constructed in the same place as another building that is visible in aerial photographs as early as 1938. The current barn, however, is wider and shorter than the original structure. The current barn was constructed between 1967 and 1976 and likely is not associated with Rice's turkey business since it was built after Dean Rice passed away in 1964. The barn exhibits board and batten siding and a shake shingle roof. Large, wood double doors are located at the north and south façades, and smaller wood doors and an aluminum-framed, horizontal-sliding window are located on the east façade. The double doors at the gabled ends

slide open using an overhead track. The west façade features only two aluminum-framed, horizontal-sliding windows. (BFSA, 2022, p. 4.0-19)

In order to determine whether or not the buildings are eligible for listing, California Register of Historical Resources (CRHR) eligibility criteria were used. Furthermore, BFSA based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. BFSA evaluated both the single-family residence and the barn based on CRHR criteria to measure the significance of the resources. The review was based upon the evaluation of integrity of the buildings followed by the assessment of distinctive characteristics. (BFSA, 2022, p. 4.0-19)

BFSA concluded that the 32801 Benton Road residence and barn were determined to meet three categories of the integrity analysis: location, design, and materials; however, the buildings do not retain integrity of setting, workmanship, or feeling, and never possessed integrity of association. (BFSA, 2022, p. 4.0-34) Although the 32801 Benton Road residence was built within the 1935 to 1975 period of significance for Ranch-style buildings and possesses six of the seven character defining features associated with the Ranch style, the building currently only retains three out of seven aspects of integrity. Because the Ranch style is so common in southern California, representative examples of the style eligible for designation on the CRHR should retain integrity of setting and feeling in addition to design, materials, and location. The 32801 Benton Road residence does not retain integrity of setting and feeling and is not known to have been designed or built by an important creative individual. (BFSA, 2022, p. 4.0-36)

Additionally, the barn located on the property was built as a utilitarian structure between 1967 and 1976. The barn is not known to be associated with any specific agricultural purpose and is currently used as a storage building. The barn also does not feature any distinguishing characteristics associated with 1960s or 1970s agricultural buildings or uses. The barn does not retain integrity of setting and feeling, does not embody the distinctive characteristics of a type, period, region, or method of construction, does not represent the work of an important creative individual, and does not possess high artistic values. (BFSA, 2022, p. 4.0-36)

Due to the lack of association with any significant persons or events and because the structures were not constructed using unique or innovative methods of construction, BFSA concluded that Temp-1 likely cannot yield any additional information and is not eligible for listing on the CRHR. (BFSA, 2022, pp. 4.0-36 and 4.0-37) No other historical resources were identified within the Project's impact limits. Additionally, the Project would be subject to compliance with Mitigation Measure MM C.15-9, which was identified as part of Addendum No. 6 to EIR No. 374 to address the potential for uncovering previously-identified resources during ground-disturbing activities. The mitigation requires monitoring of grading activities and appropriate treatment of any resources uncovered.

Accordingly, and based on the preceding analysis, the Project would not alter or destroy a historic resource and would not result in a substantial adverse change in the significance of a historical resource as defined in California Code of Reg Section 15064.5, and impacts would be less than significant. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

Addendum No. 6 to EIR No. 374 modified Mitigation Measure MM C.15-9 to better address the potential for uncovering previously-unidentified resources during ground-disturbing activities, and the modified Mitigation Measure MM C.15-9 would apply to the proposed Project. Mitigation Measures MM C.15-1 through MM C.15-8 addresses previously-identified cultural resources located within other portions of SP 286, and do not apply to the Project site. Mitigation measures from EIR No. 374 related to paleontological resources are discussed separately in subsection 5.1.14.

MM C.15-9 Prior to issuance of a grading permit, the Project Applicant shall provide written verification in the form of a letter from the Project Archaeologist to the Lead Agency stating that a certified archaeologist has been retained to implement the monitoring program. The Project Applicant shall provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The Certified Archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the Consulting Archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The Consulting Archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be more or less than anticipated. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. Should any previously unidentified cultural resources be discovered, the Archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The Archaeologist shall contact the Lead Agency at the time of discovery. The Archaeologist, in consultation with the Lead Agency, shall determine the significance of the discovered resources. The Lead Agency must concur with the evaluation before construction activities will be allowed to resume in the affected area.

For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Consulting Archaeologist and approved by the Lead Agency before being carried out using professional archaeological methods.

If any human bones are discovered, the County Coroner and Lead Agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact

sample for analysis. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Lead Agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
9. Archaeological Resources				
a. Alter or destroy an archeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project alter or destroy an archeological site?**
- b) **Would the Project cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?**

EIR No. 374 Finding: EIR No. 374 disclosed that eight archaeological sites existed within the Winchester 1800 SP boundaries. EIR No. 374 identified mitigation measures to reduce potential impacts to archaeological sites and associated resources. EIR No. 374 noted that given the possibility of discovering subsurface resources during grading activities, mitigation requiring archeological monitoring during grading activities would be required. Impacts were determined to be less than significant with mitigation incorporated. (Riverside County, 1997, p. V-129)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. As previously indicated, a Phase I Cultural Resources Assessment (CRA) was prepared for the Project by BFSA and is included as *Technical Appendix C* (BFSA, 2022). The CRA included the processing of a records search from the Eastern Information Center (EIC) at the University of California at Riverside (UCR) of previously recorded archaeological sites on or near the property and the completion of an archaeological survey of the Project site. In addition, the Native American Heritage Commission (NAHC) was contacted for a Sacred Lands File (SLF) search. In accordance with the recommendations of the NAHC, BFSA contacted all Native American consultants listed in the NAHC response letter at least two weeks

prior to the initiation of the field survey. BFSAs specifically contacted the Pechanga Band of Luiseño Mission Indians, the Cahuilla Band of Indians, and the Soboba Band of Luiseño Indians to invite them to voluntarily participate in the survey. (BFSAs, 2022, p. 1.0-1)

The archaeological records search results from the EIC identified 26 resources within a one-mile radius of the current project area, none of which are located within the subject property (Table 4.1–1 of the Project’s CRA, included as *Technical Appendix C*). The 26 resources include 12 prehistoric bedrock milling feature sites, two prehistoric habitation sites, one prehistoric rock shelter/windbreak with an associated artifact scatter, one prehistoric temporary camp site, one prehistoric quarry site, one prehistoric lithic scatter, two prehistoric isolates, three historic single-family residences, one historic barn building, one site containing historic building foundations, and one historic trash deposit. The records search and field survey did not indicate the presence of any prehistoric archaeological resources within the Project site. Impacts would be less than significant (BFSAs, 2022, p. 4.0-1 and 4.0-36).

Although no known significant archaeological resource sites would be impacted by the Project, and consistent with the findings of EIR No. 374, there is a possibility that archaeological resources may be present beneath the site’s subsurface, and may be impacted by future ground-disturbing construction activities associated with the Project. Due to the potential to discover elements of the prehistoric use of the area within the Project boundaries, a potentially significant impact to subsurface prehistoric resources was identified by EIR No. 374, and has the potential to occur with implementation of the Project. As such, mitigation would be required.

As part of Addendum No. 6 to EIR No. 374, Mitigation Measure MM C.15-9 from EIR No. 374 was modified to reflect the County’s current requirements for archaeological monitoring during ground-disturbing activities. Mitigation Measure MM C.15-9 would apply to the Project and would ensure any prehistoric archeological resources that may be uncovered during grading, trenching, or other ground-disturbing activities are appropriately recorded and treated, which is actually more protective of the environment than the original Mitigation Measure MM C.15-9 as identified by EIR No. 374. Implementation of the required mitigation would reduce the Project’s potential impacts to subsurface prehistoric resources to less-than-significant levels. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

c) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

EIR No. 374 Finding: Although EIR No. 374 did not address this subject, EIR No. 374 contained enough information about existing conditions and existing archeological resources on the Winchester 1800 SP site that with the exercise of reasonable diligence, information about Winchester 1800 SP’s potential effect to disturb any human remains was readily available to the public. EIR No. 374 did not evaluate impacts to human remains.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health

and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq. California Health and Safety Code § 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code § 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “Most Likely Descendant(s)” of receiving notification of the discovery. The Most Likely Descendant(s) (MLD) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Additionally, Mitigation Measure MM C.15-9, which would apply to the Project, requires that if any human bones are discovered, the County Coroner and Lead Agency shall be contacted, and further requires that in the event that the remains are determined to be of Native American origin, the MLD, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. Assuming mandatory compliance with State law as well as Mitigation Measure C.15-9, implementation of the Project would not result in any adverse impacts to any human remains. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

Addendum No. 6 to EIR No. 374 modified Mitigation Measure MM C.15-9 to better address the potential for uncovering previously-unidentified resources during ground-disturbing activities, and the modified Mitigation Measure MM C.15-9 would apply to the proposed Project. Mitigation Measures MM C.15-1 through MM C.15-8 addresses previously-identified cultural resources located within other portions of SP 286, and do not apply to the Project site. Mitigation measures from EIR No. 374 related to paleontological resources are discussed separately in subsection 5.1.14.

MM C.15-9 Prior to issuance of a grading permit, the Project Applicant shall provide written verification in the form of a letter from the Project Archaeologist to the Lead Agency stating that a certified archaeologist has been retained to implement the monitoring program. The Project Applicant shall provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The Certified Archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the Consulting Archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The Consulting Archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be more or less than anticipated. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. Should any previously unidentified cultural resources be discovered, the Archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The Archaeologist shall

contact the Lead Agency at the time of discovery. The Archaeologist, in consultation with the Lead Agency, shall determine the significance of the discovered resources. The Lead Agency must concur with the evaluation before construction activities will be allowed to resume in the affected area.

For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Consulting Archaeologist and approved by the Lead Agency before being carried out using professional archaeological methods.

If any human bones are discovered, the County Coroner and Lead Agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Lead Agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

5.1.6 Energy

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
10. Energy Impacts				
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

EIR No. 374 Finding: EIR No. 374 indicated that development of the Winchester 1800 SP site would increase energy consumption as compared to existing uses on-site; however, the energy consumption levels associated with the Winchester 1800 SP project were not expected to exceed typical requirements for similar urban development. EIR No. 374 included mitigation measures such as encouraging use of solar heating techniques and adherence to Title 24 building requirements, in order to reduce energy impacts to less than significant. As such, EIR No. 374 concluded that energy impacts would be less than significant with mitigation incorporated. (Riverside County, 1997, pp. V-120 - V-121)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. In order to evaluate the proposed Project's potential to result in wasteful, inefficient, or unnecessary consumption of energy resources and/or due to conflict with plans related to renewable energy and energy conservation, a Project-specific technical study was prepared by Urban Crossroads, Inc. This report is entitled, "Winchester 1800 Energy Analysis" (herein, "EA") is dated June 19, 2023, and is included as *Technical Appendix D* (Urban Crossroads, 2023b). Please refer to Section 2 of the EA for a discussion of existing energy conditions within the Project region, and refer to Section 3 of the EA for a discussion of applicable regulations related to energy.

Consistent with the findings of EIR No. 374, the Project would increase energy consumption as compared to existing uses on-site. The Project's energy consumption during construction and operation of the Project is discussed below.

Energy Consumption – Construction

Project construction would represent a "single-event" electric energy and fuel demand and would not require on-going or permanent commitment of energy or diesel fuel resources for this purpose. The amount of energy (i.e., electricity and natural gas) expected to be consumed during Project construction is typical for a construction project at the Project's scale. Further, the Project's energy demand can be accommodated within the context of available resources and energy delivery systems in the Project area.

The estimated power cost of on-site electricity usage during the construction of the Project is estimated to be \$52,380.99. Additionally, based on the assumed power cost, it is estimated that the total electricity usage during construction, after full Project build-out, is calculated to be 324,803 kilowatt hours (kWh). (Urban Crossroads, 2023b, p. 25).

Construction equipment used by the Project is estimated to result in single event consumption of approximately 90,098 gallons of diesel fuel. Construction equipment use of fuel would not be atypical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or specifically energy-intensive, and Project construction equipment would conform to the applicable Environmental Protection Agency (EPA) and California Air Resources Board (CARB) regulatory standards, acting to promote equipment fuel efficiencies. Project construction equipment also would conform to applicable SCAQMD regulations which act to promote equipment fuel efficiencies. (Urban Crossroads, 2023b, p. 25)

California Code of Regulations (CCR) Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Best Available Control Measures (BACMs) inform construction equipment operators of this requirement. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints. (Urban Crossroads, 2023b, p. 25)

Construction worker trips for full construction of the Project would result in the estimated fuel consumption of 22,097 gallons of fuel. Additionally, fuel consumption from construction vendor and hauling trips (Medium Heavy-Duty Trucks [MHDTs] and Heavy Heavy-Duty Trucks [HHDTs]) would total approximately 10,613 gallons. Diesel fuel would be supplied by County and regional commercial vendors. Indirectly, construction energy efficiencies and energy conservation would be achieved using bulk purchases, transport, and use of construction materials. The 2022 Integrated Energy Policy Report (IEPR) released by the California Energy Commission (CEC) has shown that fuel efficiencies are getting better within on- and off-road vehicle engines due to more stringent government requirements. (Urban Crossroads, 2023b, p. 25)

As supported by the preceding discussions, Project construction-related energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. Thus, impacts would be less than significant. (Urban Crossroads, 2023b, p. 25)

Energy Consumption – Operations

Energy consumption in support of or related to Project operations would include transportation energy demands (energy consumed by passenger car and truck vehicles accessing the Project site) and facilities energy demands (energy consumed by building operations and site maintenance activities) (Urban Crossroads, 2023b, p. 22).

Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total Vehicle Miles Traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. As shown in Table 4-13 of the Project's EA (*Technical Appendix D*), the Project would result in 27,253,302 annual VMT and an estimated annual fuel consumption of 1,100,826 gallons of fuel. These calculations are conservative as they do not include any Transportation Demand Management (TDM) measures, which are designed to reduce VMT from vehicles. (Urban Crossroads, 2023b, p. 22)

Fuel would be provided by current and future commercial vendors. Trip generation and VMT generated by the Project are consistent with other residential uses of similar scale and configuration, as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Ed., 2021) and CalEEMod. As such, Project operations would not result in excessive and wasteful vehicle trips and VMT, nor excess and wasteful vehicle energy consumption compared to other residential developments of similar size. (Urban Crossroads, 2023b, pp. 25-26)

In addition, enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT in the future. Location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. The Project would implement sidewalks, facilitating and encouraging pedestrian access. Facilitating pedestrian and bicycle access would reduce VMT and associated energy consumption. (Urban Crossroads, 2023b, p. 26)

Additionally, the proposed Project would result in approximately 7,512 fewer daily vehicular trips than the project evaluated by EIR No. 374 (Urban Crossroads, 2023e, Table 4). As such, the Project's consumption of vehicular fuel would be substantially reduced in comparison to the Project evaluated by EIR No. 374.

As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. (Urban Crossroads, 2023b, p. 28)

Facilities Energy Demands

Project building operations would result in the consumption of natural gas and electricity. Natural gas would be supplied to the Project by SoCalGas; electricity would be supplied to the Project by Sothern California Edison (SCE). The proposed Project would be required to comply with the 2022 Title 24 Standards. Energy demand estimates are generated as part of the AQIA calculations provided in Appendices 4.1 to the Project's EA. Annual natural gas and electricity demands of the Project are summarized in Table 4-14 and Table 4-15 of the Project's EA (*Technical Appendix D*), and would include 6,686,091 kilo-British Thermal Units (kBtu) per year (total) of natural gas and 1,755,778 kWh per year of electricity (total). When energy consumption associated with the existing residence on site is taken into consideration, the Project would result in a net increase in demand for 5,978,502 kBtu per year of natural gas and 160,154 kWh per year of electricity. (Urban Crossroads, 2023b, p. 24)

Energy efficiency/energy conservation attributes of the Project would be complemented by increasingly stringent State and federal regulatory actions addressing vehicle fuel economies and vehicle emissions standards; and enhanced building/utilities energy efficiencies mandated under Title 24, California Green Building Standards Code. (Urban Crossroads, 2023b, p. 24)

The Project would entail the future operation of up to 95 typical single-family residences and up to 93 single-family residences in a clustered courtyard configuration, and would reflect contemporary energy efficient/energy conserving designs and operational programs. The Project does not include uses that are inherently energy intensive and the energy demands in total would be comparable to other residential land use projects of similar scale and configuration. Lastly, the Project would comply with the applicable Title 24 standards. Compliance itself with applicable Title 24 standards would ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary. (Urban Crossroads, 2023b, pp. 24-25)

Conclusion

Based on the preceding analysis, the proposed Project would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction

or operation. Impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

b) Would the Project conflict with a State or Local plan for renewable energy or energy conservation?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts due to a conflict with a State or Local plan for renewable energy or energy conservation. (Riverside County, 1997, pp. V-120 - V-121)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Under existing conditions, there are no adopted state or local plans for renewable energy or energy efficiency in the Project area. Thus, the Project would have no potential to conflict with such plans, and no impact would occur. Additionally, and as discussed below, the Project would be consistent with or otherwise would not conflict with policies and requirements related to energy conservation.

Project Consistency with Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991: The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) promoted the development of inter-modal transportation systems to maximize mobility as well as address national and local interests in air quality and energy. ISTEA contained factors that Metropolitan Planning Organizations (MPOs) were to address in developing transportation plans and programs, including some energy-related factors. To meet the new ISTEA requirements, MPOs adopted explicit policies defining the social, economic, energy, and environmental values guiding transportation decisions.

Transportation and access to the Project site is provided primarily by the local and regional roadway systems. The Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the ISTEA because SCAG) is not planning for intermodal facilities on or through the Project site. (Urban Crossroads, 2023b, p. 27)

Project Consistency with the Transportation Equity Act for the 21st Century (TEA-21): The Transportation Equity Act for the 21st Century (TEA-21) was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation, discussed above. TEA-21 authorizes highway, highway safety, transit, and other efficient surface transportation programs. TEA-21 continues the program structure established for highways and transit under ISTEA, such as flexibility in the use of funds, emphasis on measures to improve the environment, and focus on a strong planning process as the foundation of good transportation decisions. TEA-21 also provides for investment in research and its application to maximize the performance of the transportation system through, for example, deployment of Intelligent Transportation Systems, to help improve operations and management of transportation systems and vehicle safety.

The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access, acts to reduce VMT, takes advantage of existing infrastructure systems, and promotes land use compatibilities through collocation of similar uses. This is because the Project site is located within an area already served with roadway and utilities infrastructure and the Project site is located in an area surrounded by existing and planned residential development. As such, the Project supports the strong planning processes emphasized under TEA-21 by taking advantage of the regional and

proximate transportation infrastructure. The Project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of TEA-21. (Urban Crossroads, 2023b, p. 27)

Project Consistency with the California Integrated Energy Policy Report (Senate Bill 1389): Senate Bill 1389 (Bowen, Chapter 568, Statutes of 2002) requires the California Energy Commission to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the state's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety (Public Resources Code § 25301a). The Energy Commission prepares these assessments and associated policy recommendations every two years, with updates in alternate years, as part of the Integrated Energy Policy Report. The 2022 Integrated Energy Policy Report (2022 IEPR) was published in February 2023, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2022 IEPR introduces a new framework for embedding equity and environmental justice at the CEC and the California Energy Planning Library which allows for easier access to energy data and analytics for a wide range of users. Additionally, energy reliability, western electricity integration, gasoline cost factors and price spikes, the role of hydrogen in California's clean energy future, fossil gas transition and distributed energy resources are topics discussed within the 2022 IEPR.

Electricity would be provided to the Project by Southern California Edison (SCE). SCE's Clean Power and Electrification Pathway (CPEP) white paper is an integrated approach to reduce GHG emissions and air pollution by taking action in three California economic sectors: electricity, transportation, and buildings. It builds on existing State programs and policies, and uses a combination of measures to produce the most cost-effective and feasible path forward among the options studied. By 2030, it calls for: 1) an electric grid supplied by 80 percent carbon-free energy; 2) more than 7 million electric vehicles on California roads; and 3) using electricity to power nearly one-third of space and water heaters, in increasingly energy-efficient buildings. These electrified technologies will use zero-emission resources like solar and wind to provide most of their power, and can in turn support the electric grid by balancing electricity demand with supply. Because all power supplied to the Project by SCE would be subject to the energy conservation and renewable energy requirements of the CPEP, the Project is inherently consistent with, would not otherwise interfere with, and would not obstruct implementation of, the goals presented in the 2022 IEPR. (Urban Crossroads, 2023b, p. 27; SCE, 2017)

Project Consistency with State Energy Plan: The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Plan calls for the State to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.

The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access and takes advantage of existing infrastructure systems. The Project therefore supports urban design and planning processes identified under the State of California Energy

Plan, is consistent with, and would not otherwise interfere with, nor obstruct implementation of the State of California Energy Plan. (Urban Crossroads, 2023b, p. 27)

Project Consistency with California Code Title 24, Part 6 (California Energy Code): California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions.

The 2022 Title 24 standards builds on California's technology innovations, encouraging energy efficient approaches to encourage building decarbonization, emphasizing in particular heat pumps for space heating and water heating. The 2022 Title 24 standards also extend the benefits of photovoltaic and battery storage systems and other demand flexible technology to work in combinations with heat pumps to enable California buildings to be responsive to climate change, and also strengthens ventilation standards to improve indoor air quality. The 2022 Title 24 updates provide crucial steps in the State's progress toward 100 percent clean carbon neutrality by midcentury. . The CEC previously indicated that single-family homes built with the 2019 standards (which are still in effect as part of the 2022 Title 24 standards) will use approximately 7 percent less energy compared to the residential homes built under the 2016 standards. Additionally, after implementation of solar photovoltaic systems, homes built under the 2019 or 2022 standards will about 53 percent less energy than homes built under the 2016 standards. Nonresidential buildings will use approximately 30 percent less energy due to lighting upgrades. (Urban Crossroads, 2023b, p. 27)

The Project would be subject to the updated 2022 Title 24 standards. Compliance with the applicable Title 24 requirements is enforced through Chapter 15.12 of the County's Municipal Code. Thus, Project consistency with Title 24 requirements would be assured as part of the County's future review of building permit applications. Furthermore, the Project would comply with EIR No. 374 Mitigation Measure MM C.13-2, which requires compliance with the applicable Title 24 standards. As such, the Project is consistent with, would not interfere with, and would not obstruct implementation of Title 24.

Project Consistency with Pavley Fuel Efficiency Standards (AB 1493): AB 1493 is not directly applicable to the Project, since it is a Statewide measure establishing vehicle emissions standards. No feature of the Project would interfere with implementation of the requirements under AB 1493. Additionally, all vehicles accessing the Project site would obtain fuel from local and regional distributors, which would be compliant with AB 1493. (Urban Crossroads, 2023b, p. 27)

Project Consistency with California Renewable Portfolio Standards (SB 1078): The requirements of the State's Renewable Portfolio Standard (RPS) are not applicable to the Project as it is a statewide measure that establishes a renewable energy mix. However, no feature of the Project would interfere with implementation of the requirements under RPS. (Urban Crossroads, 2023b, p. 28)

Project Consistency with Senate Bill 350 (SB 350): The proposed Project would use energy from SCE, which has committed to diversify their portfolio of energy sources by increasing energy from wind and solar sources. No feature of the Project would interfere with implementation of SB 350. The Project would be designed and constructed to implement the energy efficiency measures for new residential developments and would include several measures designed to reduce energy consumption. Additionally, under Title 24, the Project is required to install solar PV systems on each dwelling unit, which would feed back into the overall SCE power mix and, therefore the Project would partially support the goals of RPS and SB 350. (Urban Crossroads, 2023b, p. 28)

Conclusion

Based on the preceding analysis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Additionally, the Project would not conflict with any adopted state or local plans for renewable energy or energy efficiency. Impacts due to the Project's energy demands would be less than significant. Implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address impacts to energy. These measures, which are listed below, would continue to apply to the Project and would be enforced as part of the Project's conditions of approval.

MM C.13-1 Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems. The depth of roof overhangs shall be determined by the building architect at a future date, per Section IV.B.5, Roof Forms and Material. Per Section IV.C.2, Dwelling Unit Plotting Concepts, all single-family neighborhoods shall provide landscaping in a manner that aids in passive solar energy techniques, thus minimizing heating and cooling needs.

MM C.13-2 The following State laws relative to heating and cooling airspace as well as restrictions set for plumbing fixtures will be adhered to: Building energy conservation will largely be achieved by compliance with Title 20 and 24 of the California Administrative Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe installation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(f) and 1606(b) are Appliance Efficiency Standards that set the maximum flow rate of all plumbing fixtures and prohibit the sale of non-conforming fixtures.

5.1.7 Geology and Soils

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<u>II. Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones</u> a. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that SP 286 was not located within any Alquist-Priolo Fault Zones but was located approximately five miles northeast of the Elsinore Fault Zone, and 12.0 miles southwest of the San Jacinto Fault Zone. EIR No. 374 concluded that the probability of strong ground shaking on-site in response to an earthquake was high. Therefore, EIR No. 374 identified mitigation measures to ensure that impacts associated with fault hazards would be reduced to less-than-significant levels. (Riverside County, 1997, p. V-19)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the findings of EIR No. 374, the Project’s site-specific geotechnical evaluation (*Technical Appendix E*) indicates that the Project site and surrounding areas are not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known active fault traces within the Project vicinity. The closest zoned fault to the site is the Elsinore Fault, located approximately 6.5 miles southwest of the Project site. (Geotek, 2021a, p. 6) Accordingly, there is no potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death associated with earthquake fault zones. Furthermore, the Project would be subject to Mitigation Measures MM C.1-1 and MM C.1-2 identified in EIR No. 374, which would ensure the mandatory adherence to Uniform Building Code (which has been replaced by the California Building Code, “CBC”) and County ordinance requirements. The CBC includes more stringent requirements related to seismic design as compared to the Uniform Building Code that was in effect when EIR No. 374 was certified. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
12. Liquefaction Potential Zone a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project be subject to seismic-related ground failure, including liquefaction?

EIR No. 374 Finding: EIR No. 374 determined that the site may be subject to moderate liquefaction. However, EIR No. 374 determined that with incorporation of Mitigation Measure MM C.1-3, potential impacts associated with liquefaction would be less than significant. (Riverside County, 1997, p. V-20)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. According to the County of Riverside GIS database, the majority of the Project site identified as having a “low” potential for liquefaction hazards, while the southeast corner of the Project site is mapped as having a “moderate” potential for liquefaction hazards (RCIT, n.d.). As part of the Project’s geotechnical investigation (*Technical Appendix E*), Geotek conducted laboratory testing of on-site soils and determined that the clay soil between a depth of about 30 to 50 feet is not considered to be susceptible to liquefaction due to the high plasticity index and Water to Liquid Limit ratio. The result of the liquefaction analysis indicates that the saturated soils are not susceptible to liquefaction. Settlement of the soils above the assumed high water table was also evaluated and it is estimated that a dry settlement of about 1/4-inch is possible during a seismic event. A seismic differential settlement of about 1/8-inch over a 30-foot span is estimated. Based on the magnitudes of estimated settlement, Geotek concluded that mitigation to limit the liquefaction and seismic settlement at the site is not warranted. (Geotek, 2021a, p. 8) Furthermore, the Project Applicant would be required to comply with the recommendations of the site-specific geotechnical evaluation and the mitigation measure identified in EIR No. 374 (listed at the end of this subsection 5.1.7), which would further ensure that impacts due to liquefaction hazards would be less than significant. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
13. Ground-shaking Zone a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project be subject to strong seismic ground shaking?

EIR No. 374 Finding: EIR No. 374 determined that the Winchester 1800 SP was not located within any Alquist-Priolo Fault Zones but was located approximately five miles northeast of the Elsinore Fault Zone, and 12.0 miles southwest of the San Jacinto Fault Zone. The EIR concluded that the probability of strong ground shaking on-site in response to an earthquake was high. Therefore, the EIR identified Mitigation Measures MM C.1-1 and MM C.1-2 to reduce impacts associated with ground shaking to below a level of significance. (Riverside County, 1997, p. V-19)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the findings of EIR No. 374, the Project’s site-specific geotechnical evaluation (*Technical Appendix E*) indicates that the Project site and surrounding areas are not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known active fault traces within the Project vicinity. The closest zoned fault to the site is the Elsinore Fault zone, located approximately 6.5 miles southwest of the Project site. (Geotek, 2021a, p. 6) However, the site is subject to strong ground motions caused by earthquakes along nearby fault zones and other active regional faults. Section 1613 of the 2019 California Building Code (CBC) identifies design features required to be implemented to resist the effects of seismic ground motions. With mandatory compliance to the 2022 CBC requirements, or the applicable building code at the time of Project construction, structures and persons on the Project site would not be exposed to substantial adverse ground-shaking effects. Accordingly, and consistent with the findings of EIR No. 374, impacts associated with strong seismic ground shaking would be less than significant. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
14. Landslide Risk a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				

a) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that secondary seismic-related impacts such as ground rupture, shallow ground cracking, and landslides were not anticipated to occur on the Winchester 1800 SP area. Therefore, EIR No. 374 did not identify any impacts associated with landslide risk. (Riverside County, 1997, p. V-21)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The areas surrounding the Project site are relatively flat, and have no hillsides that may have the potential for landslide or rockfall hazards. Most of the proposed slopes within the development would be constructed at a gradient of 2:1 (horizontal:vertical), and would not exceed a height of 10 feet. Although an off-site slope measuring up to 12 feet in height would be created along the southern boundary of the Project site in order to preclude the need for a retaining wall along the southern site boundary, this proposed slope would be constructed at a gradient of 4:1, which would result in a slope that ties into existing topography to the south and that is not subject to failure. In addition, while slopes up to 12 feet in height are proposed in the southeastern park/detention site, these slopes would be constructed at a gradient of 2:1 and would tie into the existing topography at the southeast corner of the site. Additionally, the Project would be constructed in accordance with the site-specific recommendations contained within the Project’s geotechnical report (*Technical Appendix E*). Mandatory compliance with the recommendations contained within the Project’s geotechnical report would ensure that all proposed slopes are engineered and constructed to maximize stability and preclude safety hazards to on- and off-site areas. As such, the Project has no potential to cause or be affected by landslide or rockfall hazards, and impacts would be less than significant.

The Project’s geotechnical report (*Technical Appendix E*) determined that due to the absence of a nearby free-face and the low liquefaction hazard, the potential for lateral spreading at the Project site is considered to be nil. Additionally, due to the lack of liquefaction hazards on site, the Project also would not be subject to liquefaction-related collapse. (Geotek, 2021a, pp. 8-9) Additionally, the Project Applicant would be required to comply with the site-specific recommendations of the Project’s geotechnical report, which would reduce potential impacts associated with collapse and lateral spreading hazards to less-than-significant levels. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
15. Ground Subsidence a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project 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?

EIR No. 374 Finding: Although this issue was not evaluated in EIR No. 374, EIR No. 374 contained enough information about the Winchester 1800’s geologic unit and soils that with the exercise of reasonable diligence, information about the Winchester 1800 SP’s potential impacts due to being 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 was readily available to the public. No impacts due to ground subsidence were identified by EIR No. 374.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. According to Riverside County GIS, the Project site is located within an area that is susceptible to subsidence (RCIT, n.d.). However, the Project Applicant would be required to comply with the recommendations of the site-specific geotechnical study (*Technical Appendix E*) and the 2022 CBC, which would ensure that the building foundations would be designed to preclude any impacts related to ground subsidence. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
16. Other Geologic Hazards a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?**

EIR No. 374 Finding: EIR No. 374 noted that portions of the Winchester 1800 SP area may be subject to seismically induced flooding and seiches caused by failure of Lake Skinner Dam. Location of the areas within the Lake Skinner Dam Inundation Area could expose future residents to flooding in the event of a seismic event. The EIR identified Mitigation Measure MM C.4-1 to reduce impacts related to flooding by requiring notification to future property owners and coordination with emergency management agencies to ensure public safety in the event of a seiche. EIR No. 374 concluded that with incorporation of mitigation, impacts due to seiches would be less than significant. EIR No. 374 did not identify any impacts associated with mudflow or volcanic hazards. (Riverside County, 1997, p. V-21)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the conditions that existed at the time EIR No. 374 was certified, there are no active volcanoes in the Project region. Additionally, the Project vicinity consists of relatively flat topography, and there are no hillsides in the area that could subject the Project site to mudflow hazards. With respect to seiches, the nearest body of water to the Project site is the Lake Skinner Dam, located approximately 0.8-mile east of the site. According to Riverside County Environmental Impact Report No. 521, the Project site is located within the Lake Skinner Dam Inundation Area (Riverside County, 2015c, Figure 4.11-2). However, the Project’s geotechnical report indicates that the risk of seiches affecting the Project site would be low due to the embankment height above the Lake Skinner water surface on the west side of the reservoir (Geotek, 2021a, p. 8). Accordingly, impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
17. Slopes				
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the Project change topography or ground surface relief features?**

EIR No. 374 Finding: EIR No. 374 determined that grading of the site would be tailored to existing topography and would be sensitive to natural landforms where practical. However, the EIR noted that development of the Winchester 1800 SP project would create artificial cuts and fills to accommodate structures and roads. EIR No.

374 identified slopes and erosion mitigation measures to ensure that impacts associated with topographical changes would be less than significant. (Riverside County, 1997, p. V-29)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Due to the relatively flat nature of the Project site there are no prominent slopes on the Project site. Grading activities proposed as part of the Project has been designed to generally follow the natural topography of the Project site. Consistent with the site's existing topography, the site would continue to contain a high point in the central portions of the Project site, with lower elevations occurring in the southern and northern portions of the Project site. As such, development of the Project would not dramatically change the topography or ground surface relief features of the Project site or surrounding area. Furthermore, the Project would be subject to the mitigation measures identified in EIR No. 374, which would ensure any topographical changes due to the Project would be reduced to less-than-significant levels. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

b) Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?

EIR No. 374 Finding: EIR No. 374 determined that most cut and fill slopes associated with the Winchester 1800 SP project would be designed in accordance with County of Riverside standards (ensuring that slopes would be no steeper than 2:1 or taller than ten feet in height). However, EIR No. 374 indicated that slopes in portions of SP 286 would require slopes steeper than 2:1 or taller than 10 feet in height. To ensure the safety of such slopes, EIR No. 374 identified Mitigation Measures MM C.2-4 through MM C.2-7, which require detailed landscape plans and a soils report demonstrating the safety of any cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, EIR No. 374 determined that with mitigation, impacts associated with slopes would be less than significant. (Riverside County, 1997, p. V-29)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. As shown on TTM 38300 (refer to Figure 3-3), all slopes proposed as part of the Project would be constructed at a gradient of 2:1. Although an off-site slope measuring up to 12 feet in height would be created along the southern boundary of the Project site in order to preclude the need for a retaining wall along the southern site boundary, this proposed slope would be constructed at a gradient of 4:1, which would result in a slope that ties into existing topography to the south and that is not subject to failure. In addition, while slopes up to 12 feet in height are proposed in the southeastern park/detention site, these slopes would be constructed at a gradient of 2:1 and would tie into the existing topography at the southeast corner of the site. Additionally, the Project would be constructed in accordance with the site-specific recommendations contained within the Project's geotechnical report (*Technical Appendix E*). Mandatory compliance with the recommendations contained within the Project's geotechnical report would ensure that all proposed slopes are engineered and constructed to maximize stability and preclude safety hazards to on- and off-site areas. As such, no impact would occur. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

c) **Would the Project result in grading that affects or negates subsurface sewage disposal systems?**

EIR No. 374 Finding: EIR No. 374 indicated that septic systems were not located on the Winchester 1800 SP site. Therefore, EIR No. 374 concluded that it is not expected that site grading would impact subsurface sewage systems. As a result, EIR No. 374 concluded that impacts to subsurface sewage disposal systems would not occur.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Under existing conditions, it is assumed that a septic system occurs on site in association with the existing single-family residence. As part of the Project, this septic system would be removed from the Project site. With development of the Project site as proposed, all wastewater generated on site would be conveyed by a proposed sanitary sewer system, which would discharge into an existing sewer main located within Moser Road. Thus, although implementation of the Project would result in the removal of the existing septic system, Project impacts would be less than significant because all sewer flows generated on site would be conveyed to the Temecula Valley Regional Water Reclamation Facility (TVRWRF) for treatment. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
18. Soils				
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the Project result in substantial soil erosion or the loss of topsoil?**

EIR No. 374 Finding: EIR No. 374 determined grading of the Winchester 1800 SP site would somewhat reshape natural contours and slightly increase the erosion potential of the Winchester 1800 SP site. The EIR noted however, that erosion on-site could be easily mitigated by proper engineering techniques. As such, the EIR identified mitigation measures to ensure that impacts associated with soil erosion on site would be less than significant. (Riverside County, 1997, p. V-29)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project has the potential to result in substantial soil erosion or loss of topsoil during both construction and long-term operation. Each is discussed below.

Construction-Related Activities

Consistent with the information disclosed in EIR No. 374, proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain coverage under a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Riverside County Ordinance No. 457 (Building Codes & Fee Ordinance) would apply, which establishes, in part, requirements for the control of dust and erosion during construction. As part of the requirements of Ordinance No. 457, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phases to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and applicable regulatory requirements would ensure that water and wind erosion impacts would be less than significant.

Long-Term Operational Activities

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from stormwater discharged from the property. All flows entering the on-site storm drainage system would be directed toward the water quality detention basins planned in the northwestern portion and southeastern corner of the site via catch basins and subsurface storm drain pipes. Following treatment of these flows within the water quality detention basins, flows from the southern portions of the Project site would be conveyed to the existing undeveloped property to the south, while flows from the northern portions of the Project site would be conveyed to a proposed extension of an existing storm drain line within Moser Road, which would be routed northerly and then easterly within Benton Road, with flows discharging on to an existing undeveloped property located immediately north of the Project site.

Based on the analysis presented in the Project's hydrology study (*Technical Appendix G1*), post-development peak runoff from the site during 100-year (one-hour duration) storm events for the northern and southern portions of the site would not exceed the peak stormwater flows that are discharged from the Project site under existing conditions (Adkan, 2023a, pp. 2-3). As such, the Project would not result in a substantial increase in runoff that could result in increased erosion hazards downstream. Impacts would be less than significant.

In addition, the Project Applicant is required to prepare and submit to the County for approval a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project's required WQMP (refer to *Technical Appendix G2*) and future-required site-specific SWPPP would further ensure that potential erosion and sedimentation effects would be less than significant. As such, impacts due to substantial soil erosion or the loss of topsoil would be less than significant. Furthermore, the Project would be subject to the mitigation measures identified in EIR No. 374, which would mitigate erosion hazards on-site. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

b) Would the Project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial risks to life or property?

EIR No. 374 Finding: Although EIR No. 374 did not address this subject, EIR No. 374 contained enough information about the soils in the SP area that with the exercise of reasonable diligence, information about the project's potential effect due to being located on an expansive soil, creating substantial risks to life or property was readily available to the public. EIR No. 374 did not identify any impacts associated with expansive soils as defined in Section 1802.3.2 of the California Building Code (2007).

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project's site-specific geotechnical evaluation (*Technical Appendix E*) indicates that the majority of the on-site soils to be encountered during grading may be classified as having "very low" ($0 \leq EI \leq 20$) expansion potential per ASTM D 4829 (Geotek, 2021a, p. 12). As such, impacts due to expansive soils would be less than significant. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

c) Would the Project have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

EIR No. 374 Finding: Although this issue was not evaluated in EIR No. 374, EIR No. 374 contained enough information about the Winchester 1800 SP's proposed sewer plan that with the exercise of reasonable diligence, information about the Winchester 1800 SP's potential impacts due to septic systems or alternative waste water disposal systems was readily available to the public. EIR No. 374 did not identify any impacts associated with the use of septic tanks or alternative waste water disposal systems, as EIR No. 374 disclosed that all wastewater generated within the Winchester 1800 site would be conveyed via a sanitary sewer system and no septic tanks or alternative waste water disposal was proposed or required.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project would not result in grading that affects or negates subsurface sewage disposal systems. The Project site is presumed to contain a septic system associated with the existing single-family residence under existing conditions. The septic system on-site would be closed in accordance with County regulations and requirements and Uniform Plumbing Code Section 722.0, which entails removing sewage from the septic systems and completely filling the septic systems with earth,

sand, gravel, concrete, or other approved material. Prior to finalizing filling of the septic system, an inspection by County staff would be required. Closing the on-site septic system in accordance with County regulations and the Uniform Plumbing Code would ensure no environmental impacts associated with closing the septic tanks would occur. With implementation of the Project, sewer service to the Project site would be provided by the EMWD via proposed sewer lines within the Project site that would connect to an existing sewer main located within Moser Road. Accordingly, no impact to subsurface sewage disposal systems would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

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

a) Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

EIR No. 374 Finding: EIR No. 374 determined that although the Winchester 1800 SP area was not within the County’s designated Wind Erosion of Blowsand Area, construction activities associated with the Winchester 1800 SP project would generate fugitive dust. The EIR identified Mitigation Measure C.3-1 to ensure that surfaces were regularly watered and ground cover was utilized in accordance with SCAQMD Rule 403. With incorporation of mitigation, EIR No. 374 determined that impacts associated with wind erosion and blowsand would be less than significant. (Riverside County, 1997, p. V-32)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Grading activities associated with the Project generally would be consistent with what was assumed by EIR No. 374. Proposed grading activities would expose underlying soils at the Project site, which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

The Project site is considered to have a “moderate” susceptibility to wind erosion (Riverside County, 2015, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be avoided with mandatory compliance with the future-required SWPPP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with SCAQMD Rule 403, which

addresses the reduction of airborne particulate matter. Furthermore, the Project would be subject to the mitigation measure identified in EIR No. 374, which would ensure that surfaces were regularly watered and ground cover was utilized in accordance with SCAQMD Rule 403. With mandatory compliance to regulatory requirements, wind erosion impacts would be less than significant during construction and additional mitigation is not required.

Following construction, and consistent with the findings of EIR No. 374, wind erosion on the Project site would be negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address impacts associated with geology and soils. All of the mitigation measures identified by EIR No. 374, which are listed below, would continue to apply to the Project and would be enforced as part of the Project's conditions of approval. As part of Addendum No. 6 to EIR No. 374, some modifications were made to the EIR No. 374 geology and soils mitigation measures in order to reflect current building code requirements and improve readability. Additionally, Mitigation Measure MM C.4-1 has been updated to reflect the current planning area numbering of SP 286 (inclusive of the changes proposed as part of SPA 8). None of the changes to the EIR No. 374 mitigation measures are the result of the Project causing a new or increased significant impact not already identified and analyzed in EIR No. 374.

Mitigation Measures MM C.1-1 through C.1-3 address impacts related to seismic safety.

- MM C.1-1** All on-site structures shall be constructed in accordance with the seismic design criteria in the California Building Standards Code and County ordinances and shall be designed to withstand groundshaking from the maximum credible earthquake that can be expected.
- MM C.1-2** The site shall be cleared of all obstructions and deleterious material including all miscellaneous trash, debris, and organic materials.
- MM C.1-3** The potential on-site liquefaction hazard shall be mitigated by removal and recompaction of the alluvium, installation of subsurface drainage and placement of compacted fill.

Mitigation Measures MM C.2-1 through C.2-13 address impacts related to slopes and erosion.

- MM C.2-1** Prior to development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan shall include techniques to prevent erosion, sedimentation during and after the grading process, time frames for grading, identification of areas that may be graded during high probability rain months, and preliminary pad and roadway elevations.

- MM C.2-2** All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months.
- MM C.2-3** Prior to any grading activities a soils report and geotechnical study will be performed to further analyze on- site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned in mitigation number 1.
- MM C.2-4** Where cut and fill slopes are created higher than ten feet. Detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
- MM C.2-5** All street shall have a gradient not to exceed 15%.
- MM C.2-6** The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permits such rounding.
- MM C.2-7** Slopes steeper than 2:1 and higher than ten feet (10') are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. Slopes greater than three feet (3') in vertical height shall be planted with grass and irrigated. Slopes exceeding fifteen feet (15') shall be provided with shrubs and trees per County Ordinance 457. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules and regulations governing grading in Riverside County shall be observed.
- MM C.2-8** Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.
- MM C.2-9** Grading work on the entire project site shall be balanced on-site whenever possible.
- MM C.2-10** Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within ninety (90) days of completion of grading, unless building permits are obtained.
- MM C.2-11** Natural features such as significant rock outcrops shall be protected as practical in the siting of individual lots and building pads.
- MM C.2-12** On-site water wells shall be further investigated as a source of deep aquifer groundwater.

MM C.2-13 All grading shall be done in conformance with recommendations contained within the Geotechnical Report included as Appendix B to this Draft EIR.

Mitigation Measure MM C.3-1 addresses impacts related to wind erosion and blowsand.

MM C.3-1 The quality of particulate matter and other pollutants emitted during the grading and construction phase of the Project will be reduced through watering graded surfaces and planting ground cover as dust palliatives as dust control methods, in accordance with SCAQMD Rule 403.

Mitigation Measures MM C.4-1 addresses impacts related to flooding.

MM C.4-1 All final subdivision maps will indicate that the proposed project lies in a potential dam inundation zone of Lake Skinner. Mitigation of impacts related to dam inundation will involve coordination between the applicant and the County Disaster Preparedness Office in establishing emergency evacuation routes. This coordination and establishment of evacuation routes shall occur prior to Tentative Tract Map approval. Prospective homebuyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes in these Planning Areas. This includes residential planning areas ~~35, 36, 29, 31, 32, 34, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 47, 49, 50, 51, 52, 53,~~ and 54. Impacted commercial uses include Planning Areas ~~3646~~ and ~~4850~~. Murrieta Valley Unified School District shall also receive written notice of potential dam inundation and respective evacuation routes for the school site located in Planning Area ~~4656~~.

5.1.8 Greenhouse Gas Emissions

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
20. Greenhouse Gas Emissions				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**
- b) **Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

EIR No. 374 Finding: Although EIR No. 374 did not address this subject, EIR No. 374 contained enough information about projected air quality emissions associated with proposed Specific Plan that with the exercise of reasonable diligence, information about the SP 286's potential effect due to greenhouse gas (GHG) emissions was readily available to the public. EIR No. 374 did not evaluate impacts due to GHG emissions or impacts due to conflicts with existing plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. In order to evaluate the Project's level of GHG emissions and confirm that the potential for GHG impacts would not result in new or substantially increased GHG impacts, a Project-specific Greenhouse Gas Analysis was prepared by Urban Crossroads (herein, "GHGA"), and is included as *Technical Appendix F* (Urban Crossroads, 2023c).

Additionally, and as documented in Section 4.7.3 of the Riverside County EIR No. 521 (certified in December 2015), there have been numerous regulations adopted since EIR No. 374 was certified in 1997 that would result in reduced Project-related GHG emissions compared to the project evaluated by EIR No. 374, including AB 1493, which specifies fuel efficiency standards, and the California Building Standards Code Title 24 energy efficiency requirements (CALGreen), which impose more stringent energy efficiency requirements as compared to what was in effect when EIR No. 374 was certified. Notwithstanding the fact that the Project would result in reduced GHG impacts as compared to the project evaluated in EIR No. 374, the Project's proposed Tentative Tract Map No. 38300 and PPT No. 230031 include site-specific details regarding the proposed development that were not available when EIR No. 374 was certified. As such, and in order to supplement the information contained in EIR No. 374, a discussion and analysis of the Project's potential impacts associated with GHG emissions is presented below.

Background

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. The majority of scientists believe that the climate shift taking place since the Industrial Revolution is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that current GCC is the result of increased concentrations of GHGs in the earth's atmosphere, including carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. The majority of scientists believe that this increased rate of climate change is the result of GHGs resulting from human activity and industrialization over the past 200 years. (Urban Crossroads, 2023c, p. 5)

An individual project like the proposed Project cannot generate enough GHG emissions to affect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHGs combined with the cumulative increase of all other sources of GHGs, which when taken together constitute potential influences on GCC. (Urban Crossroads, 2023c, p. 5)

Please refer to Section 2 of the Project's GHGA (*Technical Appendix F*) for a discussion of GCC, greenhouse gases, their health effects, their global warming potential (GWP), and for a discussion of GHG emissions inventories.

Applicable Regulations

Please refer to Subsection 2.6 of the Project's GHGA (*Technical Appendix F*) for a discussion of applicable federal, State, and local regulations related to GHGs.

Threshold of Significance for Evaluating Project Impacts due to GHGs

The Riverside County Climate Action Plan (CAP) identifies a three-step approach in evaluating GHG emissions at a project level. The first is a screening threshold of 3,000 Metric Tons (MT) of carbon dioxide equivalent per year (CO₂e/yr), which is used to determine if additional analysis is required. Projects that exceed the 3,000 MT CO₂e/yr are required to calculate GHG emissions at 2017 levels of efficiency and compare those emissions to the GHG emissions at the project buildout year levels of efficiency (inclusive of project design features and/or mitigation to reduce GHG emissions, which based on the CAP 2017 emissions and the 2030 target is approximately 16.4%) or demonstrate at least 100 points (equivalent to an approximate 15% reduction in GHG emissions) through the CAP Screening Tables. (Urban Crossroads, 2023c, pp. 33-34)

If a Project can demonstrate an efficiency equal to or greater than the GHG efficiency identified in the CAP by comparing the emissions estimate from a 2017 scenario to the proposed Project the Project is determined to be consistent with the reduction quantities anticipated in the County of Riverside's GHG Technical Report, and consequently would be consistent with the CAP Update and are considered to have a less than significant individual and cumulative impact on GHG emissions. (Urban Crossroads, 2023c, p. 34, pp. 30-31)

Projects that garner at least 100 points are determined to be consistent with the reduction quantities anticipated in the County of Riverside's GHG Technical Report, and consequently would be consistent with the CAP Update. As such, projects that achieve a total of 100 points or more are considered to have a less than significant individual and cumulative impact on GHG emissions. It should be noted many of the CAP checklist implementation measures are incomplete and do not assign points to 22 measures and several others offer a large range of point reductions without providing guidance on how to determine the proper points for those measures. (Urban Crossroads, 2023c, p. 34)

Project Impacts due to GHGs

The Project's GHG emissions have been calculated with the California Emissions Estimator Model (CalEEMod) model based on the construction and operational parameters. Refer to Subsection 3.3 of the Project's GHGA (*Technical Appendix F*) for a discussion of CalEEMod.

Construction Emissions

Project construction activities would generate CO₂ and CH₄ emissions. The Project's AQIA (*Technical Appendix A*) contains detailed information regarding Project construction activities, which also are summarized herein in subsection 3.2.1. As discussed in the AQIA, construction-related emissions are expected from the following

construction activities: demolition, site preparation, grading, building construction, paving, and architectural coating. (Urban Crossroads, 2023c, p. 34)

To evaluate Project construction emissions, GHG emissions are quantified and amortized over the life of the Project and added to the operations emissions. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total GHG emissions for the construction activities, dividing it by a 30-year project life then adding that number to the annual operational GHG emissions. Therefore, Project construction emissions have been amortized over a 30-year period and added to the annual operational GHG emissions. As shown in Table 5-9, *Construction GHG Emissions*, amortized construction emissions associated with the Project would result in approximately 37.62 MT CO₂e/yr. (Urban Crossroads, 2023c, p. 35)

Table 5-9 Construction GHG Emissions

Year	Emissions (MT/yr)				
	CO ₂	CH ₄	N ₂ O	R	Total CO ₂ e
2024	274.78	0.01	0.00	0.02	276.00
2025	463.18	0.02	0.01	0.17	467.53
2026	381.37	0.01	0.01	0.14	385.04
Total GHG Emissions	1119.33	0.04	0.03	0.33	1128.56
Amortized Construction Emissions	37.31	0.00	0.00	0.01	37.62

Source: CalEEMod, Appendix 3.1 to the Project's GHGA (*Technical Appendix F*).
(Urban Crossroads, 2023c, Table 3-3)

Operational Emissions

Operational activities associated with the proposed Project will result in emissions of CO₂, CH₄, and N₂O from the following primary sources: area sources; energy sources; mobile sources; water supply, treatment, and distribution; and solid waste (Urban Crossroads, 2023c, p. 39).

Area Sources

Landscape Maintenance Equipment

Landscape maintenance equipment are typically the only area sources that would generate emissions GHG emissions, which are primarily due to fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project. The emissions associated with landscape maintenance equipment were calculated based on standard assumptions included in CalEEMod. (Urban Crossroads, 2023c, p. 39)

Energy Sources

Combustion Emissions Associated with Natural Gas and Electricity

GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO₂ and other GHGs directly into the atmosphere. These emissions are considered direct emissions associated with a building; the building energy use emissions do not include street lighting. GHGs also are emitted during the generation of electricity from fossil fuels; these emissions

are considered to be indirect emissions. Unless otherwise noted, CalEEMod default parameters were used. (Urban Crossroads, 2023c, pp. 39-40)

Renewable Portfolio Standard

Indirect emissions from electricity use were modeled based on electricity intensity factors for the Project utility provider, Southern California Edison (SCE). CalEEMod derives energy intensity factors from 2019 data, which indicates that in 2019 SCE generated 393 pounds of CO₂e for each megawatt-hour (MWh) of electricity delivered. SCE had a power mix with 38% renewables in 2019 and is projected to meet the 44% renewables requirement by 2024. The 2019 reported energy intensity factors were used in this analysis of GHG emissions. (Urban Crossroads, 2023c, p. 40)

Title 24 Energy Efficiency Standards

California's Energy Efficiency Standards for Residential and Nonresidential Buildings was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity. The 2022 version of Title 24 was adopted by the California Energy Commission (CEC) and became effective on January 1, 2023. Based on CEC guidance, single-family residences built with the 2019 standards (which still apply under the 2022 standards) will use approximately 7% less energy compared to the residential residences built under the 2016 standards. Additionally, based on Title 24, Part 6 requirements, the proposed residential units would be required to install solar photovoltaic systems capable of generating the equivalent of 2.54 kW on each unit. Thus, under the current building code, the entire single-family development would be required to install the equivalent of 140.72 kW of solar PV generation. After implementation of solar photovoltaic systems, residences under four stories built under the 2019 standards (which still apply under the 2022 standards) will use about 53% less energy than the same residences built under the 2016 standards. The Project was modeled based on 2022 Title 24 requirements. (Urban Crossroads, 2023c, p. 40)

Mobile Sources

Project mobile source GHG impacts are dependent on both overall daily vehicle trip generation and the effect of the Project on peak hour traffic volumes and traffic operations in the vicinity of the Project. The Project-related GHG impacts include vehicle trips. The Project was modeled using a conservative opening year of 2026. (Urban Crossroads, 2023c, p. 37)

EMFAC2021 Emission Rates

The EMFAC model web database is used for State Implementation Plans (SIPs) and transportation conformity analyses. EMFAC is a mathematical model that was developed to calculate emission rates, fuel consumption, vehicle miles traveled (VMT) from motor vehicles that operate on highways, freeways, and local roads in California and is commonly used by CARB to project changes in future emissions from on-road mobile sources. The 2021 version of EMFAC (EMFAC2021) is incorporated into CalEEMod, version 2022.1. The Project's GHGA uses the EMFAC2021 emission factors in order to derive vehicle emissions associated with Project operational activities. (Urban Crossroads, 2023c, pp. 40-41)

Water Supply, Treatment and Distribution

Indirect GHG emissions result from the production of electricity used to convey, treat, and distribute water and wastewater. The amount of electricity required to convey, treat, and distribute water depends on the volume of water as well as the sources of the water. CalEEMod default end use water demand rates are based on 2000 water demand data. Since 2013 CALGreen has required a 20% reduction in indoor water use over base line rates. This was implemented through design requirements in the code for water closets, faucets, and other plumbing fixtures to achieve the 20% decrease by decreasing the flow rates by 20%. However, this requirement has not been included in CalEEMod default water demand factors. Therefore, CalEEMod default parameters for the Project were modified to reflect this requirement. (Urban Crossroads, 2023c, p. 41)

Solid Waste

GHG emissions from waste generation also were calculated in CalEEMod and are based on the Intergovernmental Panel on Climate Change (IPCC) methods for quantifying GHG emissions from solid waste using the degradable organic content of waste. Waste disposal rates by land use and overall composition of municipal solid waste in California was primarily based on data provided by the California Department of Resources Recycling and Recovery (CalRecycle). These estimates are based on the best available data and no alteration to waste generation factors was applied to emissions modeling. (Urban Crossroads, 2023c, p. 41)

Refrigerants

Air conditioning (A/C) and refrigeration equipment associated with the building are anticipated to generate GHG emissions. CalEEMod automatically generates a default A/C and refrigeration equipment inventory for each project land use subtype based on industry data from the USEPA (2016b). CalEEMod quantifies refrigerant emissions from leaks during regular operation and routine servicing over the equipment lifetime and then derives average annual emissions from the lifetime estimate. Note that CalEEMod does not quantify emissions from the disposal of refrigeration and A/C equipment at the end of its lifetime. GHG emissions associated with refrigerants were calculated by CalEEMod using default parameters. (Urban Crossroads, 2023c, p. 41)

Emissions Summary

The annual GHG emissions associated with the operation of the proposed Project are estimated to be approximately 2,896.64 MT CO₂e/yr as summarized in Table 5-10, *Project GHG Emissions*. Detailed calculations are provided in Appendix 3.1 to the Project's GHGA (*Technical Appendix F*). (Urban Crossroads, 2023c, p. 41)

County of Riverside CAP Consistency

The purpose of the County of Riverside CAP is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County of Riverside. To address the State's requirement to reduce GHG emissions, the County of Riverside prepared its CAP Update to assess the previous GHG reduction targets identified in the 2015 CAP and proposes new targets that are consistent with the State policies in order to meet the requirements of SB 32. The State recommends a 15% reduction below 2005–2008 baseline levels by 2020, a 49% reduction below 2008 levels by 2030, and an 80% reduction below 2008

Table 5-10 Project GHG Emissions

Emission Source	Emissions (MT/yr)				
	CO ₂	CH ₄	N ₂ O	R	Total CO ₂ e
Annual construction-related emissions amortized over 30 years	37.31	1.46E-03	8.74E-04	1.11E-02	37.62
Area Source	2033.35	0.10	0.10	3.20	2069.23
Energy Source	48.12	0.00	0.00	0.00	48.18
Mobile Source	630.48	0.06	0.00	0.00	633.07
Waste	46.16	0.25	0.01	0.00	54.40
Water Usage	15.35	1.53	0.00	0.00	53.71
Refrigerants	0.00	0.00	0.00	0.43	0.43
Total CO₂e (All Sources)	2,896.64				
SCAQMD Threshold	3,000				
Significant?	No				

Source: CalEEMod, refer to Appendix 3.1 to the Project's GHGA (*Technical Appendix F*).
 -- = Emission factor only provided in MT CO₂e
 (Urban Crossroads, 2023c, Table 3-4)

levels by 2050. To continue reductions consistent with the State’s long-term emissions reduction goals, the County of Riverside would need to reduce emissions in 2030 by 525,511 MT CO₂e from an ABAU forecast and by 2,982,947 MT CO₂e from an ABAU forecast by 2050. The County of Riverside’s target is consistent with the SB 32 target and ensures that the County of Riverside will be providing GHG reductions locally that will complement state efforts to reduce GHG emissions. Because the County of Riverside’s CAP addresses GHG emissions reductions and is consistent with the requirements of SB 32 and international efforts to reduce GHG emissions, compliance with the CAP fulfills the description of mitigation found in the State CEQA Guidelines. (Urban Crossroads, 2023c, p. 42)

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MT CO₂e per year is used to determine if additional analysis is required. Projects that exceed 3,000 MT CO₂e per year will be required to calculate GHG emissions at 2017 levels of efficiency and compare those emissions to the GHG emissions at the project buildout year levels of efficiency (inclusive of project design features and/or mitigation to reduce GHG emissions) or demonstrate at least 100 points (equivalent to an approximate 15% reduction in GHG emissions) through the CAP Screening Tables. Additionally, small projects that do not exceed the 3,000 MT CO₂e are required to also meet water and energy efficiency requirements that match or exceed Title 24 requirements in effect as of 2017. The Project would comply with the 2022 version of Title 24, which has equal or greater water and energy efficiency requirements than 2019 version of Title 24. (Urban Crossroads, 2023c, pp. 42-43)

As shown in Table 5-10, the Project would result in approximately 2,896.64 MT CO₂e/yr; therefore, the Project would fall below the screening level indicating emission from the Project would be captured by the CAP and the Project would therefore be consistent with the CAP emission projections. As such, the Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; therefore, Project impacts due to GHG emissions would be less than significant. (Urban Crossroads, 2023c, p. 39)

Conflicts with Applicable GHG-Related Plans, Policies, and Regulations

As discussed above, the Project would be consistent with the Riverside County CAP. In addition to the County's CAP, the 2022 Scoping Plan Update reflects the 2030 target of a 40% reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. Consistency with the 2008 and 2017 Scoping Plan is not necessary, since both of these plans have been superseded by the 2022 Scoping Plan. The Project would not conflict with any of the provisions of the Scoping Plan. Recent studies show that the State's existing and proposed regulatory framework will allow the State to reduce its GHG emissions level to 40% below 1990 levels by 2030. Further, a recent study shows that the State's existing and proposed regulatory framework will allow the State to reduce its GHG emissions level to 40% below 1990 levels by 2030 (LBNL, 2015). As previously noted, projects that demonstrate consistency with the CAP and County of Riverside General Plan are determined to be consistent with the 2022 Scoping Plan Update and would result in a less-than-significant GHG impact. Accordingly, because the Project would not conflict with the County CAP Update, the Project also would be consistent with the 2022 CARB Scoping Plan; thus, impacts would therefore be less than significant. There are no other applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Therefore, the Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, and impacts would be less than significant. (Urban Crossroads, 2023c, p. 43)

Conclusion

As indicated in the preceding analysis, the proposed Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and the proposed Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Impacts due to GHG emissions would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Comparison of Project GHG Impacts to EIR No. 374

Although EIR No. 374 did not evaluate GHG impacts, EIR No. 374 contained sufficient information about projected air quality emissions associated with the Winchester 1800 SP that with the exercise of reasonable diligence, information about the Winchester 1800 SP's potential effect due to GHG emissions was readily available to the public. In comparison to the land uses and other assumptions about buildout of the Winchester 1800 SP utilized in EIR No. 374 (which assumed the Project site would be developed with "Commercial Tourist" uses), the Project would result in a substantial reduction in GHG emissions. The Project would result in an increase in 188 single family residential dwelling units as compared to the adopted SP 286, but would result in a reduction of 20.02 acres of CT land uses. With respect to GHG emissions, the increase of 188 dwelling units as proposed by the Project would be more than off-set by the proposed reduction of 20.02 acres of CR land uses. Specifically, and as discussed above in subsection 3.2.2.C, the proposed Project would result in approximately 7,512 fewer daily trips as compared to the project evaluated by EIR No. 374. Because a majority of the GHG emissions associated with residential uses are the result of mobile sources (as demonstrated by the calculations shown in Table 5-10), and because the Project would produce substantially less traffic than was analyzed by EIR No. 374, the Project as proposed would result in a substantial reduction in GHG emissions associated with the buildout of proposed Planning Area 53 as compared to the land uses assumed by EIR No. 374 a. Furthermore, due to advancements in

technology and more stringent regulations since 1997, the Project’s GHG emissions associated with construction sources, mobile sources, area sources, and energy sources would be substantially less than what would have been disclosed by EIR No. 374 for the Project site. Accordingly, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 did not identify any measures specifically addressing GHG emissions, although the Project would be subject to EIR No. 374 Air Quality Mitigation Measures MM C.6-1 through MM C.6-6, MM C.6-13, and MM C.6-15 through MM C.6-17 (refer to Subsection 5.1.3), several of which would reduce the Project’s GHG emissions.

5.1.9 Hazards and Hazardous Materials

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
21. Hazards and Hazardous Materials				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that development of the Winchester 1800 project would not generate any toxic waste but could include small quantity generators that produce less than 1,000 kilograms of hazardous waste per year. These generators may include medical offices, drycleaners, painting, and solvent supplies. The EIR recognized that under no circumstances would outside storage of hazardous materials be permitted and there would be no exposure of hazardous materials to the public. However, EIR No. 374 nonetheless identified Mitigation Measure MM C.8-1 to ensure that proposed commercial and retail developments on site were reviewed by the Riverside County Health Department to determine the potential for existence and use of toxic materials. With mitigation incorporated, EIR No. 374 determined that impacts related to the routine transport, use, disposal, or reasonably foreseeable upset of hazardous materials into the environment would be less than significant. (Riverside County, 1997, p. V-68)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project has the potential to result in hazardous materials-related impacts due to existing site conditions, during construction, and during long-term operation. Each is discussed below.

Existing Site Conditions

Geotek performed a Phase I Environmental Site Assessment (ESA) to assess the presence/absence of hazardous materials on the Project site, which is attached as *Technical Appendix H1* (Geotek, 2021b). The Project site is currently occupied by a single-family residence and an outbuilding and is in an area largely characterized by residential development and vacant land (Geotek, 2021b, p. 6).

Based on readily available historic information, the Project site appears to have been mostly vacant land with an outbuilding in the east-central portion of the property from at least 1938 until at least 1949. Structures can be observed on the Project site from at least 1953 to present day. The surrounding properties appear to historically have been vacant land with some sporadic residences or land utilized for agriculture from at least 1938 to 1996. Residential tract development to the west of the Project site can be observed from at least 2006 to present day. (Geotek, 2021b, p. 1)

The Project site does not appear on the environmental database report obtained as part of the Project's Phase I ESA. There are no adjacent facilities on the environmental database report obtained for the assessment. There are four (4) facilities listed on the database report within the various search distances specified by ASTM E 1527-13. Due to their status listings, distances, and/or locations it is our opinion that these facilities do not represent an environmental concern to the Project site. (Geotek, 2021b, p. 1)

The Project's Phase I ESA did not reveal evidence of an environmental condition in connection with the Project site. However, the Project site has historically been utilized for agricultural purposes from at least 1938 to until at

least 1985. Historically, some agricultural sites have utilized pesticides that are currently considered a health risk and no longer used. In order to address the potential for site contamination due to past pesticide use, a Phase II ESA was prepared for the Project and is included as *Technical Appendix H2*. In order to address the potential concern regarding historic agricultural use and possible pesticide use, GeoTek obtained soil samples from the Site for chemical analysis. Ten samples were obtained from selected areas and from a depth of up to approximately six to eight inches below the existing ground surface of the Site and submitted to a state certified laboratory for analysis of organo-chlorinated pesticides (OCP) in accordance with United States Environmental Protection Agency (EPA) Method 8081A and arsenic in accordance with US EPA Test Method 6010B. Analysis of the soil samples did not detect quantities of OCP constituents or arsenic above the regulatory screening levels in the samples tested. As such, impacts due to existing soil contamination on site would be less than significant. (Geotek, 2021b, p. 2; Geotek, 2022)

The use of asbestos containing materials (ACMs) (a known carcinogen) and lead-based paint (LBP) (a known toxin) was common in building construction prior to 1978. Based on information obtained from the historical records review, the on-site residential building was constructed prior to 1970 and thus, has the potential to contain ACMs and LBP. Assuming that ACMs are present in the structure located on the Project site, SCAQMD Rule 1403 would apply to the Project, which requires notification of the SCAQMD prior to commencing any demolition or renovation activities. Rule 1403 also sets forth specific procedures for the removal of asbestos, and requires that an on-site representative trained in the requirements of Rule 1403 be present during the stripping, removing, handling, or disturbing of ACMs. Mandatory compliance with the provisions of Rule 1403 would ensure that construction-related grading, clearing, and demolition activities do not expose construction workers or nearby sensitive receptors to significant health risks associated with ACMs. Because the Project would be required to comply with AQMD Rule 1403 during demolition activities, impacts due to potential asbestos exposure would be less than significant.

During demolition of the existing building on-site, there also is a potential to expose construction workers to health hazards associated with LBPs. Title 17, California Code of Regulations (CCR), Division 1, Chapter 8: *Accreditation, Certification and Work Practices for Lead-Based Paint and Lead Hazards*, defines and regulates lead-based paint. Any detectable amount of lead is regulated. The Project Applicant would be required to comply with Title 17, California Code of Regulations (CCR), Division 1, Chapter 8, which includes requirements such as employer-provided training, air monitoring, protective clothing, respirators, and hand washing facilities. Mandatory compliance with these requirements would ensure that construction workers and the public are not exposed to significant LBP health hazards during demolition and/or during transport of demolition waste to an appropriate disposal facility, and would ensure that impacts related to LBP remain less than significant.

As such, and consistent with the conclusion reached by EIR No. 374, impacts due to hazards associated with existing site conditions would be less than significant.

Construction Activities

Construction activities would occur on the Project site in the same or similar manner as assumed by EIR No. 374. Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the Project site during the demolition and construction phases of the Project. This heavy equipment would likely be fueled and maintained by

petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the Project than would occur on any other similar construction site, and the risk of such spills during construction would be no greater than was assumed by EIR No. 374. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), SCAQMD, and the San Diego RWQCB. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. Additionally, construction activities would not 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. Impacts would be less than significant.

Operational Activities

The Project consists of a proposal to allow for future development of residential uses, including 95 typical single-family dwelling units and 93 clustered courtyard single-family dwelling units. Residential uses are not associated with the transport, use, or disposal of significant quantities of hazardous materials. Household and other goods used in residential homes that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such household goods. Residents are required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Also, as of February 2006, fluorescent lamps, batteries, and mercury thermostats can no longer be disposed in the trash. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the EPA, State, and/or the County of Riverside. With mandatory regulatory compliance, potential hazardous materials impacts associated with long-term operation of the Project would be less than significant. Long-term operation of the Project also would not result in any significant adverse effects associated with hazardous materials handling or disposal. Residential uses are not associated with the transport, use, or disposal of hazardous materials. Household goods used in residential homes that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such materials. Accordingly, the Project would not 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, and impacts would be less than significant.

Conclusion

As noted above, and consistent with the findings of EIR No. 374, with implementation of mandatory regulatory requirements and standard conditions of approval, the Project would result in less-than-significant impacts due to the routine transport, use, or disposal of hazardous materials, and less-than-significant impacts associated with reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the

environment. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

c) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

EIR No. 374 Finding: EIR No. 374 indicated that the Winchester 1800 SP would not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. EIR No. 374 noted that the Winchester 1800 SP would include adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel. EIR No. 374 did not identify any impacts to an adopted emergency response plan or an emergency evacuation plan. (Riverside County, 1997, p. V-149)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project entails dividing Planning Area 48 of the Winchester 1800 Specific Plan into three separate planning areas to establish Planning Areas 53 and 54. Planning Area 53 would be designated for "Medium High Density Residential (MH DR)" land uses and would allow for the development of 95 typical single family homes. Planning Area 54 would be designated for "High Density Residential (HDR)" land uses and would allow for the development of 93 clustered courtyard homes. In total, the Project would increase the number of dwelling units allowed within SP 286 by 188 dwelling units, and would result in a reduction in areas designated for CT land uses by 20.02 acres. The proposed Planning Areas 53 and 54 and existing Planning Area 48 do not contain any emergency facilities nor do they serve as an emergency evacuation route. Under long-term operational conditions, the Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, as discussed in subsection 3.1.4. Table 3-2, the Project Applicant does not propose nor require major roadway improvements that could interfere with traffic operations on roadways abutting the Project site; thus, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

d) Would the Project 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?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with hazardous or acutely hazardous materials, substances, or waste that would be handled or create emissions within one-quarter mile of an existing or proposed school. (Riverside County, 1997, p. V-68)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the findings of EIR No. 374, there are no existing or planned schools within one-quarter mile of the Project site. The nearest school to the Project site is the French Valley Elementary School, located approximately 0.4-mile west of the Project site. Additionally, the Project's proposed residential land uses are not associated with the emission or handling of hazardous or acutely hazardous materials. Accordingly, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed

school and no impact would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

- e) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with future development on lands that are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (Riverside County, 1997, p. V-68)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. As disclosed in EIR No. 374, the Project site is not listed on the Hazardous Waste and Substances Sites List produced by the Department of Toxic Substances Control (DTSC), which is referred to as “Envirostor.” Additionally, the Project’s Phase I ESA (*Technical Appendix H1*), which was prepared to supplement the information contained in EIR No. 374, included a review of federal, State, tribal, and local government databases to determine whether the Project site is identified as a hazardous materials site pursuant to Government Code Section 65962.5, which resulted in a determination that the Project site is not listed on any hazardous materials databases. (Geotek, 2021b, pp. 14-19) Accordingly, and consistent with the findings of EIR No. 374, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and no impacts would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified one mitigation measure to address hazardous materials impacts. Mitigation Measure MM C.8-1 was identified to ensure that proposed commercial and retail developments within SP 286 are reviewed by the Riverside County Health Department to determine the potential for existence and use of toxic materials. The Project Applicant proposes residential development on the Project site; thus, Mitigation Measure MM C.8-1 would not be applicable to the Project.

Project-Specific Conditions of Approval/Applicable Regulatory Requirements

- Prior to the issuance of demolition permits for the existing on-site structures, the Project Applicant shall contract with a certified Asbestos Consultant to perform an asbestos survey for the existing structures on site. In the event asbestos containing materials (ACMs) are identified on site, the County of Riverside shall condition all demolition permits to comply with South Coast Air Quality Management District (SCAQMD) Rule 1403 with respect to asbestos-containing materials and the demolition contractor shall be required to comply with Rule 403. All asbestos-related work conducted during the demolition process shall be performed by a licensed Asbestos-abatement Contractor under the supervision of a certified Asbestos Consultant. Asbestos-containing construction materials (ACCMs) shall be removed and disposed of in compliance with notification and asbestos-removal procedures outlined in SCAQMD Rule 1403 to reduce asbestos-related health risks. During demolition, the demolition contractor shall maintain all records of

compliance with Rule 1403, including, but not limited to, the following: evidence of notification of SCAQMD pursuant to Rule 1403; contact information for the Asbestos-abatement Contractor and Asbestos Consultant; and receipts (or other evidence) of off-site disposal of all ACCMs. These records shall be made available for County inspection upon request.

- Prior to the issuance of demolition permits for the existing on-site structures, the Project Applicant shall retain the services of a California-certified Lead Inspector/Risk Assessor to collect lead paint, dust, and/or soil samples. The samples shall be tested at a qualified facility for the presence of lead based paint (LBP). In the event that LBPs are identified, the County of Riverside shall condition all demolition permits to comply with Title 17, California Code of Regulations (CCR), Division 1, Chapter 8 (LBP Regulations), which addresses requirements for the removal of components painted with LBPs during demolition of existing structures. The demolition contractor shall be required to comply with these provisions. Notification to the California Department of Public Health (CDPH) shall be conducted through completion of an Abatement of Lead Hazards Notification, CDPH Form 8551. The removal of all LBP materials shall be conducted:
 - By a Certified Lead Supervisor or Certified Lead Works, as defined by §§ 35008 and 35009 of the LBP Regulations, respectively;
 - In accordance with the procedures specified in Chapter 12: Abatement, “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing,” U.S. Department of Housing and Urban Development, June 1995;
 - Using containment and in a manner which does not result in contamination of non-work areas with lead-contaminated dust, lead-contaminated soil, or lead-based paint debris; and
 - In accordance with an abatement plan prepared by a certified lead supervisor, certified lead project monitor, or certified lead project designer, which includes all of the requirements as specified in § 36100(4)(A) of the LBP Regulations

The Certified Lead Supervisor conducting abatement shall retain records of the notification to the CDPH, and shall retain a copy of the abatement plan on-site at all times during demolition activities. The notification and abatement plan shall be made available to the County upon request for review. All demolition activities shall be subject to inspection by the CDPH and/or County officials to ensure compliance with the requirements of the LBP Regulations and abatement plan. Following completion of all abatement activities, a clearance inspection shall be conducted by a certified lead inspector/assessor or certified lead project monitor in accordance with §§ 36000(a) and 36000(c)(3) of Title 17, CCR, Division 1, Chapter 8. A copy of the results of the clearance inspection shall be provided to the County Planning Department upon completion of abatement and inspection activities.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
22. Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project result in an inconsistency with an Airport Master Plan?

EIR No. 374 Finding: EIR No. 374 determined that Planning Areas 20, 35, 36, 37, 38A, 45, and 46 of the Winchester 1800 Specific Plan would lie within Area III of the Airport Influence Area (AIA) for the French Valley Airport. In addition, the EIR noted that the westernmost portion of Planning Areas 35, 38A and 45 would be within Area II of the AIA. The Airport Land Use Commission (ALUC) approved the Winchester 1800 Specific Plan subject to three conditions. While no mitigation was required by EIR No. 374 to ensure the Specific Plan’s consistency with the French Valley Airport’s land use plan, the EIR nonetheless identified Mitigation Measure MM D.12-1 addressing aviation easements. As such, EIR No. 374 determined that impacts associated with the airports would be less than significant. (Riverside County, 1997, p. V-196)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. According to Map FV-1 of the French Valley Airport Land Use Compatibility Plan, the Project site is located just to the east of the Airport Influence Area (AIA) for the French Valley Airport, thereby indicating that the proposed Project has no potential to conflict with the French Valley Airport Land Use Compatibility Plan (ALUC, 2012, Map FV-1). The Project site also is not located within any of the boundaries of an airport master plan. Accordingly, no impact would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

b) Would the Project require review by the Airport Land Use Commission?

EIR No. 374 Finding: EIR No. 374 determined that Planning Areas 20, 35, 36, 37, 38A, 45, and 46 of the Winchester 1800 Specific Plan would lie within Area III of the Airport Influence Area (AIA) for the French Valley Airport. In addition, the EIR noted that the westernmost portion of Planning Areas 35, 38A and 45 would be within Area II of the AIA. The ALUC approved the Winchester 1800 Specific Plan subject to three conditions. While no mitigation was required by EIR No. 374 to ensure the Specific Plan's consistency with the French Valley Airport's land use plan, the EIR nonetheless identified Mitigation Measure MM D.12-1 addressing aviation easements. As such, EIR No. 374 determined that impacts associated with review by the ALUC would be less than significant. (Riverside County, 1997, p. V-196)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. As discussed under Threshold 22(a) above, according to Map FV-1 of the French Valley Airport Land Use Compatibility Plan, the Project site is located just to the east of the Airport Influence Area for the French Valley Airport (ALUC, 2012, Map FV-1). As such, the Project would not require review by the Airport Land Use Commission. No impact would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

c) Would the Project be located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the Project area?

EIR No. 374 Finding: EIR No. 374 determined that Planning Areas 20, 35, 36, 37, 38A, 45, and 46 of the Winchester 1800 Specific Plan would lie within Area III of the Airport Influence Area (AIA) for the French Valley Airport. In addition, the EIR noted that the westernmost portion of Planning Areas 35, 38A and 45 would be within Area II of the AIA. EIR No. 374 determined the Project site is outside of the horizontal surface area, Traffic Pattern Zone, and outside the 55 CNEL noise contour. As such, EIR No. 374 determined that impacts associated with airport-related safety hazards affecting future site residents or workers would be less than significant. (Riverside County, 1997, p. V-196)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project site is located approximately 2.2 miles northeast of the French Valley Airport, which is the only airport in the Project vicinity. As indicated under the analysis of Thresholds 22(a) and (b), above, the Project site is located just to the east of the AIA for the French Valley Airport (ALUC, 2012, Map FV-1). The AIA was identified as part of the Riverside County Airport Land Use Compatibility Plan Policy Document, and is intended to encompass areas with the potential to adversely affect or be affected by airport operations at the French Valley Airport. Accordingly, because the proposed Project is located more than two miles from the French Valley Airport and is not located within the AIA for this facility, the Project would not result in a safety hazard for people residing or working in the Project area, and impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

d) **Would the Project be within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the Project area?**

EIR No. 374 Finding: EIR No. 374 did not identify any private airstrips or heliports within the vicinity of the Winchester 1800 SP project site. Thus, EIR No. 374 determined that no private airstrip-related safety hazards affecting future site residents or workers would occur. (Riverside County, 1997, p. V-193)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the conditions that existed at the time EIR No. 374 was certified, there are no private airport facilities or heliports within the Project vicinity. As such, the Project would not result in a safety hazard for people residing or working in the Project area associated with private airports or heliports, and no impact would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified one mitigation measure to address aviation easements. Mitigation Measure MM D.12-1 acknowledges that an applicant may wish to grant aviation easements as approved by the ALUC in 1992. The Project Applicant does not propose an aviation easement on the Project site because the Project site is not located within the AIA for the French Valley Airport; thus, Mitigation Measure MM D.12-1 would not be applicable to the Project.

5.1.10 Hydrology and Water Quality

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
23. Water Quality Impacts				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
river or through the addition of impervious surfaces?				
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

EIR No. 374 Finding: EIR No. 374 determined that the Winchester 1800 SP project was compatible with the comprehensive General Plan Land Use standard for drainage, water quality, and waste discharge, and no significant impacts to water quality or waste discharge were anticipated. As such, EIR No. 374 determined that impacts to water quality standards or waste discharge requirements would be less than significant. (Riverside County, 1997, p. V-65)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the conditions that existed when EIR No. 374 was certified, the California Porter-Cologne Water Quality Control Act (§ 13000 (“Water Quality”) et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB). At the time EIR No. 374 was certified in 1997, development within the San Diego RWQCB region was subject to the RWQCB’s 1994 Water Quality Control Plan for the San Diego Region Basin (Basin Plan). Since certification of EIR No. 374, the RWQCB has undertaken numerous updates

to the Basin Plan, with the most recent update having been adopted on September 1, 2021. Although this reflects a changed condition from what was evaluated by EIR No. 374, the revisions made to the Basin Plan reflected administrative changes that did not eliminate or reduce any requirements for water quality, and therefore the changes are not substantial. The RWQCB's 2021 Basin Plan is herein incorporated by reference and is available for public review at the San Diego RWQCB office located at 2375 Northside Drive, Suite 100, San Diego, CA 92108. (RWQCB, 2021)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Margarita River Watershed. Based on the Project's Water Quality Management Plan (WQMP, *Technical Appendix G2*), receiving waters for the property's drainage and listed on Section 303(d) include Murrieta Creek and the Santa Margarita River. Murrieta Creek is impaired by chlorpyrifos, copper, indicator bacteria, iron, manganese, nitrogen, phosphorus, and toxicity. The Santa Margarita River is impaired by benthic community effects, chlorpyrifos, indicator bacteria, nitrogen, phosphorus, and toxicity. The Warm Springs Creek, to which the Project site also is tributary, is not listed as containing any Section 303(d) impairments. (Adkan, 2023b, Table A-1)

A specific provision of the CWA applicable to the Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit. Provided below is a discussion of the Project's potential to result in violations of water quality standards or waste discharge requirements during both construction and long-term operation.

Construction-Related Water Quality

Construction activities would occur on the same site and in a similar manner as assumed by EIR No. 374. As with the project evaluated by EIR No. 374, construction of the Project would involve demolition, site preparation, grading, building construction, paving, and architectural coating, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the San Diego RWQCB and the County of Riverside, and consistent with the requirements that were in effect when EIR No. 374 was certified in 1997, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation, that disturb at least one acre of total land area. In addition, and also consistent with the project evaluated by EIR No. 374, the Project would be required to comply with the RWQCB's Water Quality Control Plan for the San Diego Region Basin ("Basin Plan"). Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities, and these requirements also would have applied to new development at the time EIR No. 374 was certified in 1997.

The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the Project site. As with the project evaluated in EIR No. 374, mandatory compliance with the SWPPP would ensure that the Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Operational Water Quality Impacts

The Project includes a proposed drainage system that would route first flush flows (i.e., the initial surface runoff of a rainstorm) towards one of seven catch basins with Bioclean Kraken filters prior to discharge into one of the two underground perforated corrugated metal pipe (CMP) storage areas proposed within two park sites (Lots OS 100 and OS 101) in the northwest portion and southeast corner of the Project site, respectively. Because the Project includes details regarding the proposed drainage system that were not included in the Winchester 1800 Specific Plan, a site-specific WQMP was required for the Project in order to confirm the conclusion of EIR No. 374 that water quality impacts would be less than significant. The WQMP is contained in *Technical Appendix G2*, and is discussed below.

As previously indicated, receiving waters for the property's drainage include Murrieta Creek, Warm Springs Creek, and the Santa Margarita River. Murrieta Creek is impaired by chlorpyrifos, copper, indicator bacteria, iron, manganese, nitrogen, phosphorus, and toxicity. The Santa Margarita River is impaired by benthic community effects, chlorpyrifos, indicator bacteria, nitrogen, phosphorus, and toxicity. The Warm Springs Creek is not listed as containing any Section 303(d) impairments. (Adkan, 2023b, Table A-1)

As noted above, because the Project consists of a site-specific development, a WQMP was required for the Project and is included in *Technical Appendix G2*. According to the Project's WQMP, the Project's pollutants of concern include bacterial indicators, nutrients, pesticides, sediments, trash and debris, and oil and grease (Adkan, 2023b, Table F-2). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to catch basins and storm drain lines that would convey flows towards the MWS units and CMP perforated underground storage proposed within the northwestern and southeastern park sites. The MWS units and CMP perforated underground storage are designed to provide water quality treatment and detention, which would be effective in reducing pollutants of concern in runoff leaving the Project site, including bacterial indicators, nutrients, pesticides, sediments, trash and debris, and oil and grease. As noted above, waters that are tributary to the Project site are impaired with benthic community effects, chlorpyrifos, copper, indicator bacteria, iron, manganese, nitrogen, phosphorus, and/or toxicity. The proposed MWS units and CMP perforated underground storage would be effective at treating bacterial indicators, nutrients, pesticides, sediments, trash and debris, and oil and grease, which in turn would reduce the potential for pollutants in runoff from the site to contribute substantially to existing downstream impairments, thereby ensuring that the Project would not violate any water quality standards or waste discharge requirements.

Furthermore, the Project would be required to implement its WQMP, pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going

protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as *Technical Appendix G2*. The measures identified by the WQMP would minimize, prevent, and/or otherwise appropriately treat stormwater runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation.

Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

EIR No. 374 Finding: EIR No. 374 noted that the Winchester 1800 SP did not propose groundwater extraction wells and potable water within the Winchester 1800 SP area is not expected to come from groundwater sources. Thus, EIR No. 374 concluded that impacts to groundwater supplies would be less than significant. (Riverside County, 1997, pp. V-211 - V-212)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the project evaluated in EIR No. 374, the Project would be served potable water by the EMWD, and no wells are proposed on site; thus, the Project would have no impact on groundwater levels due to direct groundwater extraction.

With respect to groundwater recharge, the Project Applicant proposes to develop the site in a manner generally consistent with what was assumed for the Project site by EIR No. 374, except with residential uses in lieu of commercial tourist land uses. As with the project evaluated in EIR No. 374, the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, the proposed Project would result in more pervious surface area and thus increased infiltration as compared to the commercial tourist land uses assumed by EIR No. 374. Specifically, the proposed 95 typical single-family residential homes would include rear, side, and front yard setbacks from the proposed property lines, which would create more areas of landscaped areas as compared to commercial tourist land uses.

All runoff generated on the Project site under existing conditions is largely detained on site and infiltrates into the ground, except during heavy rainfall events in which runoff is conveyed to existing storm drainage facilities in the area, which ultimately convey runoff to natural drainage channels that allow for infiltration of water into the groundwater table. With implementation of the Project, runoff generated on site would be routed to catch basins and storm drain lines that would convey flows towards the MWS units and CMP perforated underground storage proposed within the northwestern and southeastern park sites. Runoff from the northwestern CMP underground storage area on site would be conveyed via Moser Road and Benton Road to an undeveloped property to the north of the Project site, where infiltration into the groundwater table would continue to occur. Similarly, runoff from the southeastern CMP underground storage area would discharge directly onto an undeveloped property immediately south of the Project site, where infiltration into the groundwater table would continue to occur. Additionally, the total amount of runoff from the Project site would be similar to existing conditions. Thus, and

consistent with the findings of EIR No. 374, the Project would not interfere substantially with groundwater recharge, and there would be no net deficit in aquifer water volumes or groundwater table levels as a result of the Project.

Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

c) Would the Project 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?

EIR No. 374 Finding: EIR No. 374 determined that drainage patterns and the quality, velocity, and composition of runoff would be altered by large scale grading of areas planned for construction, as well as the creation of impervious surfaces (such as roadways, driveways, parking lots, etc.). Runoff would increase flows in the French Valley and Warm Springs watersheds, and Murrieta Creek, potentially impacting downstream capacity. EIR No. 374 anticipated that storm drain systems would be constructed in accordance with the County's Master Drainage Plan in order to mitigate impacts on local drainage patterns. Downstream areas of Warm Springs watershed near the junction into Murrieta Creek were master planned by RCFCD; therefore, all drainage facilities in this area of the creek are designed to accommodate the ultimate watershed land use. In addition, EIR No. 374 noted that projects located within the boundaries of RCFCD Area Drainage Plans would be subject to drainage fees assessed on a per acre basis. Therefore, EIR No. 374 concluded impacts due to alteration of the existing drainage pattern of the site through the alteration of the course of a stream or river, or through the addition of impervious surfaces, would be less than significant. (Riverside County, 1997, pp. V-211 - V-212)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project generally would maintain the site's existing topography and would develop the Project site in a manner generally consistent with what was evaluated in EIR No. 374, except with residential uses instead of commercial tourist uses. Although the Project would replace the site's existing drainages with an underground storm drain system, with implementation of the Project runoff in the northern portion of the Project site would continue to be conveyed north, and runoff in the southern portions of the Project site would continue to be conveyed to the south. As such, the Project would not result in substantial changes to the site's existing drainage pattern.

Based on the analysis presented in the Project's hydrology study (*Technical Appendix G1*), following implementation of the Project's proposed drainage system, including the MWS units and CMP perforated underground storage areas in the two proposed park sites, post-development runoff from the Project site would not exceed the rate of flows that occur under existing conditions. (Adkan, 2023a, pp. 3-4). As such, the Project would not result in a substantial increase in runoff that could alter the course of a stream or a river downstream. Impacts would be less than significant.

Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

d) Would the Project result in substantial erosion or siltation on- or off-site?

EIR No. 374 Finding: EIR No. 374 found that the exposure of ground surfaces during grading would result in siltation. Furthermore, EIR No. 374 found that implementation of the Winchester 1800 project would increase the amount of impervious surfaces as compared to the conditions that existed at the time. EIR No. 374 indicated that increased surface runoff flows due to the increase in impervious surfaces would increase erosion and siltation on- and off-site. EIR No. 374 noted that it was anticipated that storm drain systems would be constructed in accordance with the County's Master Drainage Plan in order to mitigate impacts on local drainage patterns. Furthermore, EIR No. 374 included mitigation (Mitigation Measures MM C.2-1, MM C.2-2, MM C.2-3, and C.3-1) to reduce erosion and siltation impacts to less than significant. Additionally, EIR No. 374, determined impacts associated with drainage would be less than significant based on compliance with the requirements of the RCFCWCD and the RWQCB. As such, EIR No. 374 concluded impacts would be less than significant with implementation of mitigation. (Riverside County, 1997, pp. V-35, V-211 - V-212)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Construction activities would occur on the same site in the same or similar manner as assumed by EIR No. 374, except that the site would be developed with residential uses in lieu of commercial tourist land uses. Consistent with the project evaluated by EIR No. 374, the Project's proposed grading activities would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed. Consistent with the finding of EIR No. 374, and pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain an NPDES permit for construction activities. The NPDES permit, which also was required at the time EIR No. 374 was certified, is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, and similar to the project evaluated by EIR No. 374, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Consistent with the finding of EIR No. 374, mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts during construction activities would be less than significant.

As noted by EIR No. 374, following construction erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas, including residential yards. The only potential for erosion effects to occur during Project operation would be indirect effects from stormwater discharged from the property. However, and consistent with the project evaluated by EIR No. 374, all runoff from the Project site would

be conveyed via proposed storm drain lines to catch basins and storm drain lines that would convey flows towards the MWS units and CMP perforated underground storage proposed within the northwestern and southeastern park sites. Based on the analysis presented in the Project's hydrology study (*Technical Appendix G1*), post-development peak runoff from the northern and southern portions of the site would not exceed the rate of flows that occur under existing conditions. (Adkan, 2023a, pp. 3-4). As such, and consistent with the conclusion of EIR No. 374, the Project would not have the potential to cause or contribute to erosion hazards downstream.

In addition, four Mitigation Measures (MM C.2-1 through MM C.2-3 and MM C.3-1) from EIR No. 374 would continue to apply to the Project and would further reduce the Project's potential to result in wind or water-related erosion that could adversely affect the environment. Similar to the conclusion reached by EIR No. 374, Project-related impacts due to erosion-related hazards would be less than significant with mitigation.

Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

e) Would the Project substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

EIR No. 374 Finding: EIR No. 374 determined that the construction of buildings, roads, and other impervious surfaces associated with development of the Winchester 1800 project site would result in increased on-site stormwater runoff. EIR No. 374 estimated that total project outflow (including Lake Skinner and tributary areas) would increase from a 100-year cfs of 17,300 in the natural condition to 20,680 cfs in the developed condition, which would incrementally increase downstream flows. On-site and tributary flows would be accommodated by the proposed storm drain master plan. Therefore, EIR No. 374 concluded that the Winchester 1800 SP project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, and impacts would be less than significant. (Riverside County, 1997, p. V-35)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Runoff generated on site would be conveyed via catch basins and proposed storm drain lines to proposed MWS units and CMP perforated underground storage areas in the two proposed park sites, prior to being discharged off site. The Project's on-site storm drainage system has been designed to ensure that flooding does not occur on site. Additionally, and based on the analysis presented in the Project's hydrology study (*Technical Appendix G1*), following implementation of the Project's proposed drainage system, including the MWS units and CMP perforated underground storage areas in the two proposed park sites, post-development runoff from the Project site would not exceed the rate of flows that occur under existing conditions. (Adkan, 2023a, pp. 3-4). As such, with implementation of the Project's proposed drainage system, the Project would have no potential to result in increased flood hazards off site. Impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

f) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that the proposed storm drain master plan would accommodate on-site and tributary flows. The actual size and location of the drainage system would be determined at the Tract Map stage of development per the requirements of the RCFCD. Therefore, the Winchester 1800 SP project was determined not to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems and impacts were determined to be less than significant. (Riverside County, 1997, p. V-35)

EIR No. 374 also determined that runoff entering the storm drain system would contain minor amounts of pollutants typical of urban use including pesticides, fertilizers, oil and rubber residues, detergents, hydrocarbon particles, and other debris. The EIR concluded that this type of runoff would contribute to the incremental degradation of water quality downstream. As such, EIR No. 374 identified Mitigation Measures MM C.7-1 through MM C.7-3 to ensure that impacts to water quality would be less than significant. EIR No. 374 also did not identify any impacts associated with runoff that could exceed the capacity of existing or planned stormwater drainage systems. (Riverside County, 1997, p. V-64)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Please refer to the analysis of Threshold 5.1.10.a for a discussion of potential water quality impacts during construction and long-term operation. As indicated therein, Project impacts to water quality would be less than significant.

With respect to stormwater drainage capacity, as previously described the Project's drainage system has been designed to route flows to catch basins and underground storm drain lines, which would convey flows generated on the Project site to the MWS units and CMP perforated underground storage areas in the two proposed park sites. Following detention and water quality treatment, flows from the northwestern park site would be conveyed to the existing storm drain line within Moser Road (Line C), which would be extended northerly as part of the Project to Benton Road, and easterly within Benton Road where it would discharge onto an undeveloped property to the north of the Project site. Based on the analysis presented in the Project's Hydrology Study (*Technical Appendix G1*), Line C would receive additional flows from the north (8.00 cfs), an offsite catch basin on Benton Road (7.00 cfs), an offsite catch basin on Moser Road and Balmoral Lane (3.33 cfs), offsite flows from the east side of the Project site (24.53 cfs), and the on-site flows from the northern half of the Project site (20.08 cfs). The post-development total confluenced flows (48.73 cfs) would be conveyed into the existing Line C on Moser Road and Benton Road. The existing storm drain on Moser Road and Balmoral Lane (Line C) has been analyzed by Adkan, which determined that Line C has the capacity for the additional flows. (Adkan, 2023a, p. 3)

For the southern +/- half of the Project site, runoff generated on the Project site would be routed to the MWS unit and CMP perforated underground storage areas in southeastern park site. Following detention and water quality treatment, flows from the southeastern park site would discharge directly onto an undeveloped property to the south. Additionally, peak flows from the southern +/- half of the Project site would not substantially increase as compared to existing conditions. Accordingly, because runoff from the southern portions of the Project site would discharge directly onto an undeveloped property and because peak flows would not increase, the Project has no potential to exceed the capacity of existing or planned drainage facilities to the south.

Based on the foregoing analysis, runoff from the Project site has no potential to exceed the capacity of existing or planned stormwater drainage systems, and impacts would be less than significant. Therefore, and based on the preceding analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

g) Would the Project impede or redirect flood flows?

EIR No. 374 Finding: EIR No. 374 noted that the Winchester 1800 SP project is located within the Lake Skinner Dam inundation area. EIR No. 374 also noted that development of the project would result in an increase in impervious surfaces which would result in increased runoff that would have the potential to impede or redirect flood flows. EIR No. 374 noted the Winchester 1800 SP project included a proposed Master Drainage Plan, which would reduce impacts of increased surface runoff and provide protection from flooding during 100-year storm events. Furthermore, EIR No. 374 determined the project was subject to Drainage Improvement fees as well as Mitigation Measures MM C.4-1 through MM C.4-6 to reduce impacts to flood flows to less than significant. EIR No. 374 concluded that compliance with mitigation, impacts to impeding or redirecting flood flows would be reduced to less than significant. (Riverside County, 1997, pp. V-36 - V-37)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. According to Riverside County GIS, the Project site is not located within any mapped floodplains (RCIT, n.d.). As such, and consistent with the conclusion reached by EIR No. 374, the Project would not impede or redirect flood flows. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

h) In flood hazard, tsunami, or seiche zones, would the Project risk the release of pollutants due to project inundation?

EIR No. 374 Finding: EIR No. 374 determined that portions of the Winchester 1800 SP project site lie within the inundation area of Lake Skinner Dam. Additionally, seiche hazards exist originating from Lake Skinner Reservoir due to the reservoir being approximately 3,000 feet east from the Winchester 1800 SP project site. Therefore, it is likely that any seiche flood water would fall within the limits of inundation for a dam failure. The EIR identified Mitigation Measure MM C.4-1 to reduce impacts related to flooding by requiring notification to future property owners and coordination with emergency management agencies to ensure public safety in the event of a seiche. EIR No. 374 concluded that with incorporation of mitigation, impacts would be less than significant. (Riverside County, 1997, pp. V-21, V-37)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. As with the conditions that existed when EIR No. 374 was certified, the Project site is located approximately 30 miles northeast of the Pacific Ocean; thus, the Project site is not subject to hazards associated with tsunamis, nor are there any components of the Project that could contribute to tsunami-related hazards. According to Riverside County GIS, the Project site is not located within any mapped flood hazard areas (RCIT, n.d.). As such, the Project has no potential to risk the release of pollutants due to Project site inundation resulting from flood hazards. The Project site is located within the Lake Skinner Dam inundation area, indicating that the site may be subject to hazards associated with seiches. However, the Project's geotechnical report indicates that the risk of seiches affecting the Project site would be low due to

the embankment height above the Lake Skinner water surface on the west side of the reservoir (Geotek, 2021a, p. 8).

Additionally, the Project would be subject to the mitigation measure identified in EIR No. 374, which would further ensure seiche impacts would be reduced to less than significant. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

i) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

EIR No. 374 Finding: EIR No. 374 noted that the Winchester 1800 SP project site was located within the San Diego RWQCB and would be required to comply with the San Diego RWQCB's San Diego Region Basin Water Quality Control Program. As such, EIR No. 374 concluded impacts due to a conflict with an applicable water quality control plan would be less than significant. (Riverside County, 1997, p. V-64)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. As discussed above under Threshold 5.1.10.a, the Project would fully comply with the San Diego RWQCB's San Diego Region Basin Water Quality Control Program. Compliance with the San Diego Region Basin Water Quality Control Program involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern (including sediment) are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the Project site. Mandatory compliance with the SWPPP would ensure that the Project does not conflict with or obstruct implementation of a water quality control plan during construction.

Furthermore, the Project Applicant would be required to implement a WQMP, pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as *Technical Appendix G2*. The WQMP identifies structural controls (including the proposed seven catch basins with Bioclean Kraken filters) and operational source control measures (including marking inlets). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat stormwater runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation.

As discussed above under Threshold 5.1.10.b, the Project would not substantially deplete groundwater supplies or interfere with groundwater recharge; thus, the Project would not conflict with or obstruct implementation of any sustainable groundwater management plan. Impacts would be less than significant.

Based on the foregoing analysis, implementation of the Project would not result in any new impacts or increase the severity of a previously-identified significant impact as analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address hydrology and water quality impacts. Mitigation Measures MM C.4-1 through MM C.4-6 specifically address flood flow impacts. MM C.4-1 is listed above in under the discussion of Geology and Soils in subsection 5.1.7 and MM C.4-2 through MM C.4-6 are listed below. Additionally, EIR No. 374 identified Mitigation Measures MM C.7-1 through MM C.7-3, which address water quality impacts. These measures would continue to apply to the Project and would be enforced as part of the Project's conditions of approval.

- MM C.4-2** Proposed grading and drainage improvements shall conform to Sections 2907 and 7012 of the Uniform Building Code and shall incorporate the minimum standards required for the FEMA which insures that 100-year flood protection is provided to all habitable dwellings located within a floodplain.

- MM C.4-3** Storm drain and flood control facilities discharging at the tract boundary shall be designed in order to outlet at the pre-existing velocity and depths in order to minimize impacts to the downstream property owners.

- MM C.4-4** Any impact to blue-line watercourses identified on a USGS map requires application for an Army Corps of Engineer 404 Permit. In addition, a 1603 or 1601 Permit from the California Department of Fish and Game would be required since this project involves construction within a natural stream course.

- MM C.4-5** The project site is within the RCFCWCD Santa Gertrudis Valley and Warm Springs Valley Subwatersheds of the Murrieta Creek Area Drainage Plan and is subject to drainage fees of \$1,023 and \$530 per acre, respectively.

- MM C.4-6** All projects proposing construction activities including cleaning, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.

- MM C.7-1** In accordance with the requirements of the Riverside County Flood Control District, the project will employ erosion control devices during grading, such as temporary berms, culverts, sandbagging or desilting basins.

- MM C.7-2** The project will comply with the requirements of the California State Water Quality Control Board, San Diego Region.

- MM C.7-3** Pursuant to requirements of the State Water Resources Control Board, enacted in November of 1991, a State-wide general National Pollution Discharge Elimination System (NPDES) construction

permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area or activity which is part of a larger common plan of development of five acres or greater. Therefore, as mitigation for this Specific Plan, the developer or builder shall obtain the appropriate State NPDES permits prior to commencing grading activities. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES Program.

5.1.11 Land Use and Planning

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
24. Land Use				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project 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?

EIR No. 374 Finding: EIR No. 374 evaluated the Winchester 1800 SP project’s potential to cause a significant impact due to a conflict with the General Plan and other applicable regulations under the discussion of each environmental issue area. EIR No. 374 concluded that the Winchester 1800 SP project would be consistent with the General Plan and all other policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. As such, EIR No. 374 concluded impacts due to a conflict with applicable land use plans, policies, and regulations would be less than significant. (Riverside County, 1997, pp. V-16 - V-17)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project site is located within (existing) Planning Area 48 of the Winchester 1800 SP, which in turn is located in the SWAP portion of the Riverside County General Plan. The Winchester 1800 SP and the General Plan designate Planning Area 48 for “Commercial Tourism (CT)” land uses. The Project Applicant proposes a General Plan Amendment (GPA), Specific Plan Amendment (SPA), and Change of Zone (CZ) to instead allow for the development of 95 “Medium High Density Residential (MHDR)” and 93 “High Density Residential (HDR)” dwelling units on the western 20.0 acres of Planning Area 48 (which would be re-designated as Planning Areas 53 and 54 as part of the Project). With approval of the

Project's GPA, SPA, and CZ, the Project would be fully consistent with the Riverside County General Plan and SWAP.

Additionally, the Project is located within the Highway 79 Policy Area of the SWAP. The Highway 79 Policy Area calls for overall traffic within the Policy Area to be reduced by 9% as compared to the trips projected from the General Plan traffic model for residential land use designations. The Highway 79 Policy Area was established as part of the County's 2003 General Plan Update. Since the 2003 General Plan was adopted, SP 286 has been amended four times. As such, it is presumed that the adopted SP 286, which allows for a maximum of 4,730 dwelling units, is consistent with the Highway 79 Policy Area. As previously shown in Table 3-1, although the Project would increase the number of units allowed on the Project site by 188 units, as part of SP 286A8 undeveloped dwelling units would be transferred from other portions of the SP 286 area such that the total number of dwelling units allowed within SP 286 would remain unchanged at 4,730 dwelling units. Because the adopted SP 286 is consistent with the Highway 79 Policy Area, and because the Project would not increase the total number of dwelling units allowed within SP 286, the Project also would be considered consistent with the Highway 79 Policy Area. Moreover, the Highway 79 Policy Area was specifically adopted to address concerns related to traffic congestion, while the Project's Focused Traffic Assessment (*Technical Appendix K*) shows that with implementation of the Project, the amount of traffic generated by the SP 286 site would be reduced by approximately 7,512 two-way trips per day as a result of reducing areas planned for "Commercial Tourist" land uses by approximately 20.0 acres. Accordingly, the Project would not conflict with the Highway 79 Policy Area.

Additionally, as part of its review of the Project, Riverside County evaluated the Project for consistency with applicable General Plan and SWAP policies, and concluded that the Project would be consistent with or otherwise would not conflict with the General Plan or SWAP. Moreover, the Project is fully consistent with the land use designations and requirements of the General Plan and SWAP, assuming approval of the Project's GPA. Thus, the Project would not conflict with any General Plan or SWAP policies that were adopted for the purpose of avoiding or mitigating an environmental effect.

Based on the foregoing analysis, the Project would not conflict with the land use designations and policies of the General Plan, SWAP, or SP 286, including policies and requirements adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

b) Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

EIR No. 374 Finding: Although EIR No. 374 did not address this subject, EIR No. 374 contained enough information about existing conditions and zoning of the Winchester 1800 SP site and surrounding areas that with the exercise of reasonable diligence, information about Winchester 1800 SP's potential effect to disrupt or divide the physical arrangement of an established community (including a low-income or minority community) was readily available to the public. EIR No. 374 did not evaluate impacts to disrupting or dividing an established community. (Riverside County, 1997)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project would not result in the physical disruption or division of any established communities. The Project’s proposed residential uses represent the continuation of existing development patterns in the area, which include existing and planned residential, commercial tourist, and recreational land uses. With implementation of the Project as proposed, public access through and along the perimeter of the Project site would be maintained, and the Project would not disrupt or divide an established community. No impacts would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

5.1.12 Mineral Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
25. Mineral Resources				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?**
- b) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that no mineral resources were present on the property. As such, EIR No. 374 concluded that adverse impacts associated with the loss of mineral resources would not occur. (Riverside County, 1997, p. V-119)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Based on available information, the Project site has never been the location of mineral resource extraction activity and no mines are located on the property under existing conditions. According to Figure OS-6 of the Riverside County General Plan, the Project site is designated within Mineral Resource Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA) (Riverside County, 2015a, Figure OS-6). MRZ-3 is defined by the State of California Department of

Conservation SMARA Mineral Land Classification Project as “Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined.” Thus, the Project site does not contain any known mineral resources that would be of value to the region or residents of the State. Furthermore, the Project site is not identified as an important mineral resource recovery site by the County General Plan, SWAP, or the adopted SP 286. Accordingly, the Project would not 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, nor would the Project 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, and no impact would occur. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

c) Would the Project potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines?

EIR No. 374 Finding: EIR No. 374 determined that no mineral resources were present on the property. As such, EIR No. 374 concluded that no adverse impacts associated with exposing people or property to hazards from proposed, existing, or abandoned quarries or mines would not occur. (Riverside County, 1997, p. V-119)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The area surrounding the Project site is not classified as an important mineral resource area, and there are no proposed, existing, or abandoned surface mines in the vicinity of the Project site (Riverside County, 2015, Figure OS-6; Google Earth, 2020). Accordingly, there is no potential for the Project to expose people or property to hazards from proposed, existing or abandoned quarries or mines, and no impact would occur. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

5.1.13 Noise

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
26. Airport Noise				
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

- a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?

EIR No. 374 Finding: EIR No. 374 determined that the Winchester 1800 SP project site was outside of the French Valley Airport’s Traffic Pattern Zone and outside the 55 CNEL noise contour according to the French Valley Airport Comprehensive Land Use Plan. However, the EIR also noted that due to the expanded “Interim Airport-Influence Area” portions of the site were within Area III of the AIA. Mitigation Measure MM C.5-4 was identified by EIR No. 374 to ensure that the project would not expose people residing or working in the area to excessive noise levels. As such, EIR No, 374 determined that impacts would be less than significant with mitigation. (Riverside County, 1997, pp. V-196 - V-197)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. According to the French Valley Airport Compatibility Plan Policy Document, the Project site occurs well outside of the 55 dBA CNEL noise contours for this airport (ALUC, 2012, Map FV-3). Therefore, future residents on the Project site would not be exposed to excessive aircraft noise. Impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

- 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?

EIR No. 374 Finding: EIR No. 374 did not identify any private airstrips or heliports within the vicinity of the Winchester 1800 SP project site. Thus, EIR No. 374 determined that no private airstrip-related safety hazards affecting future site residents or workers would occur. (Riverside County, 1997, pp. V-196 - V-197)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the findings prepared for EIR No. 374, the Project site is not located within the vicinity of a private airstrip (Google Earth, 2020). Accordingly, the Project would not expose people residing or working in the project area to excessive noise levels associated with private airport operations, and there would be no impact. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
established in the local general plan, noise ordinance, or applicable standards of other agencies?				
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project cause 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?

EIR No. 374 Finding: EIR No. 374 determined the implementation of SP 286 would result in a temporary increase in ambient noise levels during construction. The EIR noted that construction occurring adjacent to existing residential areas would be restricted to hours specific within Riverside County Ordinance No. 457.78. In addition, EIR No. 374 determined that development of the Winchester 1800 Specific Plan would generate traffic and would alter the noise levels in surrounding areas under long-term operation. As such, EIR No. 374 identified Mitigation Measures MM C.5-1 through MM C.5-4 to reduce temporary and permanent ambient noise impacts. EIR No. 374 concluded that noise impacts would be less than significant with mitigation incorporated, although cumulatively-considerable traffic-related impacts to noise were identified as significant and unavoidable. (Riverside County, 1997, p. V-41)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project would result in the construction of up to 95 typical single-family homes and 93 single-family homes in a clustered courtyard layout on the 20.02-acre Project site. In order to evaluate the Project’s site-specific elements, a Noise Impact Analysis (NIA) was required for the Project and is provided as *Technical Appendix I*. The Project’s NIA includes a detailed analysis of the Project’s potential to result in a substantial temporary and/or permanent increase in ambient noise levels, and was prepared in part to demonstrate that the Project’s anticipated noise impacts would be within the scope of analysis of EIR No. 374. Refer to the NIA for a detailed description of noise fundamentals, applicable regulatory requirements, the existing noise environment, and the methods and procedures used to evaluate the Project’s noise impacts. As explained below, the noise that would be generated by the Project is fully analyzed in and covered by the analysis of noise impacts set forth in EIR No. 374. Provided below is a summary of the results of the analysis for construction and long-term operation of the Project.

A. Construction-Related Impacts

Consistent with the findings of EIR No. 374, the Project has the potential to cause temporary or periodic increases in ambient noise levels during construction activities. Construction characteristics associated with the Project would not be substantially different from what was evaluated and disclosed by EIR No. 374, even though the Project would develop the Project site with MHDR and HDR land uses in lieu of CT land uses. EIR No. 374 disclosed that construction-related noise impacts would be potentially significant, but would be reduced to less-than-

significant levels with implementation of Mitigation Measures MM C.5-1 through MM C.5-2 to reduce temporary ambient noise impacts. Notwithstanding, the Project's NIA (*Technical Appendix I*) includes an assessment of potential noise impacts that could affect sensitive receptors during construction activities. The results of the analysis are presented below.

Noise impacts from construction activities associated with the Project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. The nearest sensitive receptors to the Project site are single-family homes located immediately west of the Project site. There also are single-family homes located as close as 186 feet to the northwest of the Project site. (Urban Crossroads, 2023d, p. 29)

To control noise impacts associated with the construction of the proposed Project, the County of Riverside has established limits to the hours of operation. Section 2 of Riverside County Ordinance No. 847 (Regulating Noise) indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. (Urban Crossroads, 2023d, p. 19)

Threshold of Significance – Construction Noise and Vibration

Neither the County's General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers for CEQA analysis purposes. Therefore, a numerical construction threshold based on Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* is used for analysis of daytime construction impacts, as discussed below.

According to the FTA, local noise ordinances are typically not very useful in evaluating construction noise. They usually relate to nuisance and hours of allowed activity, and sometimes specify limits in terms of maximum levels, but are generally not practical for assessing the impact of construction of a project. Project construction noise criteria should account for the existing noise environment, the absolute noise levels during construction activities, the duration of the construction, and the adjacent land use. Due to the lack of standardized construction noise thresholds, the FTA provides guidelines that can be considered reasonable criteria for construction noise assessment. The FTA considers a daytime exterior construction noise level of 80 dBA Leq as a reasonable threshold for noise sensitive residential land use. Accordingly, Project construction noise impacts would be significant if Project-related construction activities create noise levels which exceed the 80 dBA Leq acceptable noise level threshold at the nearby sensitive receiver locations. (Urban Crossroads, 2023d, p. 17)

For vibration impacts originating from the construction of the proposed Project, vibration-generating activities are appropriately evaluated the thresholds of significance outlined in the County of Riverside General Plan (see General Plan Policy N 16.3). These guidelines identify a motion velocity perception threshold for vibration due to passing trains of 0.01 inches per second (in/sec) over the range of one to 100 Hz, which is used herein to assess potential impacts due to Project construction vibration levels. (Urban Crossroads, 2023d, p. 17)

Construction Reference Noise Levels

To describe peak construction noise activities, this construction noise analysis was prepared using reference noise level measurements published in the *Update of Noise Database for Prediction of Noise on Construction and Open Sites* by the Department for Environment, Food and Rural Affairs (DEFRA). The DEFRA database provides the most recent and comprehensive source of reference construction noise levels. Table 5-11, *Construction Reference Noise Levels*, provides a summary of the DEFRA construction reference noise level measurements expressed in hourly average dBA L_{eq} using the estimated Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) usage factors to describe the construction activities for each stage of Project construction. (Urban Crossroads, 2023d, pp. 27-28)

Construction Noise Analysis

Using the reference construction equipment noise levels and the CadnaA noise prediction model, calculations of the Project construction noise level impacts at the nearest sensitive receiver locations were completed. To assess the worst-case construction noise levels, the Project construction noise analysis relies on the highest noise level impacts when the equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity (Project site boundary) to each receiver location. As shown on Table 5-12, *Construction Equipment Noise Level Summary*, the construction noise levels are expected to range from 68.2 to 77.2 dBA L_{eq} at the nearest receiver locations. Appendix 8.1 to the Project's NIA (*Technical Appendix I*) includes the detailed CadnaA construction noise model inputs. (Urban Crossroads, 2023d, p. 31)

To evaluate whether the Project would generate potentially significant short-term noise levels at nearest receiver locations, per FTA guidance cited previously, a construction-related daytime noise level threshold of 80 dBA L_{eq} is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations would satisfy the reasonable daytime 80 dBA L_{eq} significance threshold during Project construction activities as shown on Table 5-13, *Construction Noise Level Compliance*. Therefore, the noise impacts due to Project construction noise is considered less than significant at all receiver locations. (Urban Crossroads, 2023d, p. 33)

B. Long-Term Operation Related Impacts

Noise Impacts due to Project Operations

The Project would consist of the development of up to 95 typical single-family homes and 93 single-family homes in clustered courtyard layout. However, as a proposed residential community, the Project would result in noise levels typical of residential uses, and would not have the potential to result in significant noise impacts to surrounding land uses, with possible exception of Project-related traffic (as discussed below). The on-site Project-related noise sources are expected to be substantially lower than the noise levels that would occur if the Project site were to be developed consistent with the site's CT General Plan land use designation (as evaluated for the Project site by EIR No. 374). As such, and consistent with the conclusions reached by EIR No. 374, Project-related operational noise impacts would be less than significant.

Table 5-11 Construction Reference Noise Levels

Construction Stage	Reference Construction Activity ¹	Reference Noise Level @ 50 Feet (dBA Leq)	Highest Reference Noise Level (dBA Leq)
Demolition	Loaders	71	74
	Demolition Equipment	69	
	Excavators	64	
Site Preparation	Crawler Tractors	77	79
	Hauling Trucks	71	
	Rubber Tired Dozers	71	
Grading	Graders	79	79
	Excavators	64	
	Compactors	67	
Building Construction	Cranes	67	74
	Tractors	72	
	Welders	65	
Paving	Pavers	70	74
	Paving Equipment	69	
	Rollers	69	
Architectural Coating	Cranes	67	72
	Air Compressors	67	
	Generator Sets	67	

¹ Update of noise database for prediction of noise on construction and open site expressed in hourly average Leq based on estimated usage factor.

(Urban Crossroads, 2023d, Table 5-4)

Table 5-12 Construction Equipment Noise Level Summary

Receiver Location ¹	Construction Noise Levels (dBA Leq)					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels ²
R1	51.7	68.2	46.7	44.7	41.7	68.2
R2	53.7	76.1	48.7	46.7	43.7	76.1
R3	52.7	77.2	47.7	45.7	42.7	77.2
R4	69.5	77.0	64.5	62.5	59.5	77.0
R5	62.1	72.7	57.1	55.1	52.1	72.7

1. Construction noise source and receiver locations are shown on Exhibit 8-A of the Project's NIA (*Technical Appendix I*).
2. Construction noise level calculations based on distance from the project site boundaries (construction activity area) to nearby receiver locations. CadnaA construction noise model inputs are included in Appendix 8.1 to the Project's NIA.

(Urban Crossroads, 2023d, Table 8-1)

Table 5-13 Construction Noise Level Compliance

Receiver Location ¹	Construction Noise Levels (dBA Leq)		
	Highest Construction Noise Levels ²	Threshold ³	Threshold Exceeded? ⁴
R1	68.2	80	No
R2	76.1	80	No
R3	77.2	80	No
R4	77.0	80	No
R5	72.7	80	No

1. Noise receiver locations are shown on Exhibit 8-A of the Project’s NIA (*Technical Appendix I*).
2. Highest construction noise level operating at the Project site boundary to nearby receiver locations (Table 5-12).
3. Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.
4. Do the estimated Project construction noise levels exceed the construction noise level threshold? (Urban Crossroads, 2023d, Table 8-2)

Off-Site Traffic-Related Noise Impacts

The Project would consist of the development of a residential community with up to 95 typical single-family homes and 93 single-family homes in clustered courtyard layout. As compared to the CT land uses evaluated for the Project site by EIR No. 286, the proposed Project would result in the generation of 7,512 fewer daily vehicular trips. Specifically, the Project would result in the generation of 1,800 daily vehicle trips, whereas the CT land uses evaluated by EIR No. 374 would generate up to approximately 9,312 daily vehicular trips. (Urban Crossroads, 2023e, Table 4) As such, it can be concluded that the proposed Project would result in a substantial reduction in off-site traffic-related noise levels as compared to what was evaluated and disclosed by EIR No. 374. Consistent with the conclusion reached by EIR No. 374, Project impacts due to transportation-related noise off site would be less than significant, and implementation of the Project would result in an overall reduction in the significant and unavoidable cumulatively-considerable impacts due to traffic-related noise that was disclosed by EIR No. 374.

On-Site Traffic Noise Levels

An on-site exterior noise impact analysis has been completed to determine the traffic noise exposure and to identify potential noise abatement measures necessary to achieve acceptable Project exterior and interior noise levels. It is expected that the primary source of noise impacts to the Project site would be traffic noise from Benton Road and Moser Road. The Project also would experience some background traffic noise impacts from the Project’s internal local streets; however, due to the low traffic volume/speed, traffic noise from these roads would not make a significant contribution to the noise environment. On-site noise impacts would be potentially significant requiring noise attenuation measures if exterior backyard area noise levels exceed 65 dBA CNEL or if interior noise levels are projected to exceed 45 dBA CNEL. (Urban Crossroads, 2023d, Table 4-1 and p. 25)

On-Site Exterior Noise Analysis

Using the FHWA traffic noise prediction model and the parameters outlined in Tables 5-1 to 5-3 of the Project’s NIA (*Technical Appendix I*), the expected future exterior noise levels for individual lots were calculated. Table 5-

14, *Exterior Noise Levels (CNEL)*, presents a summary of future exterior noise levels at the outdoor living areas (backyards) within the Project site. The on-site traffic noise level impacts indicate that the outdoor living areas adjacent to Benton Road and Moser Road will experience unmitigated exterior noise levels ranging from 53.8 to 64.1 dBA CNEL, which satisfies the County of Riverside 65 dBA CNEL exterior noise level standards and no noise mitigation is required. The on-site traffic noise analysis calculations are provided in Appendix 6.1 of the Project’s NIA (*Technical Appendix I*). (Urban Crossroads, 2023d, p. 29) Accordingly, exterior noise impacts on site would be less than significant.

Table 5-14 Exterior Noise Levels (CNEL)

Lot	Roadway	Unmitigated Noise Level (dBA CNEL) ¹
39	Moser Road	53.8
41	Moser Road	53.8
43	Moser Road	53.8
45	Moser Road	53.8
47	Moser Road	53.8
49	Moser Road	53.8
51	Moser Road	53.8
53	Moser Road	53.8
2	Moser Road	53.8
4	Benton Road	64.1
6	Benton Road	64.1
8	Benton Road	64.1
10	Benton Road	64.1

1. Exterior noise level calculations are included Appendix 6.1 to the Project’s NIA (*Technical Appendix I*).

(Urban Crossroads, 2023d, Table 6-1)

On-Site Interior Noise Analysis

The future noise levels were calculated at the first and second-floor building façades to ensure that the interior noise levels comply with the County of Riverside 45 dBA CNEL interior noise standards. (Urban Crossroads, 2023d, p. 26)

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction of the structure. Typical building construction will provide a Noise Reduction (NR) of approximately 12 dBA with "windows open" and a minimum 25 dBA noise reduction with "windows closed." However, sound leaks, cracks and openings within the window assembly can greatly diminish its effectiveness in

reducing noise. Several methods are used to improve interior noise reduction, including: [1] weather-stripped solid core exterior doors; [2] upgraded dual glazed windows; [3] mechanical ventilation/air conditioning; and [4] exterior wall/roof assemblies free of cut outs or openings. (Urban Crossroads, 2023d, p. 26)

Table 5-15, *First Floor Interior Noise Impacts (CNEL)*, and Table 5-16, *Second Floor Interior Noise Impacts (CNEL)*, show that the residential units require a windows-closed condition and a means of mechanical ventilation (e.g. air conditioning). Table 5-15 shows that the future noise levels at the first-floor building façade are expected to range from 28.8 to 39.1 dBA CNEL. The first-floor interior noise level analysis shows that the County of Riverside 45 dBA CNEL with windows-closed interior noise standards can be satisfied using standard windows with a minimum STC rating of 27 for all units based on the minimum 25 dBA interior noise reduction for standard construction with windows in a closed position. (Urban Crossroads, 2023d, p. 26)

Table 5-16 shows that the future second floor interior noise levels are expected to range from 28.8 to 39.1 dBA CNEL. The second-floor interior noise level analysis shows that the County of Riverside 45 dBA CNEL with windows-closed interior noise standards can be satisfied based on the minimum 25 dBA interior noise reduction for typical construction. Riverside County would condition the proposed Project to require all future dwelling units incorporate windows, glass, and exterior doors with a minimum sound transmission class (STC) rating of 27. The conditions of approval also will require that walls and roofs be constructed in a manner that is free from holes or other open spaces; to require insulation within roofs meet at least a rating of R-19; and to require a means of

Table 5-15 First Floor Interior Noise Impacts (CNEL)

Lot	Noise Level at Façade ¹	Required Interior NR ²	Estimated Interior NR ³	Upgraded Windows ⁴	Interior Noise Level ⁵	Threshold	Threshold Exceeded?
39	53.8	8.8	25.0	No	28.8	45	No
41	53.8	8.8	25.0	No	28.8	45	No
43	53.8	8.8	25.0	No	28.8	45	No
45	53.8	8.8	25.0	No	28.8	45	No
47	53.8	8.8	25.0	No	28.8	45	No
49	53.8	8.8	25.0	No	28.8	45	No
51	53.8	8.8	25.0	No	28.8	45	No
53	53.8	8.8	25.0	No	28.8	45	No
2	53.8	8.8	25.0	No	28.8	45	No
4	64.1	19.1	25.0	No	39.1	45	No
6	64.1	19.1	25.0	No	39.1	45	No
8	64.1	19.1	25.0	No	39.1	45	No
10	64.1	19.1	25.0	No	39.1	45	No

¹ Exterior noise level at the facade with a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning).

² Noise reduction required to satisfy the 45 dBA CNEL interior noise standards.

³ A minimum 25 dBA of interior noise reduction is assumed with standard building construction and a windows closed condition.

⁴ Does the required interior noise reduction trigger upgraded with a minimum STC rating of greater than 27?

⁵ Estimated interior noise level with minimum STC rating for all windows.

"NR" = Noise reduction

(Urban Crossroads, 2023d, Table 6-2)

Table 5-16 Second Floor Interior Noise Impacts (CNEL)

Lot	Noise Level at Façade ¹	Required Interior NR ²	Calculated Interior NR ³	Upgraded Windows ⁴	Interior Noise Level ⁵	Threshold	Threshold Exceeded?
39	53.8	8.8	25.0	No	28.8	45	No
41	53.8	8.8	25.0	No	28.8	45	No
43	53.8	8.8	25.0	No	28.8	45	No
45	53.8	8.8	25.0	No	28.8	45	No
47	53.8	8.8	25.0	No	28.8	45	No
49	53.8	8.8	25.0	No	28.8	45	No
51	53.8	8.8	25.0	No	28.8	45	No
53	53.8	8.8	25.0	No	28.8	45	No
2	53.8	8.8	25.0	No	28.8	45	No
4	64.1	19.1	25.0	No	39.1	45	No
6	64.0	19.0	25.0	No	39.0	45	No
8	64.0	19.0	25.0	No	39.0	45	No
10	64.0	19.0	25.0	No	39.0	45	No

¹ Exterior noise level at the façade with a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning).

² Noise reduction required to satisfy the 45 dBA CNEL interior noise standards.

³ A minimum 25 dBA of interior noise reduction is assumed with standard building construction and a windows closed condition.

⁴ Does the required interior noise reduction trigger upgraded with a minimum STC rating of greater than 27?

⁵ Estimated interior noise level with minimum STC rating for all windows.

⁶ One-story home, no second floor rooms.

"NR" = Noise reduction

(Urban Crossroads, 2023d, Table 6-3)

mechanical ventilation (i.e., air conditioning). With mandatory compliance with the Project’s conditions of approval, Project interior noise levels would not exceed 45 dBA CNEL, and impacts would be less than significant. (Urban Crossroads, 2023d, p. 26)

Conclusion

Based on the preceding analysis, the proposed Project would not result in the 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, and impacts would be less than significant. Additionally, traffic-related noise impacts would be reduced with Project approval and implementation due to the reduction in areas planned for CT land uses by 20.0 acres. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

b) Would the Project cause generation of excessive ground-borne vibration or ground-borne noise levels?

EIR No. 374 Finding: EIR No. 374 indicated that land uses associated with the Winchester 1800 SP would not be the type of lands uses that would generate excessive groundborne vibrations or groundborne noise levels during normal operations. Groundborne vibrations may be generated infrequently by use of heavy construction machinery; however, that this type of noise would be temporary and infrequent, and would be considered less-than-significant adverse impact. As such, EIR No. 374 did not identify any impacts associated with ground-borne vibration of ground-borne noise levels.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project would not expose persons to or generation of excessive groundborne vibration or groundborne noise levels. Construction characteristics associated with the Project would be similar to what was assumed in and evaluated by EIR No. 374. Construction of the Project would have the potential to result in groundborne vibration due to use of heavy construction machinery; however, similar to the finding of EIR No. 374, this type of noise and vibration would be temporary and infrequent. The Project would consist of the development of up to 95 typical single-family homes and 93 single-family homes in a clustered courtyard layout. The on-going operation of the Project would not include the operation of any known vibration sources other than typical on-site vehicle operations for a residential development. Therefore, consistent with the findings of EIR No. 374, a less than significant vibration impact is anticipated from construction and operation of the Project. Notwithstanding, in order to confirm the findings of EIR No. 374 with respect to groundborne noise and vibration, a noise and vibration analysis was included as part of the Project's NIA (*Technical Appendix I*), the results of which are presented below.

Construction Vibration Impacts

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods employed. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Ground vibration levels associated with various types of construction equipment are summarized on Table 8-3 of the Project's NIA (*Technical Appendix I*). Based on the representative vibration levels presented for various construction equipment types, it is possible to estimate the potential for building damage using the following vibration assessment methods defined by the FTA. (Urban Crossroads, 2023d, p. 33)

For purposes of analysis, Project construction-related vibration impacts would be considered significant if short-term Project-generated construction vibration levels exceed the County of Riverside vibration standard of 0.01 in/sec RMS at sensitive receiver locations. An RMS of 0.01 in/sec equates to 0.04 in/sec PPV. (Urban Crossroads, 2023d, p. 19)

Table 5-17, *Construction Equipment Vibration Levels*, presents the expected Project related vibration levels at the nearest receiver locations. At distances ranging from 91 to 672 feet from Project construction activities, construction vibration velocity levels are estimated to range from 0.00 to 0.01 PPV (in/sec). Based on maximum acceptable continuous vibration threshold of 0.04 PPV (in/sec), the typical Project construction vibration levels would satisfy the thresholds at all receiver locations. In addition, the typical construction vibration levels at the nearest sensitive receiver locations are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site boundaries. As such, vibration-related impacts during construction would be less than significant. (Urban Crossroads, 2023d, p. 38)

Table 5-17 Construction Equipment Vibration Levels

Receiver Location ¹	Distance to Const. Activity (Feet) ²	Typical Construction Vibration Levels PPV (in/sec) ³					Thresholds PPV (in/sec) ⁴	Thresholds Exceeded? ⁵
		Small bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Highest Vibration Level		
R1	672'	0.00	0.00	0.00	0.00	0.00	0.04	No
R2	91'	0.00	0.01	0.01	0.01	0.01	0.04	No
R3	91'	0.00	0.00	0.01	0.01	0.01	0.04	No
R4	91'	0.00	0.00	0.01	0.01	0.01	0.04	No
R5	186'	0.00	0.00	0.00	0.00	0.00	0.04	No

¹ Construction receiver locations are shown on Exhibit 8-A.

² Distance from receiver location to Project construction boundary.

³ Based on the Vibration Source Levels of Construction Equipment (Table 85-5).

⁴ County of Riverside General Plan.

⁵ Does the peak vibration exceed the acceptable vibration thresholds?

"PPV" = Peak Particle Velocity

(Urban Crossroads, 2023d, Table 8-4)

Operational Vibration Impacts

The Project would consist of the development of up to 95 typical single-family homes and up to 93 single-family homes in a clustered courtyard layout. The on-going operation of the Project would not include the operation of any known vibration sources other than typical on-site vehicle operations for a residential development. Therefore, a less-than-significant vibration impact would occur from operation of the Project.

Conclusion

Based on the preceding analysis, the proposed Project would not result in the generation of excessive ground-borne vibration or ground-borne noise levels during either construction or long-term operation, and impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address impacts to noise. Two of these measures, Mitigation Measures MM C.5-1 and MM C.5-3, listed below, would continue to apply to the Project and would be enforced as part of the Project's conditions of approval. Additionally, while EIR No. 374 included Mitigation Measures MM C.5-2, which required preparation of an acoustical report for commercial, light industrial, and office building uses, the Project does not include commercial, light industrial, or office buildings uses; thus, MM C.5-2 is not applicable to the Project. Furthermore, while EIR No. 374 included Mitigation Measures MM C.5-4, which included airport noise attenuation measures for Planning Areas 20, 35, 36, 37, 44 and 45, the Project as evaluated herein would only affect (existing) Planning Area 48; thus, MM C.5-4 is not applicable to the Project.

In addition, although impacts due to traffic-related noise affecting future on-site residences would be less than significant under CEQA because such impacts involve the environment's impact on the Project, a site-specific NIA

was prepared for the Project (*Technical Appendix I*) in order to implement EIR No. 374 Mitigation Measure MM C.5-3. The Project's NIA identifies measures to ensure that proposed on-site homes would meet the County's interior and exterior noise limit standards of 45 dBA and 65 dBA, respectively. The proposed condition of approval is not the result of the Project causing a new or increased significant impact not already identified and analyzed in EIR No. 374, as this condition of approval is intended to ensure compliance with the County's interior and exterior noise level standards, as required by Mitigation Measure MM C.5-3.

MM C.5-1 Construction hours adjacent to existing residential development shall be limited to those allowed by Riverside County Ordinance 457.78.

MM C.5-3 Mitigation measures are needed to reduce vehicular noise levels in outdoor and indoor residential areas exposed to noise levels greater than 60 CNEL. Specifically, lots along Winchester Road (Route 79), Keller Road, Street "A", Street "B", Street "I", Pourroy Road, Auld Road, Washington Street, Benton Road and Thompson Road will experience noise levels over 60 CNEL without some form of mitigation. The measures below are presented to demonstrate feasibility, and should not be interpreted as design specifications. A more detailed noise analysis will be required prior to grading plan approval.

The FHWA Model described previously and future traffic volumes were used to assess the feasibility of sound barriers in reducing the noise levels along the roadways of concern. It was assumed that a noise barrier would be constructed at the residential property line. It has been assumed that no second story balconies will face the roadway for units located inside the 60 CNEL impact zone. In general, second story balconies should not overlook major roadways due to potential noise impacts. However, if such balconies are planned, additional noise mitigation will be necessary (see Specific Plan Land Use Development Standard No. 24).

Noise barrier heights were calculated for sample locations along Winchester Road, Keller Road, Street "A", Street "B", Street "I", Pourroy Road, Auld Road, Washington Street, Benton Road and Thompson Road. The results indicated that walls of 4 to 6 feet may be required along these roadways. 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. Final noise barrier heights shall be determined when final grading plans are developed that show lot locations, house setbacks, and precise pad elevations.

Project-Specific Conditions of Approval/Applicable Regulatory Requirements

- Prior to issuance of building permits, Riverside County shall ensure that all proposed residential dwelling units have been designed to accommodate a "windows-closed" condition, which will require a means of mechanical ventilation (e.g., air conditioning). To meet the County of Riverside 45 dBA CNEL interior noise standards for residential land use the Project shall provide the following or equivalent noise abatement measures:
 - Windows & Glass Doors: All units require standard windows and glass doors with well-fitted, well-weather-stripped assemblies and shall have minimum sound transmission class (STC) ratings of 27.

- Exterior Doors: All exterior doors shall be well weather-stripped and have minimum STC ratings of 27. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.
- Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.
- Roof: Roof sheathing of wood construction shall be per manufacturer’s specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer’s specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

5.1.14 Paleontological Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
28. Paleontological Resources				
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project directly or indirectly destroy a unique paleontological resource, or unique geologic feature?

EIR No. 374 Finding: EIR No.374 determined that although no paleontological resources were encountered on the Winchester 1800 SP project site, the contents of on-site soils may have contained potential fossil bearing qualities. As such, the EIR identified Mitigation Measures MM C.15-10 through C.15-18 to ensure the proper handling and treatment of paleontological resources. EIR No. 374 concluded that impacts to paleontological and geological resources, sites, and features would be less than significant with mitigation incorporated. (Riverside County, 1997, p. V-129)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. A Paleontological Resources Impact Monitoring Program (PRIMP) was prepared for the Project site by Brian F. Smith and Associates (BFSA), and is included as *Technical Appendix J* (BFSA, 2021). The Project would not result in any increases in physical impacts to areas that were not previously analyzed in EIR No. 374, nor would the Project result in a substantial change to the construction or operational characteristics as evaluated by EIR No. 374. Consistent with the project evaluated by

EIR No. 374, the proposed Project would result in full disturbance to the 20.02-acre property. As such, impacts to paleontological resources associated with the Project would be within the scope of analysis of EIR No. 374, and, consistent with the findings of EIR No. 374, Project impacts to paleontological resources would be reduced to less-than-significant levels with implementation of the mitigation measures identified in EIR No. 374. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 and addenda thereto identified Mitigation Measures MM C.15-10 through MM C.15-18 to address impacts to paleontological resources. The measures listed below would be implemented through the County's standard condition of approval for paleontological resources.

MM C.15-10 Given the assessed potential for paleontological resources on-site, paleontological monitoring of grading shall be required for cuts made in the Bedford Canyon Formation, Pleistocene fluvial sediments, and alluvium. Full-time monitoring shall occur during earthmoving in the Pleistocene fluvium. Monitoring in the younger alluvium shall occur in areas where it is more than five feet in depth to allow inspection of the older parts of these sediments. The intensity of monitoring (full-time, part-time, no monitoring) shall be at the discretion of the paleontologist retained to supervise the monitoring program.

MM C.15-11 During the monitoring program the consulting paleontologist shall determine if the paleontologically sensitive Pleistocene fluvial sediments found in the Tualata Creek drainage extend into the portion of the project which is part of the Warm Springs Creek catchment. This will have a major impact on the nature and intensity of the paleontological monitoring of the project during development. This part of the study shall include a careful analysis of the data in the project geotechnical study, and in field examination of subsurface deposits during grading.

MM C.15-12 Fossils found by the owners of the property, their agents, contractors, or subcontractors during the development of the property shall be reported immediately to the paleontological monitor.

If fossils are encountered on-site during development, the following specific mitigation procedures shall be followed (as required by Mitigation Measures MM C.15-13 through C.15-18).

MM C.15-13 The paleontologist retained for the project shall immediately evaluate the fossils which have been discovered to determine if they are significant and, if so to develop a plan to collect and study them for the purpose of mitigation.

MM C.15-14 The paleontologic monitor must be empowered to temporarily halt or direct excavation equipment if fossils are found to allow evaluation and removal of them if necessary. The monitor shall be equipped to speedily collect specimens if they are encountered.

- MM C.15-15** The monitor, with assistance if necessary, shall collect individual fossils and/ or samples of fossil bearing sediments. If specimens of small animal species are encountered, the most time and cost efficient method of recovery is to remove a selected volume of fossil bearing earth from the grading area and stockpile it off-site for processing by screen washing.
- MM C.15-16** Fossils recovered during earthmoving or as a result of screen-washing of sediments samples shall be cleaned and prepared sufficiently to allow identification. This allows the fossils to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, therefore, reducing storage costs.
- MM C.15-17** A report of findings shall be prepared and submitted to the public agency responsible for overseeing developments and mitigation of environmental impacts upon completion of mitigation. This report would minimally include a statement of the types of paleontologic resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a statement of their scientific significance.
- MM C.15-18** The paleontological specimens recovered as a result of mitigation shall be donated to a qualified scientific institution where they would be afforded long-term preservation to allow future scientific study.

5.1.15 Population and Housing

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
29. Housing				
a. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

EIR No. 374 Finding: Although EIR No. 374 did not address this subject, EIR No. 374 contained enough information about existing conditions in the area that with the exercise of reasonable diligence, information about Winchester 1800 SP's potential to displace of housing or people necessitating the construction of housing elsewhere was readily available to the public. EIR No. 374 did not evaluate impacts associated with the displacement of housing or people necessitating the construction of housing elsewhere.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Under existing conditions, the Project site contains one residential home. The removal of this home from the Project site would not substantially affect the supply of housing in the County and would not displace substantial numbers of existing people or housing necessitating the construction of replacement housing elsewhere. Furthermore, the Project includes the construction of up to 95 typical single-family residential dwelling units and 93 single-family dwelling units in a clustered courtyard configuration on the Project site, which would more than compensate for the loss of the one residential home that would be removed with implementation of the Project. Thus, the Project would result in an increase the amount of housing in the area. As such, no impacts would occur. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

b) **Would the Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?**

EIR No. 374 Finding: Although EIR No. 374 did not address this subject, EIR No. 374 contained enough information about existing conditions in the area and the Project's components that with the exercise of reasonable diligence, information about Winchester 1800 SP's potential to create a demand for housing was readily available to the public. EIR No. 374 did not evaluate impacts associated with creation of a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project would entail development of the 20.0-acre Project site with 95 typical single-family dwelling units and 93 single-family dwelling units in a clustered courtyard configuration. Thus, the Project would not result in an incremental demand for additional housing, including housing affordable to households earning 80% or less of the County's median income. Rather, the Project would accommodate new housing on site, including the Project's proposed HDR land uses. Specifically, the Project's proposed 93 clustered courtyard single-family homes within proposed Planning Area 54 would increase the availability of more affordable housing within the County. Accordingly, the Project would not create a demand for additional housing, and no impact would occur. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- c) **Would the Project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

EIR No. 374 Finding: EIR No. 374 determined that SP 286 would result in direct population growth in the area and indirect growth in the undeveloped, rural areas to the north and south due to development of the site, including provision of extension of roadways, utility systems, and energy systems which could eliminate potential constraints for development. Impacts due to population growth were disclosed by EIR No. 374 as a significant and unavoidable impact resulting from buildout of SP 286.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project Applicant proposes to develop the 20.0-acre Project site with up to 95 typical single-family residential homes and up to 93 single-family dwelling units in a clustered courtyard configuration. Although the Project would convert the General Plan and Specific Plan land use designations for the Project site from “Commercial Tourist (CT)” to “Medium High Density Residential (MHDR)” and “High Density Residential (HDR),” which would result in an increase in the site’s planned residential population, the additional dwelling units that would be allocated to SP 286 Planning Areas 53 and 54 would be transferred from other planning areas within SP 286, as previously summarized in Table 3-1. All of the Planning Areas from which dwelling units would be transferred either are fully developed or already are entitled for development (i.e., with recorded final maps), and the dwelling units to be transferred to the Project site represent “unused” dwelling unit allocations within these portions of SP 286. As such, the Project would not result in a net increase in the number of dwelling units allowed within SP 286, which would remain capped at 4,730 dwelling units. Moreover, the Project would result in a reduction in areas designated for “Commercial Tourist (CT)” land uses by approximately 20.0 acres. Based on the Project’s Trip Generation Assessment (*Technical Appendix K*), the Project would generate substantially fewer vehicular trips as compared to the site’s adopted CT land use designation, indicating that the land uses proposed as part of the Project would represent less-intensive growth than is currently planned for the site. Additionally, a portion of the SP 286 area has been built out, including portions of the backbone infrastructure (e.g., roads and utilities). The Project would not include any major improvements to circulation facilities, and the Project’s water, sewer, and drainage improvements have been sized to serve only the proposed Project and off-site areas that already are tributary to the Project site. There are no components of the Project that would result in a substantial inducement to population growth beyond the growth that was anticipated through the approval of SP 286, and in fact the Project would represent reduced growth as compared to the Project evaluated by EIR No. 374. Accordingly, Project impacts due to population growth would be less than significant. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

5.1.16 Public Services

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
30. Fire Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>fire protection services</u> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 fire protection services?**

EIR No. 374 Finding: EIR No. 374 determined that SP 286 would have a cumulative adverse impact on the Fire Department’s ability to provide an acceptable level of service to surrounding properties. These impacts would result from an increase in the number of emergency and/or public service calls due to an increase in the population. The EIR also noted that after the proposed French Valley Fire Station was completed, the French Valley and Rancho California Fire Stations would provide Category II protection to the project site in conformance with the Fire Protection Master Plan. EIR No. 374 identified Mitigation Measures MM D.3-1 through MM D.3-7 to ensure that impacts to fire services were reduced to less than significant levels. (Riverside County, 1997, p. V-162)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Consistent with the conditions evaluated in EIR No. 374, the Riverside County Fire Department provides fire protection services to the Project area. EIR No. 374 assumed that the Project site would be developed with “Commercial Tourist (CT)” uses. As previously noted in Section 3.0, as part of the Project the site’s land use designation would be changed to “Medium High Density Residential (MHDR)” on 13.0 acres and “High Density Residential (HDR)” on approximately 7.0 acres, which would allow for the development of 95 typical single family homes and 93 clustered courtyard single-family homes within proposed Planning Areas 53 and 54, respectively. As previously summarized in Table 3-1, 188 “unused” dwelling units currently allocated to SP 286 Planning Areas that either already are developed or are fully entitled for development (i.e., with recorded final maps) would be transferred to the Project site, resulting in no change to the maximum number of dwelling units allowed within SP 286, which would remain capped at 4,730 dwelling units and well below the 5,806 dwelling units anticipated by and evaluated in EIR No. 374. Additionally, the Project would result in a reduction in areas designated for CT land uses by 20.02 acres. With no net increase in the maximum number of dwelling units allowed within SP 286 and a reduction of 20.02 acres of CT land uses, the Project would result in less intense development on site as compared to the land uses previously evaluated

for the Project site as part of EIR No. 374. Thus, the Project would result in a decreased demand for fire protection services as compared to what was evaluated by EIR No. 374.

As anticipated by EIR No. 374, and subsequent to certification of EIR No. 374, the French Valley Fire Station (Fire Station 83) was constructed, and is located approximately 2.5 miles southwest of the Project site at 37500 Sky Canyon Dr.# 401 Murrieta, CA 92563 (Google Earth, 2020).

With respect to the Project, the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan indicates that development of up to up to 95 typical single-family dwelling units and 93 clustered courtyard single-family dwelling units would require a “Category II – Urban” level of service, which requires a fire station to be within three (3) miles of the Project site and a full first alarm assignment team operating on the scene within 15 minutes of dispatch (Riverside County, 1986). The French Valley Fire Station (Fire Station 83) is located approximately 2.5 miles southwest of the Project site. Thus, and as concluded by EIR No. 374, the Project would be consistent with the fire protection goals of “Category II – Urban” level of service. The French Valley Fire Station (Fire Station 83) was constructed to serve the Project area, and would be able to provide fire protection services to the Project site without the need for new or expanded fire protection facilities. In addition, the Project has been reviewed by the Riverside County Fire Department, which determined that the Project would be served by adequate fire protection services in accordance with the Riverside County Fire Department *Fire Protection and Emergency Medical Master Plan* (Riverside County, 1986).

As noted by EIR No. 374, development anticipated by EIR No. 374, including the Project, would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, and as with all development within SP 286, the Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, a fire hydrant system, paved access, and secondary access routes. Furthermore, and also consistent with the findings of EIR No. 374, the Project and all other developments within SP 286 would be required to comply with the provisions of the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the County in providing for public services, including fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, and consistent with the findings of EIR No. 374, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. As such, impacts to fire protection services would be less than significant. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address impacts to fire protection services. Several of these measures, Mitigation Measures MM D.3-1, MM D.3-2, and MM D.3-7, listed below, would continue to apply to the Project and would be enforced as part of the Project’s conditions of approval. It should be noted that Mitigation Measure MM D.3-1 was updated as part of Addendum No. 6 to EIR No. 374 to reflect the County’s standard condition of approval for payment of Development Impact Fees (DIF) fees, and was not modified as the result of any new or increased significant impacts. EIR No. 374 Mitigation Measures MM D.3-3 and D.3-5 address impacts associated with high fire hazard areas, while the Project site and immediately surrounding areas are not within a high fire hazard area; thus, these mitigation measures are not applicable to the Project. EIR No. 374 Mitigation Measure MM D.3-4 pertains to Planning Area 24 of SP 286, and is therefore not applicable to the Project. Additionally, while EIR No. 374 included Mitigation Measure MM D.3-6, which required the fiscal analysis for the project identify a funding source for fire operations, this Mitigation Measure is not applicable to the Project because funding sources for fire protection facilities are addressed by the County’s DIF fee program.

MM D.3-1 Prior to building permit final inspection, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid pursuant to County Ordinance No. 659 to provide funds for the purchase of equipment, remodel, or construction of fire stations; police protection facilities; parks; trails; flood control facilities; traffic improvements and signalization; and libraries.

MM D.3-2 All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Any wood shingles shall be Class “B” rating and shall be approved by the Fire Department prior to installation.

MM D.3-7 All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections or Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department. Fire flows over 3000 gpm shall be for 3 hours duration.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p>31. Sheriff Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>sheriff services</u>?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 sheriff services?**

EIR No. 374 Finding: EIR No. 374 concluded that the Winchester 1800 SP project would result in the need for 26 additional officers, approximately four civilian personnel, and an additional nine patrol cars to provide adequate protection SP 286. As such, EIR No. 374 identified Mitigation Measures MM D.4-1 and MM D.4-3 to off-set potential impacts to sheriff facilities and services. EIR No. 374 concluded that impacts to sheriff facilities would be less than significant with mitigation. (Riverside County, 1997, p. V-165)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. EIR No. 374 assumed that the Project site would be developed with “Commercial Tourist (CT)” uses. As previously noted in Section 3.0, as part of the Project the site’s land use designation would be changed to “Medium High Density Residential (MHDR)” on 13.0 acres and “High Density Residential (HDR)” on approximately 7.0 acres, which would allow for the development of 99 typical single family homes and 93 clustered courtyard single-family homes within proposed Planning Areas 53 and 54, respectively. As previously summarized in Table 3-1, 188 “unused” dwelling units currently allocated to SP 286 Planning Areas that either already are developed or are fully entitled for development (i.e., with recorded final maps) would be transferred to the Project site, resulting in no change to the maximum number of dwelling units allowed within SP 286, which would remain capped at 4,730 dwelling units and well below the 5,806 dwelling units anticipated by and evaluated in EIR No. 374. Additionally, the Project would result in a reduction in areas designated for CT land uses by 20.02 acres. With no net increase in the maximum number of dwelling units allowed within SP 286 and a reduction of 20.02 acres of CT land uses, the Project would result in less intense building area on site as compared to the approved SP 286 (and much less intense than the land uses evaluated as part of EIR No. 374). As such, the Project’s demand for sheriff services would be reduced in comparison to what was assumed by EIR No. 374. There are no components of the Project that would have the potential to increase impacts to sheriff protection services beyond what was analyzed under EIR No. 374. Furthermore, as required through EIR No. 374 Mitigation Measure MM D.4-1, the Project Applicant would be required to comply with the provisions of the County’s DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Accordingly, there would be no new impacts to sheriff protection services associated with the Project, and such impacts would not be significant following incorporation of the mitigation measures specified in EIR No. 374. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address impacts to sheriff protection services. These measures, which are listed below, would continue to apply to the Project and would be enforced as part of the Project’s conditions of approval.

- MM D.4-1** The applicant will pay fees in accordance with the provisions of Ordinance 659 to off-set the cost of acquisition and construction of Sheriff Department facilities as the need arises due to the rapid population growth in the region.

MM D.4-2 The project applicant will inform the Crime Prevention Unit of the Sheriff’s Department of all new Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs.

MM D.4-3 Specific Plan Land Use Development Standard No. 21 includes a number of design concepts and crime prevention measures to be incorporated or considered during site and building layout designs.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p>32. Schools</p> <p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>school</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 school services?**

EIR No. 374 Finding: EIR No. 374 concluded that development of the Winchester 1800 SP project would increase the demand on existing education facilities in the project area by generating additional students requiring accommodation within the Hemet Unified School District, Menifee Union School District, and Murrieta Valley Unified School District. The EIR identified Mitigation Measures MM D.5-11 through D.5-4 to ensure that adequate school facilities would be available to serve future residents of SP 286. EIR No. 374 concluded that impacts to schools would be less than significant with mitigation incorporated. (Riverside County, 1997, p. V-169)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. EIR No. 374 assumed that the Project site would be developed with “Commercial Tourist (CT)” uses. As previously noted in Section 3.0, as part of the Project the site’s land use designation would be changed to “Medium High Density Residential (MHDR)” land uses on 13.0 acres and “High Density Residential (HDR)” on approximately 7.0 acres, which would allow for the development of 95 typical single family homes and 93 clustered courtyard single-family homes within proposed Planning Areas 53 and 54, respectively. As previously summarized in Table 3-1, 188 “unused” dwelling units currently allocated to SP 286 Planning Areas that either already are developed or are fully entitled for development (i.e., with recorded final maps) would be transferred to the Project site, resulting in no change to the maximum number of dwelling units allowed within SP 286, which would remain capped at 4,730 dwelling units

and well below the 5,806 dwelling units anticipated by and evaluated in EIR No. 374. Because the Project would not result in a net increase in the maximum 4,730 dwelling units allowed within SP 286, the Project would not result in an increase in demands for school services beyond what was evaluated and disclosed by EIR No. 374. In addition, the Project Applicant would be required to comply with the mitigation measures identified in EIR No. 374, which require the payment of required development impact fees to off-set impacts associated with increased demand for school services and facilities. Pursuant to the Leroy F. Greene School Facilities Act of 1998, payment of school impact fees constitutes full and complete mitigation for project-related impacts to school services. As such, the Project would not result in any new or more severe impacts to school services beyond what was evaluated and disclosed by EIR No. 374. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address impacts to school services. One of these measures, Mitigation Measure MM D.5-1, listed below, would continue to apply to the Project and would be enforced as part of the Project’s conditions of approval. It should be noted that Mitigation Measure MM D.5-1 was updated as part of Addendum No. 6 to EIR No. 374 to reflect the County’s standard condition of approval for payment of school impact fees, and was not modified as the result of any new or increased significant impacts. Additionally, while EIR No. 374 included Mitigation Measures MM D.5-2 through MM D.5-4, which set requirements for school sites to be constructed within the SP 286 area, the Project site is not designated for school facilities and the Project Applicant does not propose any school sites; thus, Mitigation Measures MM D.5-2 through MM D.5-4 are not applicable to the Project.

MM D.5-1 Prior to the issuance of occupancy permits, the Project Applicant shall pay appropriate fees to the Temecula Valley Unified School District pursuant to Senate Bill 50 and the school impact mitigation fees adopted at the time of occupancy permits.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p>33. Libraries Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>library</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 library services?**

EIR No. 374 Finding: EIR No. 374 concluded that development of SP 286 would increase the regional population, in turn creating additional demand for library facilities and services. The EIR identified Mitigation Measure MM D.9-1 to ensure that appropriate fees would be paid in accordance with Riverside County Ordinance No. 659. With mitigation incorporated, EIR No. 374 concluded that impacts to library facilities would be less than significant. (Riverside County, 1997, p. V-187)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. EIR No. 374 assumed that the Project site would be developed with “Commercial Tourist (CT)” uses. As previously noted in Section 3.0, as part of the Project the site’s land use designation would be changed to “Medium High Density Residential (MHDR)” on 13.0 acres and “High Density Residential (HDR)” on approximately 7.0 acres, which would allow for the development of 95 typical single family homes and 93 clustered courtyard single-family homes. As previously summarized in Table 3-1, 188 “unused” dwelling units currently allocated to SP 286 Planning Areas that either already are developed or are fully entitled for development (i.e., with recorded final maps) would be transferred to the Project site, resulting in no change to the maximum number of dwelling units allowed within SP 286, which would remain capped at 4,730 dwelling units and well below the 5,806 dwelling units anticipated by and evaluated in EIR No. 374. In addition, the Project Applicant would be required to comply with the provisions of the County’s DIF Ordinance (Ordinance 659) as required through EIR No. 374 Mitigation Measure MM D.9-1, which requires a fee payment to assist the County in providing for public services, including library services. Accordingly, with no net increase in the maximum number of dwelling units allowed within SP 286 (which would be well below the 5,806 dwelling units assumed by EIR No. 374), there would be no new impacts to library services associated with the Project, and such impacts would be less than significant following incorporation of the mitigation measures specified in EIR No. 374. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified one mitigation measure to address impacts to libraries. This measure, which is listed below, would continue to apply to the Project and would be enforced as part of the Project’s conditions of approval.

- MM D.9-1** The project will be subject to the payment of mitigation fees in accordance with the provisions of Riverside County Ordinance No. 659. A portion of these fees may be utilized by the County to provide additional library facilities.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
34. Health Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>health</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 health services?**

EIR No. 374 Finding: EIR No. 374 concluded that the Winchester 1800 SP project would accommodate approximately 10-acres of medical office use within Planning Area 9. The EIR noted that the intention of this design was to reduce the necessity of on-site residents travelling to neighboring communities to seek medical services. EIR No. 374 concluded that SP 286 would not impact health services in the area and no mitigation was proposed or required by the EIR. (Riverside County, 1997, p. V-190)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. EIR No. 374 assumed that the Project site would be developed with “Commercial Tourist (CT)” uses. As previously noted in Section 3.0, as part of the Project the site’s land use designation would be changed to "Medium High Density Residential (MHDR)" on 13.0 acres and “High Density Residential (HDR)” on approximately 7.0 acres, which would allow for the development of 95 typical single family homes. As previously summarized in Table 3-1, 188 “unused” dwelling units currently allocated to SP 286 Planning Areas that either already are developed or are fully entitled for development (i.e., with recorded final maps) would be transferred to the Project site, resulting in no change to the maximum number of dwelling units allowed within SP 286, which would remain capped at 4,730 dwelling units and well below the 5,806 dwelling units anticipated by and evaluated in EIR No. 374. In addition, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. Additionally, the provision of private health care is largely based on economic factors and demand and is beyond the scope of analysis required for this EIR Addendum. Accordingly, and consistent with the findings of EIR No. 374, impacts to health services would be less than significant. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified one mitigation measure to address impacts to health service services. While EIR No. 374 included Mitigation Measure MM D.10-1, which indicated medical office uses were proposed in Planning Area 9

of SP 286, the Project site is not located within Planning Area 9; thus, Mitigation Measure MM D.10-1 is not applicable to the Project.

5.1.17 Recreation

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
35. Parks and Recreation				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**
- b) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 noted that the Winchester 1800 SP project would result in the development of 38.4 acres of neighborhood parks ranging in size from 5 acres to 16 acres. Approximately 14.1 acres would be designated as open space/drainage and a regional recreation trail would provide jogging, biking, and walking opportunities. Additionally, EIR No. 374 concluded that SP 286 would place additional demands on recreational facilities including local recreational community parks in Murrieta, Temecula, and Rancho California, and on park facilities at Lake Skinner, Lake Perris, Lake Elsinore, and the Santa Rosa Plateau. EIR No. 374 identified Mitigation Measures MM D.6-1 through MM D.6-5 to reduce impacts associated with the construction and operation of recreational facilities. With mitigation incorporated, EIR No. 374 concluded that impacts to the environment from the construction or expansion of recreational facilities and impacts to existing recreational facilities would be less than significant. (Riverside County, 1997, pp. V-174 - V-176)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project would include two parks on site within proposed Lot OS 100 (0.57-acre) and Lot OS 101 (0.47-acre), for a total of 1.04 acres. However, impacts associated with the construction of these recreational facilities have been evaluated throughout this EIR Addendum. The physical construction of the on-site recreational facilities is addressed under the relevant issue areas identified throughout this EIR Addendum (e.g., air quality, biological resources, cultural resources). Under each relevant topic, the Project's impacts are determined to be less than significant, or mitigation measures from EIR No. 374 were previously identified to reduce impacts to the maximum feasible extent. There are no components of the proposed recreational facilities that would result in physical environmental impacts that have not already been addressed and accounted for throughout this EIR Addendum and/or by EIR No. 374. Accordingly, impacts would be less than significant.

The Project site is located within the broader limits of the approved Winchester 1800 SP (SP 286), which was originally designed to meet the future recreational needs of residents within the Specific Plan boundaries. As previously summarized in Table 3-1, 188 "unused" dwelling units currently allocated to SP 286 Planning Areas that either already are developed or are fully entitled for development (i.e., with recorded final maps) would be transferred to the Project site, resulting in no change to the maximum number of dwelling units allowed within SP 286, which would remain capped at 4,730 dwelling units and less than the 5,806 dwelling units anticipated by and evaluated in EIR No. 374. The Project site is located within the Valley-Wide Recreation and Park District (VWRPD). Based on a population generation rate of 3.1 persons per household (pph) as identified by the VWRPD Master Plan, the maximum 4,730 homes allowed in SP 286 would generate a future population of approximately 14,663 persons (4,730 households x 3.1 persons/household = 14,663 persons). Based on the VWRPD's target to provide 5.0 acres of parkland per 1,000 persons, buildout of SP 286 (inclusive of the Project) would result in a demand for 73.3 acres of parkland (14,663 persons x 5.0 acres/1,000 persons = 73.32 acres).

It should be noted that the original SP 286 included lands within the City of Menifee, which incorporated as a new city in 2008 and thus portions of SP 286 no longer occur within the jurisdiction of the County of Riverside. Notwithstanding, the adopted SP 286 accommodates a total of 53.4 acres of parkland; thus, the parkland demand for future residents throughout the Specific Plan area would not be accommodated by existing and proposed parkland facilities within the original boundaries or the revised boundaries of SP 286. Thus, although the Project is located within the approved Winchester 1800 SP, the Project could result in parkland deficiency on-site and increase the use of existing recreational facilities in the area. However, the Project would be required to comply with Riverside County Ordinance No. 460 Section 10.35, as applied to the Project by EIR No. 374 Mitigation Measure MM D.6-1, which requires payment of "in-lieu" fees to satisfy both the VWRPD and State Quimby Act parkland requirements. The in-lieu fees would be used to increase the number of and/or improve existing park facilities throughout VWRPD and Riverside County. This further ensures that increased use of neighboring park facilities would not deteriorate at an accelerated rate.

In compliance with EIR No. 374 Mitigation Measure MM D.6-1, the payment of park impact fees would ensure that recreational park improvements in the VWRPD would occur and the VWRPD's minimum park standard would be achieved. With payment of park impact fees, future Project residents would not deteriorate or accelerate deterioration of existing park and recreation facilities. Accordingly, the Project's impacts to existing recreation facilities would be less than significant. Based on the foregoing analysis, implementation of the Project would not

result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

c) Would the Project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

EIR No. 374 Finding: EIR No. 374 determined that the entire SP 286 site was within the Valley-Wide Recreation and Park District. In addition, the EIR noted that maintenance responsibilities for common project facilities may fall partially on local County Service Areas (CSA). Mitigation Measure MM D.6-1 was identified to ensure that the Winchester 1800 SP project provides adequate park, open space, and recreational facilities and/or pays “in-lieu” fees to satisfy both the County Parks Department and State Quimby Act requirements. With mitigation incorporated, EIR No. 374 concluded that impacts would be less than significant. (Riverside County, 1997, p. V-176)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. According to Riverside County GIS, the Project site is not located within a Community Service Area (CSA) for parks and recreation (RCIT, 2020). The Project site is, however, located within the VWRPD. The VWRPD Parks Master Plan details the parks standards for the VWRPD and also sets the ratio of 5.0 acres of parkland per 1,000 residents. The Parks Master Plan also has a section which details Quimby Act Collection Compliance and the standards for land development and in-lieu fee contributions. As discussed above in Thresholds 5.1.17.a and b., the Project would not meet the VWRPD parkland demand requirements within the original boundaries of SP 286, and the Project Applicant would be required to pay Quimby fees pursuant to Riverside County Ordinance No. 460 Section 10.35, as also required EIR No. 374 Mitigation Measure MM D.6-1. Mandatory payment of fees would ensure that the Project would be fully consistent with the VWRPD Master Plan. Accordingly, impacts due to a conflict with a CSA or a Community Parks and Recreation Plan would be less than significant. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
36. Recreation Trails				
a. Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project include the construction or expansion of a trail system?

EIR No. 374 Finding: EIR No. 374 noted that the Winchester 1800 SP project would create a 14-foot wide Regional Recreational Trail along the open space/drainage corridor in Planning Area 2B. Impacts associated with the creation of this trail were evaluated in Section V.D.6. of EIR No. 374 which concluded that impacts associated with

the construction of park and recreation facilities would be less than significant with incorporation of Mitigation Measures MM D.6-1 through MM D.6-5. (Riverside County, 1997, p. V-176)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. There are no existing recreational trails within the Project site. SWAP Exhibit 8, *Trails and Bikeway System*, and SP 286 Figure III-9, *Open Space and Recreation Plan*, show the planned pedestrian trails and bike paths for the Project area. Trails and bicycle paths are not planned by the SWAP or SP 286 within the Project site or within the immediate vicinity. Aside from sidewalks along internal roadways, the proposed sidewalk along the Project site's frontage with Moser Road and the proposed 6-foot-wide meandering sidewalk proposed along the Project site's frontage with Benton Road, no recreational trails are proposed as part of the Project. The physical construction of these proposed sidewalks is addressed under the relevant issue areas identified throughout this EIR Addendum (e.g., air quality, biological resources, cultural resources), and demonstrates that impacts would be less than significant or would be reduced to less-than-significant levels with implementation of the EIR No. 374 mitigation measures, standard County COAs, or standard regulatory requirements. There are no components of the proposed recreational facilities that would result in physical environmental impacts that have not already been addressed and accounted for throughout this EIR. Accordingly, impacts would be less than significant. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address impacts to recreational facilities. Mitigation Measures MM D.6-1 through MM D.6-3 would continue to apply to the Project and would be enforced as part of the Project's conditions of approval. While EIR No. 374 included Mitigation Measure MM D.6-4, which required areas designated as open space within parcel boundaries of individual property owners will be deed restricted, the Project does not include any areas designated as open space within parcel boundaries of individual property owners; thus, Mitigation Measure MM D.6-4 is not applicable to the Project. Furthermore, while EIR No. 374 included Mitigation Measure MM D.6-5, which required the Winchester 1800 SP area to be annexed in the to VWRPD, this mitigation measure has already occurred, and SP 286, including the Project site, is currently located in the VWRPD; thus, Mitigation Measure MM D.6-5 is not applicable to the Project.

- MM D.6-1** The project applicant shall provide adequate park, open space and recreational facilities and/or the payment of "in-lieu of" fees necessary to satisfy the County Parks Department standards, Valley-Wide Recreation and Park District and the State Quimby Act requirements.
- MM D.6-2** All recreational facilities will be landscaped and irrigated in accordance with Ordinance No. 348.3346, Article XIXf, Water-Efficient Landscape Requirements (see Landscaping Plan Development Standard No. 10).
- MM D.6-3** All recreational facilities will provide parking in accordance with Riverside County standards.

5.1.18 Transportation

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
37. Transportation				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with State CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

EIR No. 374 Finding: EIR No. 374 concluded that the SP 286 project would generate and attract motor vehicle trips. Table XVII of the EIR concluded that the Winchester 1800 SP project would generate a total of 113,190 daily vehicle trips. In addition, the traffic study prepared for SP 286 did not identify any significant impacts as a result of the project and EIR No. 374 determined that the traffic study prepared for the project was consistent with General Plan Circulation Policies for Category II land uses. In addition, EIR No. 374 imposed Mitigation Measures MM D.1-6 and MM D.1-7 to ensure that minimum level of service as required by the General Plan was evaluated at each phase of project development, and that the Public Facilities and Services Element of the Riverside General Plan is amended. EIR No. 374 also identified Mitigation Measures MM D.1-2 and MM D.1-3 to ensure that the project would provide adequate sidewalks or pathways in residential and commercial areas, and bike lanes, bike trails, and bus stops within the project area. EIR No. 374 concluded that the SP 286 project would not conflict with an applicable plan, ordinance, or policy, including public transit, bikeways, or pedestrian facilities and impacts would be less than significant with mitigation. (Riverside County, 1997, pp. V-146, V-150 - V-151)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. This response provides an analysis of the Project’s potential to result in a conflict with plans, programs, ordinances, or policies that address the circulation system, including transit, roadway, bicycle, and pedestrian facilities. A project that generally conforms with, and does not obstruct, applicable plans, programs, ordinances, and policies is considered to be consistent with such plans, programs, ordinances, and policies. The transportation plans, policies, programs, ordinances, and standards that are relevant to the Project are identified in the analysis below.

☐ Connect SoCal

The Southern California Association of Governments (SCAG) has published a 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), referred to as “Connect SoCal.” Connect SoCal seeks to improve mobility, promote sustainability, facilitate economic development, and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health. The goals included in Connect SoCal are pertinent to the proposed Project. These goals are meant to provide guidance for considering the proposed Project within the context of regional goals and policies. An analysis of the Project’s consistency with the relevant goals of Connect SoCal is presented below in Table 4.18-1, *Analysis of Consistency with Connect SoCal Goals*. As indicated, the Project would not conflict with any Connect SoCal goals, and no impact would occur.

Table 4.18-1 Analysis of Consistency with Connect SoCal Goals

Goal	Goal Statement	Project Consistency Discussion
1.	Encourage regional economic prosperity and global competitiveness.	<u>Consistent.</u> This policy would be implemented by the cities and counties within the SCAG region as part of comprehensive local and regional planning efforts. There are no components of the Project that would conflict with this policy.
2.	Improve mobility, accessibility, reliability, and travel safety for people and goods.	<u>Consistent.</u> The Project’s TA (EIR <i>Technical Appendix K</i>) identifies transportation facility improvements, fee payments, and fair-share contributions. Mandatory compliance with the recommendations of the Project’s TA, as would be required as conditions of Project approval, would ensure that the Project does not degrade mobility, accessibility, reliability, or travel safety for people and goods.
3.	Enhance the preservation, security, and resilience of the regional transportation system.	<u>Consistent.</u> This policy would be implemented by the cities and counties within the SCAG region as part of comprehensive local and regional planning efforts. There are no components of the proposed Project that would adversely affect the preservation, security, or resilience of the regional transportation system, and the Project Applicant would contribute fees towards regional improvements required in the Project vicinity. Furthermore, the Project would entail roadway and intersection improvements consistent with the County General Plan Circulation Element,

Table 4.18-1 Analysis of Consistency with Connect SoCal Goals

Goal	Goal Statement	Project Consistency Discussion
		Southwest Area Plan (SWAP), and the Riverside County Road Standards (Ordinance No. 461).
4.	Increase person and goods movement and travel choices within the transportation system.	<u>Consistent.</u> This policy would be implemented by the cities and counties within the SCAG region as part of the overall planning and maintenance of the regional transportation system. There are no components of the Project that would conflict with this policy. Additionally, Project’s land uses would facilitate expanded transit service in the local area.
5.	Reduce greenhouse gas emissions and improve air quality.	<u>Consistent.</u> This policy would be implemented by the cities and counties within the SCAG region as part of comprehensive transportation planning efforts. As discussed in subsections 5.1.3, <i>Air Quality</i> , and 5.1.8, <i>Greenhouse Gas Emissions</i> , the Project’s impacts to air quality and due to GHG emissions would be less than significant.
6.	Support healthy and equitable communities.	<u>Consistent.</u> An analysis of the Project’s environmental impacts is provided throughout this Addendum No. 7 to EIR No. 374, and the Project would be subject to applicable mitigation measures from EIR No. 374. Air quality is addressed in subsection 5.1.3, <i>Air Quality</i> , which demonstrates that Project impacts would be less than significant. Additionally, the Project would implement sidewalks along the Project site’s frontages with abutting roadways in a manner that is consistent with Riverside County General Plan. The Project study area is within the service area of the Riverside Transit Authority (RTA), a public transit agency serving various jurisdictions within Riverside County. The Project would not conflict with any existing or planned RTA routes, and in fact the Project’s land uses would help support a future expansion of transit routes in the local area. Additionally, the Project would be consistent with or otherwise would not conflict with any applicable General Plan policies or requirements, including policies and requirements included in the General Plan’s Healthy Communities Element. Thus, the Project would facilitate the establishment of healthy and equitable communities.
7.	Adapt to a changing climate and support an integrated regional development pattern and transportation network.	<u>Consistent.</u> This policy would be implemented by the cities and counties within the SCAG region as part of comprehensive transportation planning efforts. As indicated in subsection 5.1.8, <i>Greenhouse Gas Emissions</i> , the Project’s level of GHG emissions would be below the 3,000 MTCO ₂ e/yr screening threshold identified by the Riverside County CAP, thereby demonstrating that the Project would not interfere with the County’s efforts to meet its greenhouse gas reduction targets. The Project also would be conditioned to construct transportation improvements and/or

Table 4.18-1 Analysis of Consistency with Connect SoCal Goals

Goal	Goal Statement	Project Consistency Discussion
		contribute fees towards improving the regional transportation network.
8.	Leverage new transportation technologies and data-driven solutions that result in more efficient travel.	<u>Not Applicable.</u> This policy provides guidance to the County to leverage new transportation technologies and data-driven solutions that result in more efficient travel. There are no components of the proposed Project that would preclude the County’s ability to implement this goal.
9.	Encourage development of diverse housing types in areas that are supported by multiple transportation options.	<u>Not Applicable.</u> This policy would be implemented by the cities and counties within the SCAG region as part of comprehensive transportation planning efforts. The Project also would accommodate both typical single-family residential uses and residential uses within a clustered courtyard layout, thereby accommodating diverse housing types.
10.	Promote conservation of natural and agricultural lands and restoration of habitats.	<u>Consistent.</u> As indicated in subsection 5.1.4, <i>Biological Resources</i> , the Project would be required to implement mitigation measures from EIR No. 374 to reduce potential impacts to biological resources to below a level of significance. As discussed in subsection 5.1.2, <i>Agricultural and Forestry Resources</i> , the Project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), and thus the Project would not result in the loss of any agricultural lands. Moreover, the Project site is and has been targeted for urban development since the adoption of the original SP 286 in 1997, and the Project site is not targeted for conservation by the General Plan, MSHCP, or any other applicable plans.

(SCAG, 2020, p. 9)

Riverside County Congestion Management Program

The intent of a Congestion Management Program (CMP) is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related deficiencies, and improve air quality. The County of Riverside CMP became effective with the passage of Proposition 111 in 1990 and most recently updated in 2019 as part of the Riverside County Long Range Transportation Study. The Riverside County Transportation Commission (RCTC) adopted the 2019 CMP for the County of Riverside in December 2019. There are no study area intersections identified as a Riverside County CMP intersection. Accordingly, the Project would not result in a conflict with the Riverside County CMP and impacts would be less than significant.

Riverside County General Plan Circulation Element

The Riverside County General Plan Circulation Element establishes several goals and policies related to transportation network that are applicable to development projects. As part of their review of the proposed

Project, the Riverside County Planning and Transportation Departments reviewed the proposed Project for consistency with all applicable policies contained in the General Plan, including policies contained within the General Plan Circulation Element. Based on this review, the County determined that the Project would not conflict with any applicable policies or requirements of the Riverside County General Plan or General Plan Circulation Element, including policies and requirements related to transit, roadway, bicycle, and pedestrian facilities. Accordingly, impacts due to a conflict with the General Plan Circulation Element would be less than significant.

□ Conclusion

As indicated in the preceding analysis, the proposed Project would not conflict with Connect SoCal, the Riverside County CMP, or the Riverside County General Plan. There are no other programs, plans, ordinances, or policies addressing the circulation system and that are applicable to the proposed Project. Accordingly, impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

b) Would the Project conflict or be inconsistent with State CEQA Guidelines section 15064.3, subdivision (b)?

EIR No. 374 Finding: Senate Bill 743 (SB 743) was passed in 2013, which required that by July 1, 2020, a project's transportation projects must be evaluated based on a Vehicle Miles Traveled (VMT) measure, instead of evaluating impacts based on LOS criteria. In January 2019, the Natural Resources Agency finalized updates to the State CEQA Guidelines including the incorporation of the SB 743 modifications. The Guidelines changes were approved by the Office of Administrative Law and are now in effect. Therefore, as of July 1, 2020, LOS can no longer be the basis for determining an environmental effect under CEQA, and the analysis of impacts to transportation is now based on VMT. As this threshold of significance addressing VMT was not in place at the time EIR No. 374 was certified, this threshold was not evaluated as part of EIR No. 374. Notwithstanding, the supporting materials for EIR No. 374 disclosed a quantification of VMT. The VMT discussion was utilized in the calculation of air quality emissions only and was not addressed in the context of transportation-related impacts. Although EIR No. 374 did not draw a conclusion under the topic of transportation, EIR No. 374 contained enough information about projected trip lengths associated with the proposed Specific Plan's traffic generation that with the exercise of reasonable diligence, information about the project's potential effect due to VMT on the topic of transportation was readily available to the public. (Riverside County, 1997, pp. V-146, V-150 - V-151)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. As noted above, State CEQA Guidelines § 15064.3(b) includes specific considerations for evaluating a project's transportation impacts using a VMT measure, instead of evaluating impacts based on LOS criteria, as required by SB 743. LOS was used as the basis for determining the significance of traffic impacts as standard practice in CEQA documents for decades, including at the time EIR No. 374 was certified in 1997. In 2013, SB 743 was passed, which is intended to balance the need for LOS for traffic planning with the need to build infill housing and mixed-use commercial developments within walking distance of mass transit facilities, downtowns, and town centers, and to provide greater flexibility to local governments to balance these sometimes-competing needs. In January 2019, the Natural Resources Agency finalized updates to the State CEQA Guidelines including the incorporation of the SB 743 modifications. The State CEQA Guidelines changes were approved by the Office of Administrative Law and are now in effect. As such, as of

July 1, 2020, LOS can no longer be the basis for determining an environmental effect under CEQA, and the analysis of impacts to transportation is now based on VMT.

State CEQA Guidelines § 15064.3(c) is clear that “[t]he provisions of [§ 15064.3] shall apply prospectively as described in [State CEQA Guidelines] section 15007.” State CEQA Guidelines § 15007(c) specifically states: “[i]f a document meets the content requirements in effect when the document is sent out for public review, the document shall not need to be revised to conform to any new content requirements in Guideline amendments taking effect before the document is finally approved.” As noted above, the Guidelines changes with respect to VMT took effect on July 1, 2020, while EIR No. 374 was certified in 1997. As such, and in accordance with State CEQA Guidelines §§ 15064.3(c) and 15007(c), revisions to EIR No. 374 are not required under CEQA in order to conform to the new requirements established by State CEQA Guidelines § 15064.3.

Once a project is approved, CEQA does not require that it be analyzed anew every time another discretionary action is required to implement the project. Quite the opposite, where an EIR or MND has previously been prepared for a project, CEQA expressly prohibits agencies from requiring a subsequent or supplemental EIR or MND, except in specified circumstances. (Pub. Res. Code § 21166.) Under CEQA, “Section 21166 comes into play precisely because in-depth review has already occurred, the time for challenging the sufficiency of the original EIR has long since expired, and the question is whether circumstances have changed enough to justify repeating a substantial portion of the process.” *Citizens Against Airport Pollution v. City of San Jose* (“CAAP”) (2014), 227 Cal.App.4th at 796.

In addition, the new VMT requirements set forth by State CEQA Guidelines § 15064.3 do not relate to a different type of impact, but merely a different way of analyzing transportation impacts. As the court found in *A Local & Regional Monitor (ALARM) v. City of Los Angeles* (1993) 12 Cal.App.4th 1773, 1801, the way a traffic analysis was subsequently summarized and re-characterized as part of a subsequent project did not create a new significant impact, new information, or new conclusions as to an impact beyond what had been disclosed in the prior EIR, as that analysis “merely quantified a conclusion implicit in the original EIR Traffic Study” and did not “show significant new effects or that significant effects previously identified would be substantially more severe than shown in the EIR.” Similar to the reasoning in the *ALARM* case, here the mere addition of a VMT requirement does not constitute new information illustrating a significant effect. EIR No. 374 included a detailed assessment of potential impacts to transportation and vehicular-related air quality, which implicitly included an assessment of VMT. Any assessment of Project-related VMT would merely represent a summary and re-characterization of the traffic and air quality information disclosed by EIR No. 374, and the results of such an analysis would show that the Project-related total VMT is less than was assumed by EIR No. 374, based on the reduction in trips associated with the Project as compared to what was evaluated for the Project site by EIR No. 374. Specifically, and as documented in the Project’s Traffic Generation Assessment (*Technical Appendix K*), the proposed Project is calculated to generate 7,512 fewer daily trips as compared to the project evaluated by EIR No. 374; thus, the Project would result in a substantial reduction in the total amount of VMT generated by the Project site (Urban Crossroads, 2023e, Table 4).

New regulations or guidelines do not per se constitute new information if the information about the underlying issue was known or should have been known at the time the original EIR was certified. For example, the court in

Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal.App.4th 1301, 1320 found that the adoption of new guidelines for evaluation of greenhouse gas emissions was not deemed to be new significant information requiring further CEQA review since the information about the potential effects of such emissions was known and could have been addressed within the original EIR. Similar to that case, here for VMT, there was no CEQA requirement to analyze VMT at the time EIR No. 374 was certified. However, EIR No. 374 included a detailed assessment of potential impacts, including potential impacts to air quality as a result of projected VMT. As this information was disclosed as part of EIR No. 374, VMT associated with buildout of the proposed Project do not comprise “new information” that was not known or could not have been known at the time EIR No. 374 was certified. Because VMT impacts were known or should have been known, the adoption of the requirement to analyze VMT therefore does not constitute significant new information requiring preparation of a subsequent or supplemental EIR.

Therefore, and based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 374, and the Project would not increase the severity of a significant impact as previously identified and analyzed in EIR No. 374.

c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

EIR No. 374 Finding: EIR No. 374 concluded that the Winchester 1800 SP project would ensure that curves and roads would be designed to permit safe movement of vehicular traffic through the project area. EIR No. 374 did not identify any increase in hazards due to a design feature or incompatible uses. (Riverside County, 1997, p. V-149)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project would entail development of the 20.0-acre Project site with 95 typical single-family dwelling units and 93 single-family dwelling units in a clustered courtyard layout. The Project site is located in an area that is developed with and/or is planned for future development with a mixture of residential and commercial uses. As such, the Project would be considered compatible with existing and planned development in the surrounding area, and the Project would not substantially increase hazards due to incompatible land uses. As described in subsection 3.1.4. Table 3-2, roadway improvements proposed as part of the Project would be limited to the construction of on-site roadways and frontage improvements along Benton Road and Moser Road. Improvements proposed by the Project Applicant are fully consistent with the circulation plan included in the Winchester 1800 SP and evaluated by EIR No. 374. All improvements planned as part of the Project would be in conformance with applicable Riverside County roadway standards, and would not result in any hazards due to a design feature and would not result in inadequate emergency access. Accordingly, impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

d) Would the Project cause an effect upon, or a need for new or altered maintenance of roads?

EIR No. 374 Finding: EIR No. 374 concluded that the Riverside County Circulation Element would be amended by both the Winchester 1800 SP and the Airport Community Transportation Study and would include the extension and expansion of Pourroy Road, and the addition three Secondary Roadway links (Street “A,” Street “B,” and Street “I”) to interconnect land uses and arterials within the vicinity of the Winchester 1800 SP. Impacts associated with

the construction of new and expanded roads were analyzed in EIR No. 374 which concluded that impacts would be less than significant with incorporation of Mitigation Measures MM D.1-1 through MM D.1-11. (Riverside County, 1997, p. V-140)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project would cause an effect on and increase the need for maintenance of roadways in the local area. However, as compared to the Project evaluated in EIR No. 374, the Project would generate approximately 7,512 fewer daily vehicular trips as compared to what was evaluated by EIR No. 374, indicating that Project impacts due to the need for roadway maintenance would be substantially less than was disclosed by and analyzed in EIR No. 374 (Urban Crossroads, 2023e, Table 4). This is because the Project’s proposed “Medium High Density Residential (MHDR)” and “High Density Residential (HDR)” land uses would be less intense than the range of land uses allowed per the site’s existing land use designation of “Commercial Tourist (CT).” The Project would entail construction of private roadways on site that would not require maintenance by Riverside County. Additionally, although the Project would construct frontage improvements to Benton Road and Moser Road, these improvements would not result in the need for substantial additional maintenance. Moreover, there are no components of the Project that would inhibit the County’s ability to continue to maintain roadways in the local area, and property taxes generated by the proposed Project could be utilized by the County to conduct roadway maintenance over the long term. As such, impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

e) Would the Project cause an effect upon circulation during the project’s construction?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to circulation during construction activities.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. As noted by EIR No. 374, the Project Applicant would be required to implement traffic control measures during proposed frontage improvements to Benton Road and Moser Road; however, the Project’s planned frontage improvements would not substantially affect traffic operations on these roadways because the improvements largely would affect only the edges of the roadway without significantly degrading the capacity of these facilities. Additionally, it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site because construction-related traffic would not exceed traffic volumes anticipated upon buildout of the Project. Accordingly, impacts to the circulation network during construction would be less than significant. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

f) Would the Project result in inadequate emergency access or access to nearby uses?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to emergency access or access to nearby uses.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Although the Project Applicant proposes frontage improvements to Benton Road and Moser Road, the Project Applicant would be required to implement traffic control measures to preclude impacts to operations of these roadways during the construction of improvements. Additionally, the Project Applicant would be required to comply with Riverside County

Ordinance Nos. 460 and 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Furthermore, the Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
38. Bike Trails				
a) Would the Project include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the proposed Project include the construction or expansion of a bike system or bike lanes?

EIR No. 374 Finding: No. 374 concluded that buildout of Winchester 1800 Specific Plan would result in the construction public roads. EIR No. 374 identified Mitigation Measure MM D.1-2 to ensure that all bike trails developed as part of the project would be designed as Class I bikeways generally located in separate rights-of-way and in accordance with the standards contained within Chapter 1000 of the California Department of Transportation – Highway Design Manual (Fourth Edition). With incorporation of mitigation, EIR No. 374 determined that impacts to bike trails would be less than significant.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. No bike trails or bike lanes are planned on or adjacent to the Project site. Although bike lanes could be accommodated along the Project’s frontages with Moser Road and Benton Road, impacts associated with proposed frontage improvements to these roadways have been evaluated throughout this EIR Addendum under the appropriate subject headings (e.g., biological resources, air quality). As such, the Project would not include the construction or expansion of a bike system or bike lanes that could result in significant environmental impacts not already addressed by this EIR Addendum and/or by EIR No. 374. As such, impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address impacts to transportation. Seven of these measures, Mitigation Measures MM D.1-2, MM D.1-3, MM D.1-5, MM D.1-6, MM D.1-8, MM D.1-9, and MM D.1-11, listed below, would continue to apply to the Project and would be enforced as part of the Project’s conditions of approval. Additionally, while EIR No. 374 included Mitigation Measure MM D.1-1, MM D.1-4, MM D.1-7, and MM D.1-10, these mitigation measures are not located within the Project boundaries and the improvements required by these mitigation measures are not required to maintain acceptable LOS at study area facilities with

implementation of the proposed Project; thus, Mitigation Measures MM D.1-1, MM D.1-4, MM D.1-7, and MM D.1-10 are not applicable to the Project. In addition, although EIR No. 374 Mitigation Measure MM D.1-6 requires traffic studies for future developments within SP 286, and a Focused Traffic Assessment was prepared for the Project and is included as *Technical Appendix K*; thus, the requirement of Mitigation Measure MM D.1-6 have been implemented as part of the current Project. Furthermore, the MHDR and HDR land uses proposed by the Project would produce substantially less traffic than the CT land uses per the adopted SP 286 land use designations for the Project site, thereby indicating that the new mitigation measures are not the result of the Project causing increased traffic impacts as compared to what was evaluated and disclosed by EIR No. 374.

- MM D.1-2** Alternative Transportation Modes. The Winchester 1800 Specific Plan shall provide a system of sidewalks or pathways in residential and commercial areas that provides a safe environment for pedestrians. Bike lanes shall be provided within roadway cross-sections. All bike trails developed as part of this Specific Plan shall be designated as Class I bikeways generally located within separate rights-of-way in accordance with the standards contained within the most recently updated Chapter 1000 of the California Department of Transportation - Highway Design Manual. SWAP designates a Class I bike trail along the east side of Washington Avenue across from the project site.
- MM D.1-3** Although the study area is currently not served by a transit service, bus turnout and proposed bus stop locations have been recommended by the Traffic Engineer (see Figure V-20, Bus Turnout and Stop Locations). As recommended, bus stops are spaced to maximize passenger accessibility, convenience and safety, while minimizing undue delay or traffic interruptions. Bus stops are generally spaced 800 feet to 1,200 feet apart on roadways surrounding the project (see Appendix G for additional criteria that was the basis for these recommendations). Bus turnouts and potential future bus stop locations shall be constructed at these recommended locations that are located within the project boundaries. As part of the approval process for the traffic impact study prepared for each development within the Specific Plan, the Riverside Transit Agency (RTA) shall be consulted for any bus stop design or location standards for the project area.
- MM D.1-5** Any landscaping within public road rights or way will require approval by the County Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Transportation Department. The minimum width for landscaped medians shall be 14 feet.
- MM D.1-6** The mitigation measures required to achieve the minimum level of service as required by the General Plans shall be evaluated at each phase of project development. The mitigation for each parcel map, tract maps, plot plan, conditional use permit, and/or public use permit shall be determined at the time these development projects are proposed, based upon current traffic impact studies considering the cumulative effects of previously approved projects.
- MM D.1-8** All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors.

MM D.1-9 The project applicant will be a participant in the following regional transportation programs: ACTS Network and Southwest Road Bridge Benefit District. This participation will include either construction of or financial participation in the provision of regional transportation facilities and adherence to all other recommendations contained in these programs.

MM D.1-11 Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans:

- a. CalTrans, District 8.
- b. The South Coast Air Quality Management District (SCAQMD).
- c. The Riverside Transit Agency (RTA).
- d. The Riverside County Transportation Commission (RCTC).

Confirmation of such contact and coordination shall be provided to the Riverside County, Transportation Department.

Project-Specific Conditions of Approval/Applicable Regulatory Requirements

The following standard conditions of approval shall apply to the Project:

- The Project Applicant shall contribute appropriate Development Impact Fees pursuant to Riverside County Ordinance No. 659.
- Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project Applicant shall pay fees in accordance with the fee schedule in effect at the time of payment of all Transportation Uniform Mitigation Fees in accordance with Riverside County Ordinance No. 824.
- The Project Applicant shall contribute appropriate Southwest Road and Bridge Benefit District (RBBD) Fee pursuant to Riverside County Ordinance No. 460.

5.1.19 Tribal Cultural Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p>39. Tribal Cultural Resources <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i></p>				

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
a. Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**
- b) **Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)**

EIR No. 374 Finding: Assembly Bill 52 (AB 52) was signed into law in 2014 and added the above-listed thresholds to Appendix G of the State CEQA Guidelines. Thus, at the time EIR No. 374 was certified in 1997, AB 52 was not in place and EIR No. 374 did not evaluate these thresholds. Notwithstanding, EIR No. 374 included an extensive analysis of potential impacts to cultural resources. As previously indicated herein in Subsection 5.1.5, eight archaeological sites were identified within the Winchester 1800 SP boundaries. Additionally, EIR No. 374 found that prehistoric resources may be identified in buried context and impacted during buildout of the Winchester 1800 SP. Impacts were disclosed as potentially significant, and were determined to be reduced to less-than-significant levels with the incorporation of mitigation measures. It should be noted that none of the previously-

identified archaeological sites occur within the boundaries of the current Project. (Riverside County, 1997, p. V-129)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Senate Bill 18 (SB 18), Riverside County requested a Sacred Lands File search and a consultation list from the Native American Heritage Commission (“NAHC”) of tribes whose historical extent includes the project area. Based on the February 22, 2022, list provided by NAHC, notices regarding this Project were mailed to all of the contacts listed on the Native American Heritage Commission consultation list which was received by Planning on February 22, 2022. No response was received from the Soboba Band of Mission Indians, Torres-Martinez Desert Cahuilla Indians, Santa Rosa Band of Mission Indians, Rincon Band of Mission Indians, Ramona Band of Cahuilla Mission Indians, Pauma & Yuima Reservation, Morongo Band of Mission Indians, Los Coyotes Band of Mission Indians, La Jolla Band of Mission Indians, Cahuilla Band of Indians, Cabazon Band of Mission Indians, or the Augustine Band of Cahuilla Mission Indians. The Quechan Tribe and Agua Caliente Band of Cahuilla Indians both deferred to closer tribes. The Pechanga Band of Luiseno Indians were the only tribe to request SB 18 consultation.

In compliance with Assembly Bill 52 (AB 52), notices regarding this project were mailed to all requesting tribes on January 03, 2022. No response was received from the Colorado River Indian Tribes, Cahuilla Band of Indians, the Santa Rosa Band of Cahuilla Indians, or the Ramona Band of Cahuilla Mission Indians. The Quechan Indian Nation responded in an email dated January 03, 2022, deferring consultation to closer tribes. The Pala Band of Mission Indians declined consultation in a letter dated March 22, 2022.

The Agua Caliente Band of Cahuilla Indians responded in an email dated January 21, 2022, stating that the Project was not within their Traditional Use Area and deferring to closer tribes. The Rincon Band of Luiseno Indians responded in a letter dated March 7, 2022. Rincon stated that they did not have any information and recommended contacting the Soboba Band. Consultation was concluded with this letter.

The Soboba Band of Indians responded in an emailed letter dated February 10, 2022, requesting consultation. The letter stated that, “The project area is considered sensitive by the people of Soboba, as there are existing sites in the surrounding areas. An in-house database search identified multiple areas of potential impact. Based on the sensitive nature of the substantial information that will be disclosed by the tribe, specifics will be discussed in a confidential setting, during consultation.” The Riverside County Planning Department provided the cultural report on March 17, 2022, and the Project conditions of approval on April 6, 2022. This Project was discussed during a meeting held on April 07, 2022. Soboba agreed to the conditions of approval and consultation was concluded on May 10, 2022. No Tribal Cultural Resources or Sacred Sites were identified by the group.

The Pechanga Band of Luiseño Indians requested AB 52 consultation in an email dated January 20, 2022. They also requested to consult under SB 18 in a letter dated March 05, 2022, stating, “the Pechanga Tribe asserts that the Undertaking is a part of ‘Atáaxum (Luiseño) territory, and therefore the Tribe’s aboriginal territory as evidenced by the existence of cultural features associated with religious practice and an extensive artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe’s cultural ties to this area as well as our extensive history with the County and other projects within the area. Via email, Planning provided the tribe the cultural report on March 17, 2022, and the conditions of approval on March 29, 2022. The exhibits were provided on April 21, 2022.

Although no specific Tribal Cultural Resources were identified, the consulting tribes expressed concerns that the Project has the potential for as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground-disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner. The Project would be subject to compliance with Mitigation Measure MM C.15-9 (listed above in subsection 5.1.5), which requires Native American monitoring during grading and would ensure any prehistoric archeological resources that may be uncovered during grading, trenching, or other ground-disturbing activities are appropriately recorded and treated. Implementation of the required mitigation would reduce the Project’s potential impacts to subsurface tribal cultural resources to less-than-significant levels. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

5.1.20 Utilities and Service Systems

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
40. Water				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?**

EIR No. 374 Finding: EIR No. 374 concluded additional water storage would be necessary to serve the Winchester 1800 SP project. The Eastern Municipal Water District (EMWD) indicated that EMWD would have the ability to serve the Project provided that improvement facilities were implemented. EIR No. 374 identified Mitigation Measures MM D.2-1 through MM D.2-6 to ensure that construction of water facilities and infrastructure would be reduced to below a level of significance. (Riverside County, 1997, p. V-155)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project proposes water, sewer, and stormwater drainage infrastructure on-site that would connect to existing facilities. The installation of water, sewer lines, and stormwater drainage systems on and adjacent to the Project site as proposed would result in physical impacts to the surface and subsurface of infrastructure alignments. As described in subsection 3.1.4.D, water service to the Project would be provided via two points of connection to an existing water line within Moser Road, while sewer service would be provided via a proposed connection to an existing sewer main located within Moser Road. As part of proposed drainage improvements, an existing storm drain line would be extended northerly within Moser Road and easterly within Benton Street, where it would discharge to a property located immediately north of the Project site, while an outlet structure would be constructed near the Project's southeastern corner. Impacts associated with the provision of water, wastewater, and stormwater drainage service to the Project site have been evaluated throughout this EIR Addendum, which concludes that impacts would be less than significant or would be reduced to less-than-significant levels with implementation of the EIR No. 374 mitigation measures, standard County COAs, or standard regulatory requirements. There are no components of the Project's water connections that would result in environmental effects not already addressed herein.

Water demanded by the Project site would be treated at either the Perris Valley or Hemet Water Filtration Plants, which have a combined capacity of 36 million gallons per day (mgd). Based on the water demand factors used in EIR No. 374, medium-high density residential uses generate a demand for approximately 200 gallons per day (gpd) per resident. Although EIR No. 374 did not identify water demand factors for high-density residential land uses, EIR No. 374 indicated that the water demand factors for MHDR and "Very High Density Residential (VHDR)" land uses are the same at 200 gpd per resident; thus, it can be concluded that the water demand factor for HDR land uses would be the same as for MHDR and VHDR land uses at 200 gpd per resident. Accordingly, at buildout the Project would generate a demand for approximately 119,200 gpd (596 residents acres x 200 gpd/resident = 119,200 gpd). (Riverside County, 1997, p. V-154) The Project's daily generation of water represents approximately 0.3% of the combined capacity at the Perris Valley and Hemet Water Filtration Plants. Accordingly, adequate capacity exists at the Perris Valley and Hemet Water Filtration Plants to serve the Project's projected demand and construction of additional water treatment facilities would not be required.

The Project would be served by the Temecula Valley Regional Wastewater Reclamation Facility (TVRWRF). The TVRWRF currently experiences typical flows of 14 million gallons per day (mgd). Current capacity is 23.0 mgd with an ultimate capacity of 28 mgd. According to the wastewater generation rates from EIR No. 374, medium-high density residential units generate approximately 100 gpd of wastewater per resident. Although EIR No. 374 did

not identify sewer generation factors for high-density residential land uses, EIR No. 374 indicated that the sewer generation factors for MHDR and VHDR land uses are the same at 100 gpd per resident; thus, it can be concluded that the sewage generation factor for HDR land uses would be the same as for MHDR and VHDR land uses at 200 gpd per resident. Thus, the Project's anticipated 596 residents would generate approximately 59,600 gpd of wastewater requiring treatment (596 persons x 100 gpd/person = 59,600 gpd). (Riverside County, 1997, p. V-154) The Project's daily generation of wastewater represents approximately 0.7% of the current available excess daily capacity at the TVRWRF. With buildout of the Project, the remaining daily capacity at the TVRWRF would remain approximately 9.0 mgd million gpd. Accordingly, adequate capacity exists at the TVRWRF to serve the Project's projected demand and construction of additional wastewater treatment facilities would not be required.

Based on the foregoing analysis, and consistent with the conclusions reached by EIR No. 374, the Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could result in significant environmental effects. Impacts associated with the construction of site improvements related to water, wastewater treatment, and storm water drainage have been evaluated throughout this EIR Addendum, which concludes that impacts would be less than significant or would be reduced to less-than-significant levels with implementation of mitigation measures, standard County COAs, or standards regulatory requirements. There are no components of the Project's water, wastewater, or storm water drainage connections that would result in environmental effects not already addressed herein. Accordingly, impacts due to construction of water, wastewater treatment, and stormwater drainage facilities would be less than significant. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

b) Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable development during normal, dry, and multiple dry years?

EIR No. 374 Finding: EIR No. 374 noted that development of the Winchester 1800 SP would increase the demand on water service in the area by approximately 3.42 mgd. However, the EIR noted that the EMWD would have adequate water supplies available to serve the Winchester 1800 SP project. As such, EIR No. 374 noted that impacts associated with water supplies would be less than significant. (Riverside County, 1997, p. V-155)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project site is located within the service area of the Eastern Municipal Water District (EMWD). The EMWD has prepared an Urban Water Management Plan (UWMP) dated July 1, 2021, which provides an updated and detailed account of current and projected EMWD water supplies and demands under a variety of climactic conditions, and demonstrates that the EMWD would be able to meet its long-term commitments to supply potable water to existing and planned developments. The supply and demand projections in the UWMP are based on buildout of the Riverside County General Plan and the general plans of cities within EMWD's service area. Under existing conditions, the Project site is designated for "Commercial Tourist (CT)" land uses. As part of the Project, the Project's General Plan land use designation would be changed to "Medium High Density Residential (MHDR)" uses on 13.0 acres and "High Density Residential (HDR)" on 7.0 acres, which would allow for the development of up to 95 typical residential dwelling units and up to 93 single-family dwelling units in a clustered courtyard configuration. Based on the water demand factors used in EIR No. 374, commercial land uses generate a demand for 3,600 gpd/acre. Thus,

development of the Project site with CT land uses would have generated a demand for approximately 72,000 gpd (20.0 acres x 3,600 gpd/acre = 72,000 gpd). As previously indicated under the analysis of Threshold 5.1.20.a, at buildout the Project would generate a demand for approximately 119,200 gpd of potable water (596 residents acres x 200 gpd/resident = 119,200 gpd). (Riverside County, 1997, p. V-154) As such, the Project would result in a net increase in the Project site’s demand for potable water by approximately 47,200 gpd as compared to what was evaluated and disclosed by EIR No. 374. However, and as previously summarized in Table 3-1, although the Project would increase the number of units allowed on the Project site by 188 units, as part of SP 286A8 undeveloped dwelling units would be transferred from other portions of the SP 286 area such that the total number of dwelling units allowed within SP 286 would remain unchanged at 4,730 dwelling units. As such, in total, the Project’s residential uses would not represent an increase in water demand beyond the demand projections previously identified in EIR No. 374 for the overall SP 286 area, and the elimination of approximately 20.0 acres of CT land uses would result in a net reduction in water demand within the SP 286 area by 72,000 gpd as compared to the demand projections disclosed by EIR No. 374. Thus, the Project is fully consistent with the assumptions made by the UWMP, which concluded that EMWD would have adequate supplies to meet existing and projected demands from existing and planned resources during normal, dry, and multiple dry-year conditions.

Because the UWMP demonstrates that there are adequate supplies through 2045 even under multiple dry year conditions, and because the Project would result in a net reduction in the demand for water as compared to what was assumed for the SP 286 area by EIR No. 374, the Project’s water demand is fully accounted for by the UWMP. Thus, the Project is fully within the assumptions made by the UWMP, which demonstrates that EMWD would have adequate supplies to meet existing and projected demands from existing and planned resources during normal, dry, and multiple dry-year conditions. Therefore, with compliance to the Mitigation Measures specified in EIR No. 374 for water service, the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
41. Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?**
- b) **Would the Project result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with the construction or expansion of wastewater treatment facilities. However, EIR No. 374 did identify impacts related to the construction of new sewer lines. EIR No. 374 identified Mitigation Measures MM D.2-1 through MM D.2-6 to reduce impacts associated with infrastructural improvements (e.g., water and sewer lines). Additionally, EIR No. 374 indicated that wastewater from the Winchester 1800 SP site would be treated at EMWD's Rancho California Regional Wastewater Reclamation Facility. Overall, EIR No. 374 found that the EMWD had sufficient capacity to treat all wastewater generated by the Winchester 1800 SP, both during interim phases and after full build out. With mitigation incorporated, EIR No. 374 determined that impacts would be less than significant. (Riverside County, 1997, p. V-159)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project site is within the service area of the EMWD, which would provide wastewater treatment services for the proposed Project. The Project would involve the construction of an on-site sewer conveyance system that would connect to an existing EMWD sewer line within the existing right-of-way of Moser Road. Impacts associated with the proposed sewer connection are inherent to the Project's construction phase and have been evaluated throughout this EIR Addendum accordingly. As concluded herein, construction-related impacts were determined to be less than significant, or would be reduced to less-than-significant levels with implementation of the mitigation measures identified by EIR No. 374, compliance with standard County COAs, or regulatory requirements. There are no impacts associated with the proposed sewer improvements that have not already been addressed herein; thus, impacts would be less than significant.

According to updated information from EMWD, the Project would be served by the Temecula Valley Regional Wastewater Reclamation Facility (TVRWRF). Temecula Valley operations experience typical flows of 14 mgd. The current capacity is 23.0 million gallons per day, with an ultimate capacity of 28 mgd. According to the wastewater generation rates from EIR No. 374, medium-high density residential units generate approximately 100 gpd of wastewater per resident. Although EIR No. 374 did not identify sewer generation factors for high-density residential land uses, EIR No. 374 indicated that the sewer generation factors for MHDR and VHDR land uses are the same at 100 gpd per resident; thus, it can be concluded that the sewage generation factor for HDR land uses would be the same as for MHDR and VHDR land uses at 200 gpd per resident. Thus, the Project's anticipated 596 residents would generate approximately 59,600 gpd of wastewater requiring treatment (596 persons x 100 gpd/person = 59,600 gpd). (Riverside County, 1997, p. V-154) The Project's daily generation of wastewater represents 0.7% of the current available daily capacity at the TVRWRF. With buildout of the Project, the remaining daily capacity at the TVRWRF would remain approximately 9.0 mgd million gpd. Accordingly, and consistent with the findings of EIR No. 374, adequate capacity exists to serve the Project's projected demand and expansion of existing facilities would not be required. Furthermore, compliance with Mitigation Measures MM D.2-1 through

MM D.2-6 specified in EIR No. 374 for water, sewer, and storm water drainage, impacts would be further reduced and would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
42. Solid Waste				
a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

EIR No. 374 Finding: EIR No. 374 found that the Winchester 1800 SP project would generate approximately 34.9 tons of waste per day which represented approximately 1.9% of the Lamb Canyon Landfill’s annual permitted capacity of 682,000 tons. EIR No. 374 did not identify any impacts to landfill capacity or conflicts with federal, state, and local statutes and regulations related to solid wastes. EIR No. 374 identified Mitigation Measures MM D.8-1 to MM D.8-7 to address solid waste impacts associated with buildout of the Winchester 1800 SP. As such, EIR No. 374 concluded that impacts associated with solid waste would be less than significant with mitigation. (Riverside County, 1997, p. V-183)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project Applicant proposes to develop the site with up to 95 typical single-family residential uses and 93 single-family residential uses in a clustered courtyard configuration on a 20.0-acre site. Based on the solid waste generation rate (of 0.41 tons/unit/year) presented in County of Riverside General Plan EIR No. 521, Table 4.17-N, the 188 single family homes proposed as part of the Project would result in the long-term generation of approximately 0.21 tons of solid waste per day (equivalent to approximately 420 pounds per day) of solid waste per day [188 dwelling units x 0.41 tons/dwelling unit/year ÷ 365 days/year = 0.21 tons per day (tpd)]. (Riverside County, 2015, Table 4.17-N)

Solid waste generated by the Project ultimately would be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. Table 5-18, *Average Daily Capacity of Project-Related Landfills*, depicts the

maximum daily capacity and available daily capacity for these landfills based on tonnage data from April and May 2023 for these landfills. As shown, the 0.21 tpd that would be generated by the Project would represent less than 0.02% of the daily capacity at each of these three landfills, or less than 0.1% of the combined total daily capacities at these three landfills. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional facilities would have sufficient daily capacity to accept solid waste generated by the Project. As such, the Project’s impacts due to solid waste would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Table 5-18 Average Daily Capacity of Project-Related Landfills

Landfill	Maximum Daily Capacity (Tons/Day)	Average Daily Tonnage (Tons)	Remaining Daily Capacity (Tons/Day)
El Sobrante	16,054	10,844.51 ¹	5,209.49
Lamb Canyon	5,000	2,100.37 ²	2,899.63
Badlands	4,800	2,883.10 ³	1,916.9
Totals:	25,854	15,827.98	10,026.02

¹Average daily tonnage for May 2023, which is the most recent information reported by CalRecycle.

² Average daily tonnage for April 2023, which is the most recent information reported by CalRecycle.

³Average daily tonnage for May 2023, which is the most recent information reported by CalRecycle.

(CalRecycle, 2023a; CalRecycle, 2023b; CalRecycle, 2023c)

b) Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

EIR No. 374 Finding: EIR No. 374 found that the Winchester 1800 SP project would generate approximately 34.9 tons of waste per day which represented approximately 1.9% of the Lamb Canyon Landfill’s annual permitted capacity of 682,000 tons. EIR No. 374 did not identify any impacts to landfill capacity or conflicts with federal, state, and local statutes and regulations related to solid wastes. The EIR identified Mitigation Measures MM D.8-1 to MM D.8-7 to ensure that solid waste impacts would be less than significant. As such, EIR No. 374 concluded that impacts associated with solid waste would be less than significant with mitigation. (Riverside County, 1997, p. V-183)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. As with the project evaluated in EIR No. 374, the Project would be required to comply with County waste reduction programs pursuant to the State’s Integrated Waste Management Act (IWMA) and the Riverside County CIWMP. Project-generated solid waste would be conveyed to the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills are required to comply with federal, State, and local statutes and regulations related to solid waste. Mandatory compliance with federal, State, and local statutes also would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill.

In order to assist the County of Riverside in achieving the mandated goals of the IWMA, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse Act of 1991 (Cal Pub Res. Code § 42911), which also was in effect when EIR No. 374 was certified, the Project would provide adequate areas for collecting and loading of recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Additionally, the Riverside County Department of Waste Resources (DWR) requires development projects to prepare a Waste Recycling Plan (WRP) that identifies the materials (i.e., concrete, asphalt, wood, etc.) that would be generated by construction and development; the projected amounts; the measures/methods that would be taken to recycle, reuse, and/or reduce the amount of materials; the facilities and/or haulers that would be utilized; and the amount of solid waste generated by the Project. Mandatory compliance with the WRP would aid in the extension of the life of affected disposal sites. As such, the Project would comply with the mandates of applicable solid waste statutes and regulations.

Based on the foregoing analysis, the Project would comply with federal, State, and local statutes and regulations related to solid wastes including the CIWMP and would not result in any related impacts. Additionally, Mitigation Measures MM D.8-1 to MM D.8-3 specified in EIR No. 374 would be required for the implementation of any development within the Specific Plan, including the Project which would ensure the Project complies with local regulations. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a. Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?**

- 1) **Electricity**
- 2) **Natural Gas?**
- 3) **Communication Systems?**
- 4) **Street Lighting?**
- 5) **Maintenance of Public Facilities?**
- 6) **Other Governmental Services?**

EIR No. 374 Finding: EIR No. 374 made the following findings with respect to Utilities and Service Systems:

- Electricity. EIR No. 374 indicated that the Winchester 1800 SP would use electricity service provided by Southern California Edison. The EIR No. 374 estimated that on-site electricity for Winchester 1800 Specific Plan is 51,662,163 kilowatts (kwh) per year based upon 6,081 kwh per dwelling unit per year (Riverside County, 1997, V-120). EIR No. 374 concluded that the provision of extending electricity service to the Winchester 1800 SP site would be considered a less-than-significant impact.
- Natural Gas. EIR No. 374 noted that natural gas service would be adequately provided by Southern California Gas Company to the Winchester 1800 SP project site. Natural gas demand for the Winchester 1800 Specific Plan is estimated at 40,612,262 cubic feet (c.f.) per month, based upon 6,665 c.f. per month per single family dwelling unit (Riverside County, 1997, V-120). EIR No. 374 concluded that extending natural gas service to individual developments would be considered a less-than-significant impact.
- Communication Systems. EIR No. 374 noted that the Winchester 1800 Specific Plan would use communications service provided by General Telephone Company (GTE). EIR No. 374 indicated that GTE has regional underground lines running along Highway 79 to connect major service areas. Underground lines were noted to also be located along Leon Road south of Highway 79 and overhead lines are located along Thompson Road. GTE had two offices serving the area which were located in Murrieta and Temecula (Riverside County, 1997 V-179). GTE extensions would have to be made to the individual structures within the Specific plan area. EIR No. 374 concluded that extending communications service to developments within the Winchester 1800 SP area would be considered a less-than-significant impact.
- Street Lighting. EIR No. 374 indicated that the Winchester 1800 SP would require new street lighting along the site's frontage and along internal streets. EIR No. 374 concluded that the construction of street lighting for the Winchester 1800 SP would be less than significant.
- Maintenance of Public Facilities. EIR No. 374 indicated that implementation of the Winchester 1800 SP project would require the maintenance of public facilities. EIR No. 374 concluded that maintenance of public facilities for the Winchester 1800 SP would be less than significant.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project would require electricity, natural gas, and telecommunications services. Given the Project's urbanized location adjacent to existing development/homes, utility and infrastructure services are currently available to the Project site. Thus, aside from local connections to existing electric, natural gas, and telecommunications facilities, the Project would not result in or require the construction or expansion of utilities that could have a significant impact on the environment. All facilities needed to serve the Project are available in the local area, and the Project would implement improvements on-site that would connect to existing facilities available within or adjacent to the Project site. Additionally, the Project would be subject to EIR No. 374 Mitigation Measures MM D.7-1 through MM D.7-3, which require compliance with the guidelines and requirements of the utility service providers and compliance with Titles 20 and 24 of the California Code of Regulations, would reduce impacts to below a level of significance. Impacts would be less than significant.

Any street lighting developed in conjunction with the Project would be required to comply with all lighting and development standards of the County of Riverside, including but not limited to Ordinance Nos. 915, 461, and 655. The construction of new streetlights would not result in significant environmental effects, as they are required to maintain safe lighting levels for residents and visitors to the Project site. Impacts would be less than significant.

No public facilities are proposed with the Project; thus, no impact would occur. There are no components of the Project that would require a substantial increase in roadway maintenance responsibilities for Riverside County, as all on-site roadways would consist of private roadways and any increase in the need for maintenance of off-site roadway facilities would not inhibit the County's ability to fund other environmental programs within the County.

No governmental facilities are proposed with the Project, and there are no other government facilities that would be impacted by the Project; thus, no impact would occur.

Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address impacts to utilities impacts. 12 of these measures, Mitigation Measures MM D.7-2 and MM D.7-3; MM D.8-1 through MM D.8-4; and MM D.2-1 through MM D.2-5 and MM D.2-7 listed below, would continue to apply to the Project and would be enforced as part of the Project's conditions of approval.

Additionally, while EIR No. 374 included Mitigation Measures MM D.7-1, which required forwarding development plans to the utility companies in order to facility engineering of improvements necessary to provide utilities to the site, the Project would connect to existing electric, natural gas, and telephone infrastructure in the Project area and would not require construction of these utilities off-site; thus, MM D.7-1 is not applicable to the Project. Furthermore, while EIR No. 374 included Mitigation Measure MM D.2-6, which required construction of reservoirs on Planning Areas 28 and 24, the Project entails development within (existing) Planning Area 48 (proposed Planning Areas 53 and 54) and does not include or require any reservoirs; thus, MM D.2-6 is not applicable to the

Project. Additionally, while EIR No. 374 included Mitigation Measures MM D.8-5, which required submittal of detailed plans showing solid waste bin locations for commercial, office, or multi-family uses, the Project includes development of single-family residential units and does not include commercial or multi-family development. Although the Project would include the construction of up to 93 “High Density Residential (HDR)” single-family dwelling units, these dwelling units would be detached and clustered in a courtyard configuration, and common areas for refuse collection would not be required. Thus, MM D.8-5 is not applicable to the Project.

- MM D.7-2** The applicant will comply with guidelines provided by Southern California Edison, Southern California Gas Company and the General Telephone Company in regard to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to right-of-way in the areas of any existing SCE, SCG or GTE easements.
- MM D.7-3** Building energy conservation will be largely achieved by compliance with Title 20 and 24 of the Energy Conservation Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(0 and 1606(b) are Applicable Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of nonconforming fixtures.
- MM D.8-1** The proposed permitted refuse hauler for the project site shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-688. The use of such facilities will be encouraged by the developer through information (e.g. location, materials accepted, etc.) provided in sales literature.
- MM D.8-2** The developer shall pursue and implement any available source reduction programs for the disposal of construction materials to the satisfaction of the County of Riverside Planning Department.
- MM D.8-3** The developer shall participate in any established County-wide program to reduce solid waste generation. The elements of this program may include:
- a. Developing and distributing brochures on residential and commercial recycling, residential and commercial source reduction, waste management issues, the importance of using recycled goods, and litter control.
 - b. Development of curriculum guides and kits in cooperation with the County and the Hemet Unified School District, Menifee Union School District, and the Murrieta Valley Unified School District.

- c. Production of video programs which can be shown on local cable television stations in the project area.
- d. Pursue an environmental labelling program at local grocery stores, liquor stores, etc. which would educate consumers in recycling of packaging and other consumer goods.
- e. Pursue a recycled products awareness campaign which would commend businesses which use recycled products. This program could issue stickers to businesses that use recycled products to display in their windows.
- f. Develop a library of media production on recycling and source reduction which can be borrowed by various citizen groups, agencies, and schools within the County.

MM D.8-4 Project-related sewer sludge is anticipated to be managed at the Rancho California Regional Water Reclamation Facility (RCRWRF) and ultimately disposed of at the proper County Landfill in accordance with the Riverside County Health Department and the Eastern Municipal Water District standards.

MM D.2-1 All water and sewer lines shall be placed underground.

MM D.2-2 All lines will be designed per the Eastern Municipal Water District's (EMWD) requirements.

MM D.2-3 The infrastructural system will be installed to the requirements of the Riverside County Engineering Department.

MM D.2-4 Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department and EMWD.

MM D.2-5 The project will comply with EMWD requirements for installment of on-site reclaimed water lines. Any use of reclaimed water must receive prior approval of Waste Discharge Requirements issued by the State Water Quality Control Board. The design of the reclaimed water system must also receive approval by the State or County Health Department, or both.

MM D.2-7 Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings.

- Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that set the maximum flow rate of all new showerheads, lavatory faucets, etc.
- Title 20, California Administrative Code Section 1606(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations.
- Title 24, California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the C E C compliance with the flow rate standards.

- Titles 24, California Administrative Code Section 2-5452(i) and G) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures.
- Health and Safety Code Section 404 7 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied.
- Government Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit flow of hot water.

5.1.21 Wildfire

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
44. Wildfire Impacts				
If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a. If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				
e. If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to an adopted emergency response plan or an emergency evacuation plan.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project site is not identified in a fire hazard severity zone and is not located in a State Responsibility Area for fire protection (RCIT, n.d.). Additionally, the Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. The Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

b) **If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

EIR No. 374 Finding: This threshold question was added to Appendix G to the State CEQA Guidelines as part of the December 2018 update to the State CEQA Guidelines. Although this issue was not specifically addressed in detail in EIR No. 374, EIR No. 374 nonetheless contained enough information about the project’s potential impacts

associated with wildfires that with the exercise of reasonable diligence, information about the project's potential effect on wildfire risks and associated pollutants was readily available to the public.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project site is not identified in a fire hazard severity zone and is not located in a State Responsibility Area for fire protection (RCIT, n.d.). Additionally, the Project site and areas surrounding the Project site do not contain any steep slopes, and manufactured slopes proposed by the Project Applicant would be landscaped and irrigated, thereby precluding the potential for wildfire hazards. As such, the Project does not include any components that could exacerbate wildfire risks, and the Project would not expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Additionally, the Project would be subject to applicable mitigation measures related to wildfire identified in EIR No. 374, which consistent with the findings of EIR No. 374, would reduce potential significant impacts associated with wildland fires to less than significant. As such, the Project would not result in any components that could exacerbate wildfire risks, and the Project would not expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

- c) **If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

EIR No. 374 Finding: This threshold question was added to Appendix G to the State CEQA Guidelines as part of the December 2018 update to the State CEQA Guidelines. Although this issue was not specifically addressed in EIR No. 374, EIR No. 374 indicated that the project would not involve infrastructure that could exacerbate fire risks or infrastructure that could result in temporary or ongoing impacts to the environment, including fuel breaks.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project site is not identified in a fire hazard severity zone and is not located in a State Responsibility Area for fire protection (RCIT, n.d.). As such, the Project would not require fuel breaks or emergency water sources that could have temporary or ongoing impacts to the environment. Construction of the proposed fire hydrants and associated water lines on and abutting the Project site are inherent to the Project's construction phase, and there are no impacts to the environment that would specifically result from the construction of such facilities. All utility connections required of the Project are available in the immediate area, and there are no components of the Project's utility connections that could result in or exacerbate fire hazards. As such, impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374

- d) **If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

EIR No. 374 Finding: This threshold question was added to Appendix G to the State CEQA Guidelines as part of the December 2018 update to the State CEQA Guidelines. Although this issue was not specifically addressed in EIR No. 374, EIR No. 374 nonetheless contained enough information about potential flooding and landslide risks that with the exercise of reasonable diligence, information about the project’s potential risks associated with wildfire hazards, including downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes was readily available to the public.

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project site is not identified in a fire hazard severity zone and is not located in a State Responsibility Area for fire protection (RCIT, n.d.). Additionally, the Project site occurs in a portion of Riverside County that does not contain prominent hill forms or other topographic features that could subject the Project site or surrounding areas to risks associated with flooding or landslides caused by wildfires. There are no components of the Project that could contribute to or cause significant risks to people or structures as a result of fire-related flooding or landslides resulting from runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

- e) **If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?**

EIR No. 374 Finding: EIR No. 374 found that the project site was within a County designated High Fire Area. In addition, the EIR determined that the project would have a cumulative adverse impact on the Fire Department’s ability to provide an acceptable level of service to surrounding communities. Therefore, EIR No. 374 identified Mitigation Measures MM D3.-1 through MM D.3-7 to reduce the project’s impacts associated with fire danger. With mitigation incorporated EIR No. 374 determined that impacts associated with fire danger would be less than significant. (Riverside County, 1997, p. V-161)

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project site and areas immediately surrounding the Project site are not identified in a fire hazard severity zone and are not located in a State Responsibility Area for fire protection (RCIT, n.d.). As such, the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and impacts would be less than significant. Additionally, the Project would be subject to mitigation measures related to wildfire identified in EIR No. 374, which consistent with the findings of EIR No. 374, would reduce potential significant impacts associated with wildland fires to less than significant. As such, the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Based on the foregoing analysis, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

Project Requirements and EIR No. 374 Mitigation Compliance

EIR No. 374 identified several mitigation measures to address wildfire impacts. While EIR No. 374 included Mitigation Measure MM D.3-3, this mitigation measure would not apply to the Project because the Project site is not located within a “Hazardous Fire Area.” Additionally, EIR No. 374 included Mitigation Measures MM D.3-4 required construction of water storage tanks within SP 286 Planning Areas 24 and/or 28; however, the Project is not located within Planning Areas 24 or 28 where the water storage tanks were planned, and Mitigation Measure MM D.3-4 therefore is not applicable to the Project. While EIR No. 374 included Mitigation Measure MM D.3-5, which required fuel modification zones, the Project site and immediate surrounding areas are not classified as a “Hazardous Fire Area” and no fuel modification zones are required for the Project; thus, Mitigation Measure MM D.3-5 is not applicable to the Project. Furthermore, while EIR No. 374 included Mitigation Measure MM D.3-6, which required the fiscal analysis for the project identify a funding source for fire operations, this Mitigation Measure applied to the original Winchester 1800 SP project only; thus, Mitigation Measure MM D.3-6 is not applicable to the Project.

MM D.3-1 The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs.

MM D.3-2 All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Any wood shingles shall be Class "B" rating and shall be approved by the Fire Department prior to installation.

MM D.3-7 All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department. Fire flows over 3000 gpm shall be for 3 hours duration.

5.1.22 Mandatory Findings of Significance

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
45. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. EIR No. 374 identified significant and unavoidable impacts under the issue areas of climate/air quality, biological resources, soils/agriculture, noise (cumulative only), and growth inducement. The Project would not result in any new or increased impacts to these issue areas. Specifically, the analysis in subsection 5.1.2 (Agricultural and Forestry Resources) demonstrates that the Project would not result in any impacts to Farmlands (i.e., Prime Farmland, Farmland of Statewide Importance, or Unique Farmland). The analysis in subsection 5.1.3 (Air Quality) demonstrates that the Project would not exceed any of the Regional Thresholds or LSTs identified by the SCAQMD for criteria pollutants, demonstrates that the Project would not result in any localized air quality impacts, and shows that the Project’s overall air quality emissions would be less than the project evaluated by EIR No. 374. In addition, the analysis in subsection 5.1.4 (Biological Resources) concludes that with the implementation of mitigation measures, all Project impacts to biological resources would be reduced to less-than-significant levels. Furthermore, the analysis in subsection 5.1.13 (Noise) demonstrates that Project-related traffic would not expose any nearby sensitive receptors to noise levels exceeding County standards. Moreover, although the 596 people that would be generated by the Project is more than the 327 employees that would be generated based on the site’s existing CT land use designation¹, as part of SP 286A8, and as previously shown in Table 3-1, undeveloped dwelling units would be transferred from other portions of the SP 286 area such that the total number of dwelling units allowed within SP 286 would remain unchanged at 4,730 dwelling units. Thus, the Project’s increase of 596 residents on the 20.0-acre Project site would not result in an increase in the number of residents anticipated within the overall SP 286 area by EIR No. 374. As such, with implementation of the Project, there would be no increase in the number of residents within SP 286, and the Project would result in a net reduction of 327 employees. Therefore, because the Project would be less intense than the project evaluated by EIR No. 374, the Project’s impacts due to growth inducement would be reduced as compared to what was evaluated and disclosed by EIR No. 374. Furthermore, and consistent with the findings of EIR No. 374, the analysis in subsection 5.1.5 (Cultural Resources) demonstrates that with mitigation, the Project’s impacts to historical and archaeological resources would be less than significant. Therefore, the Project would not substantially degrade the quality of the environment, substantially reduce the habit of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore,

¹ Pursuant to Appendix E to the County’s General Plan (Tables E-3 through E-5), lands designated Commercial Tourist (CT) are anticipated to be developed on a net parcel area of 0.75 and a “probable” FAR of 0.25, and generate one employee per 500 s.f. of building area. Thus, the CT land use designation that applies to the Project site would generate approximately 327 employees ((20.02 acres x 43,560 s.f./acre x 0.75 net parcel area x 0.25 FAR) ÷ 500 s.f./employee = 327 employees).

implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
46. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. Cumulative effects that would result from implementation of the Project have been evaluated throughout this EIR Addendum, which concludes that such impacts would not occur, would be less than significant, or would be reduced to a level below significant with implementation of the mitigation measures specified by EIR No. 374 (as modified/ supplemented herein), standard County COAs, and/or regulatory requirements. Additionally, this EIR Addendum concludes that the Project as proposed would not result in any new or more severe cumulative effects beyond what was already evaluated and disclosed by EIR No. 374. All applicable mitigation measures identified as part of EIR No. 374 and that were imposed to address cumulatively-considerable effects would continue to apply to the Project as revised, except as modified or supplemented by this Addendum to EIR No. 374. The analysis throughout this EIR Addendum demonstrates that all Project impacts would be less than significant, or would be reduced in comparison to the analysis and conclusions of EIR No. 374. Additionally, the analysis herein demonstrates that physical impacts associated with the Project (e.g., biological resources, cultural resources, geology/soils, etc.) would not substantially change or increase compared to the analysis presented in EIR No. 374. Therefore, because the Project would have similar or reduced cumulative impacts to the environment as compared to what was evaluated and disclosed in EIR No. 374, the Project would not result in any new or increased impacts to the environment beyond what was evaluated, disclosed, and mitigated for by EIR No. 374. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
47. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Addendum No. 7 Finding: No Substantial Change from Previous Analysis. The Project’s potential to result in substantial adverse effects on human beings has been evaluated throughout this EIR Addendum (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potentially significant impacts are identified, mitigation measures from EIR No. 374 have been imposed, as modified or supplemented by this EIR Addendum to EIR No. 374, to reduce these adverse effects to a level below significance. There are no components of the Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this EIR Addendum and/or by EIR No. 374. Accordingly, no additional impacts would occur. Therefore, implementation of the Project would not result in any new impacts not already analyzed in EIR No. 374 or increase the severity of a significant impact previously identified and analyzed in EIR No. 374.

5.2 EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, § 15063(c)(3)(D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- General Plan Amendment No. 960, Draft EIR No. 521 (SCH No. 2009041065), dated February 2015.
- Winchester 1800 Specific Plan (Specific Plan No. 286) and EIR No. 374 (SCH No. 1992032040), dated April 29, 1997.
- Addendum No. 6 to EIR No. 374, dated July 7, 2020.

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

6.0 References

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

<u>Cited As:</u>	<u>Source:</u>
Adkan, 2023a	Adkan Engineers, 2023. <i>Hydrology/Hydraulics Report for Tract 38300</i> . October 11, 2023. Included as EIR Addendum <i>Technical Appendix G1</i> .
Adkan, 2022b	Adkan Engineers, 2022. <i>County Project Specific Water Quality Management Plan</i> . August 2023. Included as EIR Addendum <i>Technical Appendix G1</i> .
ALUC, 2012	Riverside County Airport Land Use Commission, 2012. <i>French Valley Airport Land Use Compatibility Plan</i> . January 2012. Accessed November 6, 2019. Available online: http://www.rcaluc.org/Portals/13/15%20-%20Vol.%201%20French%20Valley%20Amd%202011.pdf?ver=2016-08-15-151151-090
BFSA, 2021	Brian F. Smith and Associates, 2021. <i>Paleontological Resource Impact Monitoring Program for Amendment No. 8 to the Winchester 1800 Specific Plan</i> . October 29, 2021. Included as EIR Addendum <i>Technical Appendix J</i> .
BFSA, 2022	Brian F. Smith and Associates, 2022. <i>A Phase I Cultural Resources Assessment for Amendment No. 8 to the Winchester 1800 Specific Plan</i> . July 20, 2022. Included as EIR Addendum <i>Technical Appendix C</i> .
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CalRecycle, 2023b	California Department of Resources Recycling and Recovery (CalRecycle), 2023. <i>Daily Tonnage & Total Traffic By Site, Lamb Canyon Landfill, April-2023</i> . May 10, 2023. Accessed July 13, 2023. Available on-line: https://secure.calrecycle.ca.gov/SWISDocument/Document/Download/430764
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<u>Cited As:</u>	<u>Source:</u>
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GeoTek, 2021a	GeoTek, Inc., 2021. <i>Geotechnical and Infiltration Evaluation, Proposed Residential Development, 32801 Benton Road, Winchester Area of Riverside County, California</i> . April 29, 2021. Included as EIR Addendum Technical Appendix E.
GeoTek, 2021b	GeoTek, Inc., 2021. <i>Phase I Environmental Site Assessment, Assessor's Parcel Number 964-030-001, 32801 Benton Road, Winchester Area of Riverside County, California 92596</i> . April 7, 2021. Included as EIR Addendum Technical Appendix H1.
GeoTek, 2022	GeoTek, Inc., 2022. <i>Limited Phase II Environmental Site Assessment, Assessor's Parcel Number (APN) 964-030-001, 32801 Benton Street, Winchester area of Riverside County, California 92596</i> . January 12, 2022. Included as EIR Addendum Technical Appendix H2.
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RCA, 2021	Regional Conservation Authority, 2021. <i>MSHCP Information Map</i> (on-line mapping application). 2021. Accessed December 10, 2021. Available on-line: https://wrcrca.maps.arcgis.com/apps/webappviewer/index.html?id=a73e69d2a64d41c29ebd3acd67467abd
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Riverside County, 1988	Riverside County, 1988. <i>Riverside County Ordinance No. 655, Regulating Light Pollution</i> . June 7, 1988. Accessed December 20, 2021. Available on-line: http://www.rivcocob.org/ords/600/655.htm
Riverside County, 1997	Riverside County, 1997. <i>Environmental Impact Report No. 374</i> . April 29, 1997. (Included in Project's Administrative Record)
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Riverside County, 2021b	Riverside County, 2021. <i>Southwest Area Plan</i> . September 28, 2021. Accessed July 13, 2023. Available on-line: https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-GPA-2022-Compiled-SWAP-4-2022-rev.pdf
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Urban Crossroads, 2023b	Urban Crossroads, Inc., 2023. <i>Winchester 1800 Energy Analysis</i> . June 19, 2023. Included as EIR Addendum <i>Technical Appendix D</i> .
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Urban Crossroads, 2023d	Urban Crossroads, Inc., 2023. <i>1800 Winchester Noise Impact Analysis</i> . June 19, 2023. Included as EIR Addendum <i>Technical Appendix I</i> .
Urban Crossroads, 2023e	Urban Crossroads, Inc., 2023. <i>Winchester 1800 Focused Traffic Assessment</i> . June 1, 2023. Included as EIR Addendum <i>Technical Appendix K</i> .
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7.0 Mitigation Monitoring Program

Mitigation Monitoring and Reporting Program (MMRP)

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
5.1.1: Aesthetics							
<p>Impacts to scenic highways identified as “not significant” by Notice of Preparation for project; therefore, no impacts are identified and no mitigations are proposed.</p> <p>Project development will result in the placement and installation of street lights as required by Riverside County. Additionally, entry monumentation and signage may also require illumination. These lighting requirements could potentially result in a condition known as "skyglow", which interferes with the use of the telescope at the Mt. Palomar Observatory.</p>	<p>No substantial change from previous analysis</p>	<p>MM D.11-1: Due to the proposed project's location with respect to the Mt. Palomar Observatory, low-pressure sodium vapor lamps for street lighting will be employed.</p> <p>MM D.11-2: Other potentially lighted areas (i.e., entry monumentation and signage) shall orient light downward and shield it to prevent glare and direct upward illumination.</p> <p>MM D.11-3: The project will be subject to County Ordinance No. 655 regulating light pollution.</p> <p>MM D.11-4: Landscape buffers will partially mitigate the potential light and glare impacts.</p>	<p>Review and approval of Final Improvement Plans.</p> <p>Review and approval of Final Improvement Plans.</p> <p>Review and approval of Final Improvement Plans.</p> <p>Review and approval of Final Improvement Plans.</p>	<p>County of Riverside, Building and Safety Departments.</p> <p>County of Riverside, Building and Safety Departments.</p> <p>County of Riverside, Building and Safety Departments.</p> <p>County of Riverside, Building and Safety Departments.</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>RR 5.1.1.a: Prior to issuance of building permits, the Riverside County Building and Safety Department shall review the proposed building and development plans for compliance with Riverside County Ordinance No. 915, which regulates outdoor lighting within the County.</p>	<p>Non-Significant</p>
5.1.2: Agricultural and Forestry Resources							
<p>Implementation of the Winchester 1800 Specific Plan will remove from production approximately 1,335 acres of dryland farming (wheat), contributing to the decline of such uses in Riverside County. However, Pacific Consultants has determined that the site lacks sufficient productive capacity at current price levels to sustain viable agricultural operations. Project approval would also require amending the Open Space and Conservation Map and SWAP from “Agriculture” on a portion of the site to “Specific Plan 286”.</p>	<p>No substantial change from previous analysis</p>	<p>MM D.10-1: Existing agricultural uses located north of Keller, south of Auld Road and east of Washington Street will be protected by the Riverside County Right-to-Farm Ordinance (Ordinance No. 625). The ordinance is intended to provide for a means of giving notice to prospective buyers of homes in newly built subdivisions and recently subdivided parcels that they are moving into an agricultural area and that a farm that has been in operation legally for at least 3 years shall not be or become a nuisance simply because residential uses have entered the area and are off ended by the odors, dust, etc.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>County of Riverside, Planning Department.</p>	<p>Applicable</p>	<p>N/A</p>	<p>Significant</p>

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
<p>Development of the project with urban uses could potentially hasten the conversion of surrounding agricultural areas to urban uses by creative economic pressures and increasing land value for development. However, areas to the north and east of the project site are proposed to lie within the Lake Skinner SKR Preserve.</p> <p>Project implementation will result in urban development on "Locally Important Farmland", per the General Plan. Also, the site contains areas of Class I and II soils, which are considered "Prime". Development on these soils constitutes a significant adverse impact, per the California Department of Conservation.</p> <p>In order to accommodate the proposed project, Williamson Act Contracts must be cancelled on approximately 454 acres within Winchester Agricultural Preserve No. 5, Map 66. This action is subject to the provisions of Government Code Section 51282.</p>							
5.1.3: Air Quality							
<p>Air pollutants will be emitted by construction equipment and dust will be generated during grading and site preparation. An estimated 1.81 tons of dust per working day can be anticipated during grading.</p> <p>The greatest project-related air quality impact results from the daily vehicle trips the project will</p>	<p>No substantial change from previous analysis</p>	<p>MM C.6-1: To minimize dust generation during grading operations SCAQMD Rule 403 shall be adhered to which will require watering during earth moving operations. To further reduce the emission, grading shall not occur when wind speeds exceed 20 mph. Construction access roads should be paved. In addition, soil binders shall be spread on construction sites or unpaved roads and/or parking areas. Also, street sweeping of roads adjacent to the project site shall be done to reduce fugitive dust from traffic. Soil shall be cleaned up from public roads and access roads, if necessary.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Riverside County, Building and Safety Department</p>	<p>Applicable</p>	<p>RR 5.1.3.a: The Project is required to comply with the provisions of SCAQMD Rule 403, "Fugitive Dust" by implementing the following dust control measures during construction activities, such as earth moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the County shall verify that the following</p>	<p>Significant</p>

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
<p>generate at build-out. The project will generate an estimated 113,190 vehicle trips per day, generating 7,216 lbs/day of Carbon Monoxide; 1,903 lbs/day of Nitrogen Oxides; 483 lbs/day of Sulfur Dioxide; 664 lbs/day of Particulates; and 592 lbs/day of Non-Methane Hydrocarbons.</p> <p>Additional emissions will be generated in the region by combustion from generating electricity and natural gas to meet project demands.</p> <p>The commercial uses proposed by the Winchester 1800 Specific Plan will generate an estimated 3,000 jobs. A total of 5,806 dwelling units are proposed, resulting in a jobs/housing balance of .52, which falls short of the performance ratio for Central Riverside of 0.71 set forth in the Growth Management Plan.</p>		<p>In addition, rapid cleanup of debris from streets shall be implemented after a major storm. Finally, trucks shall be washed off before leaving the construction site.</p> <p>MM C.6-2: Construction equipment emissions should be reduced by requiring that trucks maintain two-feet of free board (distance between top of load and top of truck bed sides). In addition, low sulfur fuel should be used for construction equipment, and the equipment shall be properly maintained and tuned.</p> <p>MM C.6-3: To minimize traffic related impacts from construction, construction personnel should be encouraged to rideshare or use mass transit. Parking for construction personnel should not interfere with traffic flows. Construction affecting roadways should be performed during nonpeak traffic hours. A flag person should be provided during times when construction traffic affects roadways and one lane in each direction should remain open.</p> <p>MM C.6-4: Ground cover should be reestablished on the construction site through seeding and watering.</p> <p>MM C.6-5: Activity management techniques should be employed, such as extending the construction period; reducing the number of pieces of equipment used simultaneously; increasing the distance between the emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours.</p> <p>MM C.6-6: Use of temporary power should be avoided, and grid power used instead.</p> <p>MM 6.7: An additional 25 foot transportation easement dedicated to the County will be required along Winchester Road for future traffic mitigation programs. This easement will be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Not Applicable</p>	<p>notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</p> <ul style="list-style-type: none"> o All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions. o The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day. o The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 mph or less. <p>RR 5.1.3.b: The Project is required to comply with the provisions of SCAQMD Rule 113, Table of Standards, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 100 grams per liter [g/L]) unless otherwise specified in the SCAQMD Table of Standards.</p>	

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		<p>MM 6.8: A portion of the commercial parking area will be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m. Caltrans has requested a 100-space Park-n-Ride facility along Highway 79, which has not been incorporated into the Specific Plan.</p> <p>MM 6.9: Figure V-20, Bus Turnout and Stop Locations, shows recommended bus turnout and proposed bus stop locations, although the study area is currently not served by a transit service. These on-site turnouts should be constructed in conjunction with street improvements.</p> <p>MM 6.10: Provide sufficient service establishments within the office areas, such as restaurants, copy centers, etc. to minimize the number and length of trips to obtain these common services.</p> <p>MM 6.11: Establish a Transportation Management Association (TMA). This will include an employee transportation coordinator. Ride pool data should be made available to those working in the buildings.</p> <p>MM 6.12: Encourage formation of van-pools with company vehicles or subsidy and encourage public transit with free transit passes. Work with Riverside County Transit to expand scheduled bus service and implement long-term public transportation projects. Evaluate the potential for subscription bus service for areas of large concentrations of employees.</p> <p>MM C.6-13: Provide energy conserving street lighting. Energy costs should be included in capital expenditure analyses.</p> <p>MM 6.14 Provide traffic signal synchronization where feasible.</p> <p>MM C.6-15: Provide incentives for purchasing and installing low-polluting and high efficiency appliances. Install solar water heaters and pool heaters in homes. Encourage waste recycling.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Improvement Plans.</p> <p>Review and approval of Improvement Plans.</p> <p>Review and approval of Improvement Plans.</p>	<p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Applicable</p> <p>Not Applicable</p> <p>Applicable</p>	<p>RR 5.1.3.c: The Project is required to comply with applicable SCAQMD rules for construction activities on the Project site. SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1403 (Asbestos); Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); Rule 403 (Fugitive Dust); and Rule 1186 / 1186.1 (Street Sweepers).</p> <p>RR 5.1.3.d: The Project is required to comply with the provisions of SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.</p> <p>RR 5.1.3.e: The Project is required to comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development.</p>	

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		<p>MM C.6-16: Provide landscaping with native drought resistant plant species to shade buildings during summer.</p> <p>MM C.6-17: Vehicle Trips should be further reduced through the following methods:</p> <ul style="list-style-type: none"> • Establish a program of alternative work schedules. • Establish a telecommuting program. • Schedule goods movements for off-peak traffic hours. • Contribute to local shuttle and regional transit systems. • Provide dedicated turn lanes as appropriate. • Limit on-street parking. 	<p>Review and approval of Landscape Plans.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p>	<p>Applicable</p> <p>Applicable</p>		
5.1.4: Biological Resources							
<p>Impacts to vegetation and wildlife are expected to occur as the result of the removal or alteration of physical habitats through earthwork and other disturbances related to man's activities. Plant and wildlife resources will be lost as a result of construction activities and other forms of harassment due to project development.</p> <p>Development of the 1910.1 acre Winchester 1800 site will result in the loss of plant and animal life throughout the majority of the site, including agricultural lands and 2.5 acres or wetland/willow riparian woodland habitat. Natural vegetation will be retained on 73.1 acres of the site (Planning Areas 24 and 28), although water tanks and access roads will occupy approximately 4.2 acres within these open space areas. Loss of the open field agricultural habitat is considered a significant, adverse impact due to the dependence upon this habitat by wintering and resident raptors, especially Golden</p>	<p>No substantial change from previous analysis</p>	<p>MM C.11-1: In concert with construction activities within the on-site wetland/willow riparian woodland habitats (2.5 acres) the California Department of Fish and Game will be notified and consulted pursuant to the California Fish and Game Code Sections 1601-1603 and the U.S. Army Corps of Engineers in conjunction with their 404 permit process. This permit process will result in the provision of suitable replacement habitat to mitigate the habitat loss on-site.</p> <p>MM C.11-2: As the SKR is on the Federal Endangered Species list, project development will require a Section 10(a) permit from the U.S. Fish and Wildlife Service. Also, the project is located within the County K-Rat mitigation boundaries and will be required to participate in the County's Interim Mitigation Plan, requiring payment of \$1,950 per acre of land developed. As required by the Habitat Conservation Plan, these funds will be utilized for acquisition of replacement habitat to compensate for the on-site loss of this endangered species. The Section 10(A) permit which allows the "incidental taking" of this species is subject to the six-month allocation of available habitat. In order to receive this allocation, the project shall comply with all aspects of the Habitat Conservation Plan, the Section 10(A) permit and the County of Riverside's Allocation of Take policy. This mitigation will not eliminate the significant adverse impact upon the identified Stephens' Kangaroo Rat habitat on-site but has been deemed to be a sufficient mitigation measure relative to the incidental taking of the species by the County of Riverside, the U.S. Fish and Wildlife Service and the State</p>	<p>Securing Federal 404 and State 1601-1603 Streambed Alteration Permits.</p> <p>Payment of Mitigation Fees prior to the issuance of Grading Permits.</p>	<p>U.S. Army Corps of Engineers and the California Department of Fish & Game.</p> <p>County of Riverside, Building and Safety Departments.</p>	<p>Applicable</p> <p>Applicable</p>	<p>COA 5.1.4.a: As a standard condition of approval and prior to issuance of grading permits, the Project Applicant shall prepare for review and approval by Riverside County a landscape plan that identifies the replacement of seven (7) oak trees within planned landscaped areas. All oaks with a diameter of less than 10.0 inches shall be mitigated at a ratio of 2:1, and oak trees larger than 10.0 inches shall be mitigated at a minimum 5:1 ratio (19 oak trees total). Prior to final building inspection, the Project Applicant shall provide evidence to Riverside County that the 19 oak trees have been planted within on-site landscaped areas.</p>	<p>Significant</p>

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<p>Eagles, Prairie Falcons and Ferruginous Hawks. Conversion of the riparian woodland habitat is also considered a significant adverse biological impact due to the limited nature of wetland habitat in southern California. Although the Biological Assessment recommended that the project avoid impacting the riparian woodland by preserving it in a 100-foot open space buffer, the woodland is entirely removed by the proposed Specific Plan.</p> <p>Native vegetative elements may be retained within the 192.7 acres proposed for Very Low Density residential land uses in that these areas are proposed to contain 2-1/2 acre lots.</p> <p>Direct impacts to the eight acres of occupied Stephens Kangaroo Rat (SKR) habitat on-site shall occur as a result of project development. Indirect impacts related to wildlife harassment of this Federally-listed Endangered Species are anticipated to occur on the adjacent Lake Skinner SKR preserve.</p>		<p>of California, Department of Fish and Game.</p> <p>MM C.11-3: Pursuant to MSHCP Objective 6 and Objective 7, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the Project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) shall occur following accepted protocols, subject to approval of the Regional Conservation Authority and the Wildlife Agencies. Occupation of this species on the Project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.</p> <p>MM C.11.4: As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 15. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including discing, demolition activities, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p>	<p>Within 30 days prior to issuance of grading permits</p> <p>Construction Start</p>	<p>Environmental Programs Department</p> <p>Project construction manager(s)</p>	<p>Applicable</p> <p>Applicable</p>		
5.1.5: Cultural Resources							
<p>Project development is anticipated to directly impact eight existing archaeological sites (RIV-1105, RIV-1270, D.V.-2, D.V.-3, D.V.-5, D.V.-6, D.V.-7, D.V.-8) located within project boundaries. Therefore, site specific mitigation measures shall be</p>	<p>No substantial change from previous analysis</p>	<p>MM C.15-1: RIV-1270: Site relocation and impact assessment verification; 50 - 100% surface collection; 1 - 2% subsurface testing; 5 - 25% final salvage excavation dependent upon the findings of subsurface testing (Planning Area 12).</p> <p>MM C.15-2: D.V.-2: Site relocation and impact assessment verification; photography of bedrock grinding features (and</p>	<p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety</p>	<p>Not Applicable</p> <p>Not Applicable</p>	<p>N/A</p>	<p>Non-Significant</p>

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<p>required. It should be noted that due to the fact that site RIV 1105 could not be relocated and is likely mis-located on the site record map, no further mitigation work is recommended unless located by subsequent field crews.</p>		<p>potential "bell rock"), and mapping of spatial distribution of grinding features (potentially affecting Planning Areas 35, 27 and 38A).</p> <p>MM C.15-3: D.V.-3: Site relocation and impact assessment verification; 50 - 100% surface collection; subsurface testing (5 - 10 subsurface units 1 x 1m²) ; 1 - 3% final salvage excavation dependent upon the findings of subsurface testing (Planning Area 35).</p> <p>MM C.15-4: D.V.-5: Site relocation and impact assessment verification; 50 - 100% surface collection; subsurface testing (10 - 20 subsurface units 1 x 1m²) ; 1 - 3% final salvage excavation dependent upon the findings of subsurface testing (Planning Areas 18 and 19).</p> <p>MM C.15-5: D.V.-6: Site relocation and impact assessment verification; photography and mapping of architectural features; title and records search to determine the era of construction and ownership. Final salvage excavation dependent upon the findings of subsurface testing will be necessary (Planning Areas 1 and 12).</p> <p>MM C.15-6: D.V.-7: Site relocation and impact assessment verification; 50 - 100% surface collection; subsurface testing (1- 5 subsurface units 1 x 1m²) ; 1- 3% final salvage excavation dependent upon the findings of subsurface testing (Planning Area 13).</p> <p>MM C.15-7: D.V.-8; Site relocation and impact assessment verification; photography of bedrock grinding features and mapping of spatial distribution of grinding or quarry features and/ or artifacts. The necessity of further subsurface excavation to be determined after mapping (Planning Area 15).</p> <p>MM C.15-8: Some of the sites may require no more than testing required for mitigation to be complete. Others which may prove to have significant subsurface deposits may warrant a further data collection phase to achieve final mitigation.</p>	<p>of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>		

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		<p>MM C.15-9: Prior to issuance of a grading permit, the Project Applicant shall provide written verification in the form of a letter from the Project Archaeologist to the Lead Agency stating that a certified archaeologist has been retained to implement the monitoring program. The Project Applicant shall provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The Certified Archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the Consulting Archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The Consulting Archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be more or less than anticipated. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. Should any previously unidentified cultural resources be discovered, the Archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The Archaeologist shall contact the Lead Agency at the time of discovery. The Archaeologist, in consultation with the Lead Agency, shall determine the significance of the discovered resources. The Lead Agency must concur with the evaluation before construction activities will be allowed to resume in the affected area.</p> <p>For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Consulting Archaeologist and approved by the Lead Agency before being carried out using professional archaeological methods.</p>	Prior to the issuance of a grading permit	Project Archeologist	Applicable		

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		<p>If any human bones are discovered, the County Coroner and Lead Agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.</p> <p>Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Lead Agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.</p>					
5.1.6: Energy							
<p>The Specific Plan will increase consumption of energy for motor vehicle movement, space and water heating, lighting, cooking, refrigeration and air conditioning, operation and construction equipment, use of miscellaneous home appliances, and energy required to produce the construction materials and all other material aspects of the project.</p> <p>On-site natural gas demand for the proposed project is estimated at 40,612,262 cubic feet per month.</p>	<p>No substantial change from previous analysis</p>	<p>MM C.13-1: Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems. The depth of roof overhangs shall be determined by the building architect at a future date, per Section IV.B.5, Roof Forms and Material. Per Section IV.C.2, Dwelling Unit Plotting Concepts, all single-family neighborhoods shall provide landscaping in a manner that aids in passive solar energy techniques, thus minimizing heating and cooling needs.</p> <p>MM C.13-2: The following State laws relative to heating and cooling airspace as well as restrictions set for plumbing</p>	<p>Review and approval of Building Plans</p> <p>Review and approval of Building Plans</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety</p>	<p>Applicable</p> <p>Applicable</p>	<p>N/A</p>	<p>Non-Significant</p>

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On-site electricity consumption is estimated at 51,662,163 kwh per year.		fixtures will be adhered to: Building energy conservation will largely be achieved by compliance with Title 20 and 24 of the California Administrative Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe installation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(f) and 1606(b) are Appliance Efficiency Standards that set the maximum flow rate of all plumbing fixtures and prohibit the sale of non-conforming fixtures.		Department			
5.1.7: Geology and Soils							
<p>The Winchester 1800 Specific Plan will be impacted by seismic activity along the Elsinore Fault Zone located approximately 5 miles southwest of the site.</p> <p>It is possible that during a Richter magnitude 7.0 earthquake along this fault the site will experience a maximum peak acceleration of 0.52 with strong ground shaking exceeding 30 seconds. Repeatable high ground accelerations are estimated at 0.36g.</p> <p>Portions of the site may be subject to seismically induced flooding caused by failure of Lake Skinner Dam.</p> <p>Development of the Winchester 1800 Specific Plan will be tailored to the existing topography being sensitive to natural landforms where practical. Grading will balance on-site with 6 million cubic</p>	No substantial change from previous analysis	<p>MM C.1-1: All on-site structures shall be constructed in accordance with the seismic design criteria in the California Building Standards Code and County ordinances and shall be designed to withstand groundshaking from the maximum credible earthquake that can be expected.</p> <p>MM C.1-2: The site shall be cleared of all obstructions and deleterious material including all miscellaneous trash, debris, and organic materials.</p> <p>MM C.1-3: The potential on-site liquefaction hazard shall be mitigated by removal and recompaction of the alluvium, installation of subsurface drainage and placement of compacted fill.</p> <p>MM C.2-1: Prior to development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan shall include techniques to prevent erosion, sedimentation during and after the grading process, time frames for grading, identification of areas that may be graded during high probability rain months, and preliminary pad and roadway elevations.</p> <p>MM C.2-2: All grading procedures shall be in compliance with</p>	<p>Review and approval of monthly inspection reports of grading operations</p> <p>Review and approval of monthly inspection reports of grading operations</p> <p>Review and approval of monthly inspection reports of grading operations</p> <p>Review and approval of Conceptual Grading Plans</p> <p>Review and approval of</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside,</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	N/A	Non-Significant

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<p>yards of cut and 6 million cubic yards of fill. On-site materials can be excavated with conventional equipment.</p> <p>The site is relatively level with elevations ranging from 1,360 feet to 1,621 feet. No inherent stability problems are anticipated on-site. Some erosion is expected during grading.</p> <p>Groundwater was not encountered on-site, however, several water wells exist on-site which could be a potential source of deep aquifer groundwater.</p> <p>Although the project site lies outside the Wind/Erosion and Blowsand Areas designated by the County of Riverside, Construction activities (primarily site preparation and grading) will generate fugitive dust. An average of 1.81 tons per day or particulate emissions is estimated to occur.</p>		<p>the Riverside County Grading Standards including requirements for erosion control during rainy months.</p> <p>MM C.2-3: Prior to any grading activities a soils report and geotechnical study will be performed to further analyze on-site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned in mitigation number 1.</p> <p>MM C.2-4: Where cut and fill slopes are created higher than ten feet. Detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.</p> <p>MM C.2-5: All street shall have a gradient not to exceed 15%.</p> <p>MM C.2-6: The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permits such rounding.</p> <p>MM C.2-7: Slopes steeper than 2:1 and higher than ten feet (10') are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. Slopes greater than three feet (3') in vertical height shall be planted with grass and irrigated. Slopes exceeding fifteen feet (15') shall be provided with shrubs and trees per County Ordinance 457. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules and regulations governing grading in Riverside County shall be observed.</p> <p>MM C.2-8: Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.</p>	<p>monthly inspection reports of grading operations</p> <p>Review and approval of detailed soil and geotechnical reports</p> <p>Review and approval of Conceptual Grading Plans</p> <p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Conceptual Grading Plans</p> <p>Review and approval of Conceptual Grading Plans</p> <p>Review and approval of monthly inspection reports of grading operations</p>	<p>Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Not Applicable</p> <p>Applicable</p> <p>Applicable</p>		

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
		MM C.2-9: Grading work on the entire project site shall be balanced on-site whenever possible.	Review and approval of monthly inspection reports of grading operations	County of Riverside, Building and Safety Department	Applicable		
		MM C.2-10: Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within ninety (90) days of completion of grading, unless building permits are obtained.	Review and approval of monthly inspection reports of grading operations	County of Riverside, Building and Safety Department	Applicable		
		MM C.2-11: Natural features such as significant rock outcrops shall be protected as practical in the siting of individual lots and building pads.	Review and approval of Conceptual Grading Plans	County of Riverside, Planning Department	Applicable		
		MM C.2-12: On-site water wells shall be further investigated as a source of deep aquifer groundwater.	Review and approval of Conceptual Grading Plans	County of Riverside, Planning Department	Applicable		
		MM C.2-13: All grading shall be done in conformance with recommendations contained within the Geotechnical Report included as Appendix B to this Draft EIR.	Review and approval of monthly inspection reports of grading operations	County of Riverside, Building and Safety Department	Applicable		
		MM C.3-1: The quality of particulate matter and other pollutants emitted during the grading and construction phase of the Project will be reduced through watering graded surfaces and planting ground cover as dust palliatives as dust control methods, in accordance with SCAQMD Rule 403.	Review and approval of monthly inspection reports of grading operations	County of Riverside, Building and Safety Department	Applicable		
		MM C.4-1: All final subdivision maps will indicate that the proposed project lies in a potential dam inundation zone of Lake Skinner. Mitigation of impacts related to dam inundation will involve coordination between the applicant and the County Disaster Preparedness Office in establishing emergency evacuation routes. This coordination and establishment of evacuation routes shall occur prior to Tentative Tract Map approval. Prospective homebuyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes in these Planning Areas. This includes residential planning areas 35, 36, 29, 31, 32, 34, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 47, 49, 50, 51, 52, and 53 and 54. Impacted commercial uses include Planning Areas	Review and approval of Final Grading Plans and Drainage Plan	County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District	Applicable		

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
		3646 and 4850. Murrieta Valley Unified School District shall also receive written notice of potential dam inundation and respective evacuation routes for the school site located in Planning Area <u>4656</u> .					
5.1.8: Greenhouse Gas Emissions							
Although EIR No. 374 did not address this subject, EIR No. 374 contained enough information about projected air quality emissions associated with proposed Specific Plan that with the exercise of reasonable diligence, information about the SP 286's potential effect due to greenhouse gas (GHG) emissions was readily available to the public. EIR No. 374 did not evaluate impacts due to GHG emissions or impacts due to conflicts with existing plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs.	Less-than-Significant Impact/ No substantial change from previous analysis	EIR No. 374 did not identify any measures specifically addressing GHG emissions, although the Project would be subject to EIR No. 374 Air Quality Mitigation Measures MM C.6-1 through MM C.6-6, MM C.6-13, and MM C.6-15 through MM C.6-17 (listed above), several of which would reduce the Project's GHG emissions.	As specified above for Mitigation Measures MM C.6-1 through MM C.6-6, MM C.6-13, and MM C.6-15 through MM C.6-17	As specified above for Mitigation Measures MM C.6-1 through MM C.6-6, MM C.6-13, and MM C.6-15 through MM C.6-17	Applicable	N/A	N/A
5.1.9: Hazards and Hazardous Materials							
The Winchester 1800 Specific Plan proposes 94.2 acres of commercial use which may include small quantity generators which produce less than 13.2 tons of hazardous waste per year. This may include medical offices, dry cleaners, photo and camera stores, painting materials, etc. No outside storage of hazardous materials will occur. Persons working in small quantity generator facilities will be protected by OSHA standards and health department criteria. The Winchester 1800 site is affected by the Interim Airport- Influenced Area, as expanded by the January 1,	No substantial change from previous analysis	MM C.8-1: The Riverside County Health Department and/or other appropriate County agencies shall review proposed commercial/retail developments to determine potential for existence and use of toxic materials. MM D.12-1 Based on EIR 206, the Airport Layout Plan, the Southwest Area Plan, and the French Valley Airport Comprehensive Land Use Plan, Working Paper II, no mitigation measures are recommended. However, the applicant may wish to grant avigation easements as approved by the ALUC on August 19, 1992. The decision by the ALUC to require the applicant to grant avigation easements, may be overruled by the Board of Supervisors by a two-thirds vote.	Review and approval of Final Subdivision Maps Review and approval of Final Improvement Plans	Riverside County Health Department County of Riverside, Building and Safety Departments	Not Applicable Not applicable	RR 5.1.9.a: Prior to the issuance of demolition permits for the existing on-site structures, the Project Applicant shall contract with a certified Asbestos Consultant to perform an asbestos survey for the existing structures on site. In the event asbestos containing materials (ACMs) are identified on site, the County of Riverside shall condition all demolition permits to comply with South Coast Air Quality Management District (SCAQMD) Rule 1403 with respect to asbestos-containing materials and the demolition contractor shall be required to comply with Rule 403. All asbestos-related work conducted	Non-Significant

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<p>1990 legislation. As a result, the project requires the review of the Airport Land Use Commission (ALUC).</p> <p>Planning Areas 22, 31, 32, 33, 35B and 42 lie within Area III of the expanded Interim Airport-Influenced Area. In addition, the westernmost portion of Planning Areas 31, 35B, and 42 would be within Area 11. The ALUC approved the Winchester 1800 Specific Plan (based on their interpretation of an expanded Interim Airport Influence Area), subject to the following conditions:</p> <ol style="list-style-type: none"> 1) Provide Aviation Easements to the French Valley Airport; 2) Noise attenuation measures to ensure interior noise levels are below 45 decibel level; and 3) Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky. 						<p>during the demolition process shall be performed by a licensed Asbestos-abatement Contractor under the supervision of a certified Asbestos Consultant. Asbestos-containing construction materials (ACCMs) shall be removed and disposed of in compliance with notification and asbestos-removal procedures outlined in SCAQMD Rule 1403 to reduce asbestos-related health risks. During demolition, the demolition contractor shall maintain all records of compliance with Rule 1403, including, but not limited to, the following: evidence of notification of SCAQMD pursuant to Rule 1403; contact information for the Asbestos-abatement Contractor and Asbestos Consultant; and receipts (or other evidence) of off-site disposal of all ACCMs. These records shall be made available for County inspection upon request.</p> <p>RR 5.1.9.b: Prior to the issuance of demolition permits for the existing on-site structures, the Project Applicant shall retain the services of a California-certified Lead Inspector/Risk Assessor to collect lead paint, dust, and/or soil samples. The samples shall be tested at a qualified facility for the presence of lead based paint (LBP). In the event that LBPs are identified, the County of Riverside shall condition all demolition permits to comply with Title 17, California Code of Regulations (CCR), Division 1,</p>	

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						<p>Chapter 8 (LBP Regulations), which addresses requirements for the removal of components painted with LBPs during demolition of existing structures. The demolition contractor shall be required to comply with these provisions. Notification to the California Department of Public Health (CDPH) shall be conducted through completion of an Abatement of Lead Hazards Notification, CDPH Form 8551. The removal of all LBP materials shall be conducted:</p> <ul style="list-style-type: none"> o By a Certified Lead Supervisor or Certified Lead Works, as defined by §§ 35008 and 35009 of the LBP Regulations, respectively; o In accordance with the procedures specified in Chapter 12: Abatement, "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," U.S. Department of Housing and Urban Development, June 1995; o Using containment and in a manner which does not result in contamination of non-work areas with lead-contaminated dust, lead-contaminated soil, or lead-based paint debris; and o In accordance with an abatement plan prepared by a certified lead supervisor, certified lead project monitor, or certified lead project designer, which includes all of the requirements as specified 	

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						<p>in § 36100(4)(A) of the LBP Regulations</p> <p>The Certified Lead Supervisor conducting abatement shall retain records of the notification to the CDPH, and shall retain a copy of the abatement plan on-site at all times during demolition activities. The notification and abatement plan shall be made available to the County upon request for review. All demolition activities shall be subject to inspection by the CDPH and/or County officials to ensure compliance with the requirements of the LBP Regulations and abatement plan. Following completion of all abatement activities, a clearance inspection shall be conducted by a certified lead inspector/assessor or certified lead project monitor in accordance with §§ 36000(a) and 36000(c)(3) of Title 17, CCR, Division 1, Chapter 8. A copy of the results of the clearance inspection shall be provided to the County Planning Department upon completion of abatement and inspection activities.</p>	
5.1.10: Hydrology and Water Quality							
<p>Implementation of the Winchester 1800 Specific Plan could result in short-term erosion and sedimentation impacts during project grading, creating the potential for erosion and sedimentation of local drainage courses.</p> <p>Project implementation will also alter the composition of surface</p>	<p>No substantial change from previous analysis</p>	<p>Mitigation Measure MM C.4-1 shall apply (as listed above under Geology and Soils).</p> <p>MM C.4-2: Proposed grading and drainage improvements shall conform to Sections 2907 and 7012 of the Uniform Building Code and shall incorporate the minimum standards required for the FEMA which insures that 100-year flood protection is provided to all habitable dwellings located within a floodplain.</p>	<p>As specified above for Mitigation Measure MM C.4-1</p> <p>Review and approval of Final Grading Plans and Drainage Plan</p>	<p>As specified above for Mitigation Measure MM C.4-1</p> <p>County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District</p>	<p>Applicable</p> <p>Applicable</p>	<p>N/A</p>	<p>Non-Significant</p>

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<p>runoff by grading the site surfaces, by construction of impervious streets, roofs and parking facilities and by irrigation of landscaped areas. Runoff entering the storm drain system will contain minor amounts of pollutants typical of urban use, contributing to the incremental degradation of water quality downstream.</p> <p>The project will create a demand for treatment of sewage, which will require treatment and ultimate disposal by EMWD. Management of the project area's wastewater will be accomplished by EMWD, in accordance with the California State Water Quality Control Board, San Diego Region.</p>		<p>MM C.4-3: Storm drain and flood control facilities discharging at the tract boundary shall be designed in order to outlet at the pre-existing velocity and depths in order to minimize impacts to the downstream property owners.</p> <p>MM C.4-4: Any impact to blue-line watercourses identified on a USGS map requires application for an Army Corps of Engineer 404 Permit. In addition, a 1603 or 1601 Permit from the California Department of Fish and Game would be required since this project involves construction within a natural stream course.</p> <p>MM C.4-5: The project site is within the RCFCWCD Santa Gertrudis Valley and Warm Springs Valley Subwatersheds of the Murrieta Creek Area Drainage Plan and is subject to drainage fees of \$1,023 and \$530 per acre, respectively.</p> <p>MM C.4-6: All projects proposing construction activities including cleaning, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.</p> <p>MM C.7-1: In accordance with the requirements of the Riverside County Flood Control District, the project will employ erosion control devices during grading, such as temporary berms, culverts, sandbagging or desilting basins.</p> <p>MM C.7-2: The project will comply with the requirements of the California State Water Quality Control Board, San Diego Region.</p>	<p>Securing Federal 404 and State 1601-1603 Streambed Alteration Permits</p> <p>Review and Approval of Final Subdivision Maps</p> <p>Payment of Drainage Fees</p> <p>Review and approval of Final Grading Plans and Drainage Plan</p> <p>Review and approval of monthly inspection reports of grading operations</p> <p>Review and approval of monthly inspection reports of grading operations</p>	<p>U.S. Army Corps of Engineers and the California Department of Fish and Game</p> <p>County of Riverside, Building and Safety Department</p> <p>Riverside County Flood Control & Water Conservation District</p> <p>County of Riverside, Building and Safety Department and Riverside County Flood Control & Water Conservation District</p> <p>Riverside County, Building and Safety Department and the Riverside County Flood Control & Water Conservation District</p> <p>Riverside County, Building and Safety Department and the Riverside County Flood Control & Water Conservation District</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p>		

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		<p>MM C.7-3: Pursuant to requirements of the State Water Resources Control Board, enacted in November of 1991, a State-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area or activity which is part of a larger common plan of development of five acres or greater. Therefore, as mitigation for this Specific Plan, the developer or builder shall obtain the appropriate State NPDES permits prior to commencing grading activities. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES Program.</p>	<p>Securing State NPDES Permit</p>	<p>Riverside County, Building and Safety Department</p>	<p>Applicable</p>		
5.1.11: Land Use and Planning							
<p>EIR No. 374 evaluated the Winchester 1800 SP project's potential to cause a significant impact due to a conflict with the General Plan and other applicable regulations under the discussion of each environmental issue area. EIR No. 374 concluded that the Winchester 1800 SP project would be consistent with the General Plan and all other policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. As such, EIR No. 374 concluded impacts due to a conflict with applicable land use plans, policies, and regulations would be less than significant.</p> <p>Although EIR No. 374 did not address the physical division of established communities, EIR No. 374 contained enough information about existing conditions and zoning of the Winchester 1800 SP site and</p>	<p>No substantial change from previous analysis</p>	<p>EIR No. 374 did not identify any mitigation measures associated with land use and planning.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Non-Significant</p>

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surrounding areas that with the exercise of reasonable diligence, information about Winchester 1800 SP's potential effect to disrupt or divide the physical arrangement of an established community (including a low-income or minority community) was readily available to the public. EIR No. 374 did not evaluate impacts to disrupting or dividing an established community.							
5.1.12: Mineral Resources							
Topic identified as "not significant" by Notice of Preparation for project; therefore, no impacts are identified and no mitigations are proposed.	No substantial change from previous analysis	EIR No. 374 did not identify any mitigation measures associated with mineral resources.	N/A	N/A	N/A	N/A	Non-Significant
5.1.13: Noise							
<p>Construction noise represents a short term impact on ambient noise levels. Noise generated by construction equipment can reach high levels.</p> <p>Due to the expanded "Interim Airport-Influenced Area" adopted by the ALUC, that portion of the Winchester 1800 Specific Plan lying west of Pourroy Road lies within Area III of the Interim Airport-Influenced Area, potentially resulting in exposure of future residential and park uses to aircraft noise generated by the adjacent French Valley Airport.</p> <p>Most of the project site proposed for residential use may experience traffic noise levels greater than 60 CNEL without some form of mitigation, including lots along Winchester Road, Keller Road,</p>	No substantial change from previous analysis	<p>MM C.5-1: Construction hours adjacent to existing residential development shall be those allowed by Riverside County Ordinance 457.78.</p> <p>MM C.5-2: An acoustical report shall be prepared prior to grading plan approval for commercial retail and medical office buildings located inside the 65 CNEL (such as within 326 feet of Winchester Road) to show mitigation measures, if any, needed to meet the county's interior noise standards for the commercial and office buildings. The County of Riverside noise standards for commercial, light industrial and office buildings are not to exceed 45 dBA for the interior.</p> <p>MM C.5-3: Mitigation measures are needed to reduce traffic noise levels in outdoor and indoor residential areas exposed to noise levels greater than 60 CNEL. Specifically, lots along Winchester Road, Keller Road, Street "A", Street "B", Street "I", Pourroy Road, Benton, Thompson Road, Auld Road and Washington Street will require a more detailed noise analysis, detailing noise barrier heights and location, prior to grading plan approval.</p> <p>MM C.5-4: Due to the expansion of the French Valley Interim Airport-Influenced Area by the ALUC, residential land uses</p>	<p>Review and approval of monthly inspection reports of grading operations</p> <p>Review and approval of final acoustic reports</p> <p>Review and approval of final acoustic reports</p> <p>Review and approval of Building Plans</p>	<p>Riverside County, Building and Safety Department</p> <p>Riverside County, Health Department</p> <p>Riverside County, Health Department</p> <p>Riverside County, Building and Safety Department</p>	<p>Applicable</p> <p>Not Applicable</p> <p>Applicable</p> <p>Not Applicable</p>	<p>COA 5.1.13.a: Prior to issuance of building permits, Riverside County shall ensure that all proposed residential dwelling units have been designed to accommodate a "windows-closed" condition, which will require a means of mechanical ventilation (e.g., air conditioning). To meet the County of Riverside 45 dBA CNEL interior noise standards for residential land use the Project shall provide the following or equivalent noise abatement measures:</p> <ul style="list-style-type: none"> o Windows & Glass Doors: All units require standard windows and glass doors with well-fitted, well-weather-stripped assemblies and shall have minimum sound transmission class (STC) ratings of 27. o Exterior Doors: All exterior doors shall be well weather-stripped and have minimum 	Non-Significant

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<p>Street "A", Street "B", Street "I", Pourroy Road, Benton Road, Thompson Road, Auld Road, and Washington Street. Mitigation measures will be necessary to ensure that residential areas planned along these roadways will experience outdoor noise levels less than 60 CNEL and indoor noise levels less than 45 CNEL.</p> <p>The elementary school sites proposed in Planning Areas 5, 21, 25 and 53 will be exposed to noise levels or approximately 65 CNEL, which is considered "conditionally acceptable" per the California Land Use/Noise Compatibility Guidelines.</p> <p>Commercial uses proposed to be built adjacent to Winchester Road, Benton Road, Washington Street and Pourroy Road could be exposed to noise levels in excess of 65 CNEL, which is considered "conditionally acceptable".</p>		<p>developed within Area III of the French Valley "Airport-Influenced Area" are "conditionally acceptable", as specified by the Airport Land Use Commission. Adequate insulation shall be included in the buildings to meet the 45 CNEL interior noise level. An acoustical report shall be prepared prior to grading plan approval which details the necessary construction measures to achieve the 45 CNEL standard. This affects Planning Areas 20, 35, 36, 37, 44 and 45.</p>	<p>Review and approval of final acoustic reports</p>	<p>Riverside County, Health Department</p>		<p>STC ratings of 27. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.</p> <ul style="list-style-type: none"> o Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal. o Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space. o Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code. 	
5.1.14: Paleontological Resources							
<p>Although no paleontological resources were encountered on-site, the contents of onsite soils possess potential fossil bearing qualities</p>	<p>No substantial change from previous analysis</p>	<p>MM C.15-10: Given the assessed potential for paleontological resources on-site, paleontological monitoring of grading shall be required for cuts made in the Bedford Canyon Formation, Pleistocene fluvial sediments, and alluvium. Full-time monitoring shall occur during</p>	<p>Review and approval of monthly inspection reports of grading operations</p>	<p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p>	<p>N/A</p>	<p>Non-Significant</p>

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		<p>earthmoving in the Pleistocene fluvium. Monitoring in the younger alluvium shall occur in areas where it is more than five feet in depth to allow inspection of the older parts of these sediments. The intensity of monitoring (full-time, part-time, no monitoring) shall be at the discretion of the paleontologist retained to supervise the monitoring program.</p> <p>MM C.15-11: During the monitoring program the consulting paleontologist shall determine if the paleontologically sensitive Pleistocene fluvial sediments found in the Tocalota Creek drainage extend into the portion of the project which is part of the Warm Springs Creek catchment. This will have a major impact on the nature and intensity of the paleontological monitoring of the project during development. This part of the study shall include a careful analysis of the data in the project geotechnical study, and in field examination of subsurface deposits during grading.</p> <p>MM C.15-12: Fossils found by the owners of the property, their agents, contractors, or subcontractors during the development of the property shall be reported immediately to the paleontological monitor.</p> <p>MM C.15-13: The paleontologist retained for the project shall immediately evaluate the fossils which have been discovered to determine if they are significant and, if so to develop a plan to collect and study them for the purpose of mitigation.</p> <p>MM C.15-14: The paleontologic monitor must be empowered to temporarily halt or direct excavation equipment if fossils are found to allow evaluation and removal of them if necessary. The monitor shall be equipped to speedily collect specimens if they are encountered.</p> <p>MM C.15-15: The monitor, with assistance if necessary, shall collect individual fossils and/ or samples of fossil bearing sediments. If specimens of small animal species are encountered, the most time and cost efficient method of recovery is to remove a selected volume of fossil bearing earth from the grading area and stockpile it off-site for processing by screen washing.</p>	<p>Review and approval of monthly inspection reports of grading operations</p> <p>Review and approval of monthly inspection reports of grading operations</p> <p>Review and approval of monthly inspection reports of grading operations</p> <p>Review and approval of monthly inspection reports of grading operations</p> <p>During construction monitoring if fossils are encountered on-site</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>Project Paleontologist</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p>		

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		<p>MM C.15-16: Fossils recovered during earthmoving or as a result of screen-washing of sediments samples shall be cleaned and prepared sufficiently to allow identification. This allows the fossils to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, therefore, reducing storage costs.</p> <p>MM C.15-17: A report of findings shall be prepared and submitted to the public agency responsible for overseeing developments and mitigation of environmental impacts upon completion of mitigation. This report would minimally include a statement of the types of paleontologic resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a statement of their scientific significance.</p> <p>MM C.15-18: The paleontological specimens recovered as a result of mitigation shall be donated to a qualified scientific institution where they would be afforded long-term preservation to allow future scientific study.</p>	<p>During construction monitoring if fossils are encountered on-site</p> <p>In the event fossils are discovered onsite</p> <p>In the event fossils are discovered onsite</p>	<p>Project Paleontologist</p> <p>Project Paleontologist</p> <p>Project Paleontologist</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p>		
5.1.15: Population and Housing							
<p>Although EIR No. 374 did not address the displacement of housing or people, EIR No. 374 contained enough information about existing conditions in the area that with the exercise of reasonable diligence, information about Winchester 1800 SP's potential to displace of housing or people necessitating the construction of housing elsewhere was readily available to the public. EIR No. 374 did not evaluate impacts associated with the displacement of housing or people necessitating the construction of housing elsewhere.</p> <p>Although EIR No. 374 did not address the potential to create</p>	<p>No substantial change from previous analysis</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>

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<p>demand for additional housing, EIR No. 374 contained enough information about existing conditions in the area and the Project's components that with the exercise of reasonable diligence, information about Winchester 1800 SP's potential to create a demand for housing was readily available to the public. EIR No. 374 did not evaluate impacts associated with creation of a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.</p> <p>EIR No. 374 determined that SP 286 would result in direct population growth in the area and indirect growth in the undeveloped, rural areas to the north and south due to development of the site, including provision of extension of roadways, utility systems, and energy systems which could eliminate potential constraints for development. Impacts to due to population growth were disclosed by EIR No. 374 as a significant and unavoidable impact resulting from buildout of SP 286.</p>							
5.1.16: Public Services							
<p>Project development will have a cumulative adverse impact on the Department's ability to provide an acceptable level of service. These impacts are due to the increased number of emergency and/or public service calls due to the increase in population. A portion of the impacts</p>	<p>No substantial change from previous analysis</p>	<p>MM D.3-1: Prior to building permit final inspection, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid pursuant to County Ordinance No. 659 to provide funds for the purchase of equipment, remodel, or construction of fire stations; police protection facilities; parks; trails; flood control facilities; traffic improvements and signalization; and libraries.</p>	<p>Review and approval of Building Plans</p>	<p>County of Riverside, Building and Safety, Fire Department</p>	<p>Applicable</p>	<p>N/A</p>	<p>Non-Significant</p>

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<p>associated with capital improvements or one-time costs such as land, buildings, and equipment will be mitigated by developer participation in the fire protection impact mitigation program. However, the annual costs necessary for an increased level of service are only partially offset by the additional County structure tax and would require an increase in the Fire Department's annual operating budget.</p> <p>Once the proposed French Valley Station is constructed, this station and the Rancho California Station #73 will provide Category II (Urban) protection in conformance with the Fire Protection Master Plan.</p> <p>The project has an ISO (Insurance Service Office) rating of 9. As development occurs (road and water systems) the rating will be reduced to Class 4. In addition, the project lies within a hazardous fire area as indicated by the Comprehensive General Plan.</p> <p>The increase in population due to project development will incrementally increase criminal activity such as burglaries, thefts, auto theft and vandalism. As the population and use of an area increase, additional financing of equipment and manpower needs are required to meet the increased demand. Project development could result in the need for an additional</p>		<p>MM D.3-2: All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Any wood shingles shall be Class "B" rating and shall be approved by the Fire Department prior to installation.</p> <p>MM D.3-3: As the project is located in a "Hazardous Fire Area," any building constructed on lots created by this land division shall comply with the special construction provisions contained in County Ordinance No. 546 and Public Resources Code Section 42.90 relative to fire engine response time.</p> <p>MM D.3-4: A 25 and a 65 MG water storage tanks are proposed on-site to accommodate adequate water supply for 5,000 gpm/two hour duration fire now rate.</p> <p>MM D.3-5: Fuel modification shall be achieved by establishing a minimum 100 foot zone consisting of four zones with a range of 50 to 100 percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection/Vegetation Management Plan shall be submitted to the County Fire Department for review and approval.</p> <p>MM D.3-6: The fiscal analysis for this project shall identify a funding source to offset the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$44.00 per dwelling unit and \$.17 cents per square foot for retail, commercial and industrial.</p> <p>MM D.3-7: All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections or Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside</p>	<p>Review and approval of Building Plans</p> <p>Review and approval of Building Plans</p> <p>Review and approval of Final Improvement Plans</p> <p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Improvement Plan</p>	<p>County of Riverside, Building and Safety Department</p> <p>Riverside County, Building and Safety and Fire Departments</p> <p>Riverside County, Building and Safety and Fire Departments</p> <p>Riverside County, Building and Safety and Fire Departments</p> <p>Riverside County, Building and Safety and Fire Departments</p> <p>Riverside County, Building and Safety and Fire Departments</p>	<p>Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Applicable</p>		

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<p>21 sworn officers, 3.0 civilian personnel, and 7.0 patrol cars to provide protection to the site.</p> <p>The project lies within three school districts the Hemet, Menifee/Perris and Temecula Valley Unified School Districts. A total of 2,779 students are anticipated as a result of project development. These students will require accommodations within all three districts.</p> <p>The project proposes three separate school sites, two 10- acre elementary school sites and one 22- acre junior high school. All of the proposed school sites, with the exception of one (Planning Area 21) are located adjacent to or across the street from proposed park sites. These schools will be dedicated to the Temecula Valley or Hemet- Unified School Districts.</p> <p>The school districts will have jurisdiction over desired site locations as well as necessary funding mechanisms in order to ensure adequate educational services.</p> <p>The Riverside City/County Public Library has indicated that the library serving the project area is currently providing an inadequate level of service. Development of the proposed project will further impact the library system. Library staff has indicated that development of the project in combination with the</p>		<p>County Fire Department. Fire flows over 3000 gpm shall be for 3 hours duration.</p> <p>MM D.4-1: The applicant will pay fees in accordance with the provisions of Ordinance 659 to off-set the cost of acquisition and construction of Sheriff Department facilities as the need arises due to the rapid population growth in the region.</p> <p>MM D.4-2: The project applicant will inform the Crime Prevention Unit of the Sheriff's Department of all new Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs.</p> <p>MM D.4-3: Specific Plan Land Use Development Standard No. 21 includes a number of design concepts and crime prevention measures to be incorporated or considered during site and building layout designs.</p> <p>MM D.5-1: Prior to the issuance of occupancy permits, the Project Applicant shall pay appropriate fees to the Temecula Valley Unified School District pursuant to Senate Bill 50 and the school impact mitigation fees adopted at the time of occupancy permits.</p> <p>MM D.5-2: Acquisition of school sites shall occur in accordance with HUSD and MVUSD policies in effect at the time of development.</p> <p>MM D.5-3: School sites shall meet the requirements of the HUSD and MVUSD in terms of size, location, access and absence from environmental constraints. Initial determination of school siting and other District Criteria for location within the project shall occur prior to the recordation of Tentative Tract Maps.</p> <p>MM D.5-4: The school sites shall be delivered to both HUSD and MVUSD in at least a rough graded condition with utilities stubbed to the sites, any site improvement made by the developer shall be performed with financial recognition</p>	<p>Payment of Mitigation Fees in accordance with Ordinance 659, prior to the issuance of Building Permits</p> <p>Review and approval of Final Subdivision Maps</p> <p>N/A</p> <p>Prior to issuance of occupancy permits</p> <p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps</p>	<p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>N/A</p> <p>Temecula Valley Unified School District</p> <p>Hemet, Menifee and Murietta Valley Unified School Districts</p> <p>Hemet, Menifee and Murietta Valley Unified School Districts</p> <p>Hemet, Menifee and Murietta Valley Unified School Districts</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>		

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<p>adjacent Quinta do Lago Specific Plan will create the need for a new library facility.</p> <p>Adverse impacts associated with health service facilities are not anticipated as a result of development of the Winchester 1800 Specific Plan. The medical community generally increases commensurate with the increase in population associated with new development. Health Care service is a regional issue which generally responds to the current demand. Therefore, it is anticipated that adequate facilities will be available.</p>		<p>included in the site acquisition process.</p> <p>MM D.5-5: The project applicant will determine precise boundaries of both HUSD and MVUSD prior to final map approval in order to avoid the unnecessary division of residential neighborhoods between districts, as well as facilitating the efficient transportation of students to their respective facilities.</p> <p>MM D.9-1: The project will be subject to the payment of mitigation fees in accordance with the provisions of Riverside County Ordinance No. 659. A portion of these fees may be utilized by the County to provide additional library facilities.</p> <p>MM D.10-1: Approximately 10-acres of medical office use is proposed for Planning Area 9 with the intention of reducing the necessity of on-site residents travelling to neighboring communities to seek medical services. No further mitigation is proposed</p>	<p>Review and approval of Final Subdivision Maps</p> <p>Issuance of Mitigation Fees in accordance with Ordinance No. 659, prior to the issuance of Building Permits</p> <p>N/A</p>	<p>Hemet, Menifee and Murietta Valley Unified School Districts</p> <p>County of Riverside, Building and Safety and Library Departments</p> <p>N/A</p>	<p>Not Applicable</p> <p>Applicable</p> <p>Not Applicable</p>		
5.1.17: Recreation							
<p>Project development will place additional demands on existing recreational facilities. The project proposes 38.4 acres of neighborhood parks ranging in size from 5 acres to 16 acres. Three of the proposed parks are located adjacent to school sites. In addition, 141.1 acres are designated as open space/drainage. A fourteen foot wide Regional Recreational Trail traverses the site along the open space/drainage corridor located in Planning Areas 2B, 2C, and 2D. The trail will provide jogging, biking and walking opportunities.</p> <p>The park facilities are proposed in order to satisfy the County Parks Department, Valley-Wide Park and</p>	<p>No substantial change from previous analysis</p>	<p>MM D.6-1: The project applicant shall provide adequate park, open space and recreational facilities and/or the payment of "in-lieu of" fees necessary to satisfy the County Parks Department standards, Valley-Wide Recreation and Park District and the State Quimby Act requirements.</p> <p>MM D.6-2: All recreational facilities will be landscaped and irrigated in accordance with Ordinance No. 348.3346, Article XIXf, Water-Efficient Landscape Requirements (see Landscaping Plan Development Standard No. 10).</p> <p>MM D.6-3: All recreational facilities will provide parking in accordance with Riverside County standards.</p> <p>MM D.6-4: Areas designated as open space within parcel boundaries of individual property owners will be deed restricted so as to create open space easements and prohibit grading, construction or other development activity</p>	<p>Issuance of Occupancy Permits</p> <p>Review and approval of Final Landscape Plans</p> <p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps</p>	<p>County of Riverside, Planning, Building and Safety and Parks Departments, and the Valley-Wide Recreation and Park District</p> <p>County of Riverside, Building and Safety and Parks Departments</p> <p>County of Riverside, Building and Safety and Parks Departments</p> <p>County of Riverside, Building and Safety and Parks Departments</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Not Applicable</p>	<p>N/A</p>	<p>Non-Significant</p>

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<p>Recreation and Park District, as well as the State Quimby Act requirements.</p> <p>The 38.4 acres of active parkland proposed adequately meets the County park standards, as well as the Valley Wide Recreation and Park District and the Quimby Act requirements.</p>		<p>within the open space.</p> <p>MM D.6-5: The Winchester 1800 Specific Plan shall be annexed into the Valley-Wide Recreation and Park District.</p>	Implementation of the Specific Plan	Valley-Wide Recreation and Parks District	Not Applicable		
5.1.18: Transportation							
<p>The proposed project will generate a total of 113,190 vehicle trips per day, with 6,555 trips occurring during the morning peak hour and 11,200 trips occurring during the evening peak hour.</p> <p>Precise assessment of project related and cumulative traffic impacts and related mitigation measures are contained in the Airport Community Transportation Study (ACTS). The ACTS study provides a comprehensive traffic modelling effort necessary to define traffic demand from currently proposed Specific Plans upon the regional traffic system. The ACTS model also provides a tool for evaluation of development proposals and a guide for design of specific roadways within each Specific Plan.</p> <p>The Traffic Study prepared for the proposed project does not identify at this time any significant impacts as a result of the Winchester 1800 Specific Plan. The Traffic Study for the proposed project, according to</p>	No substantial change from previous analysis	<p>MM D.1-1: Traffic signals are warranted at 19 intersections in the project vicinity. The project proponent shall either be directly responsible for the provision of these facilities or shall participate on a fair-share basis for their funding. The extent of responsibility shall be based upon the extent of utilization of these intersections by project-related traffic. The project proponent shall also participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.</p> <p>MM D.1-2: Alternative Transportation Modes. The Winchester 1800 Specific Plan shall provide a system of sidewalks or pathways in residential and commercial areas that provides a safe environment for pedestrians. Bike lanes shall be provided within roadway cross-sections . All bike trails developed as part of this Specific Plan shall be designated as Class I bikeways generally located within separate rights-of-way in accordance with the standards contained within the most recently updated Chapter 1000 of the California Department of Transportation - Highway Design Manual. SWAP designates a Class I bike trail along the east side of Washington Avenue across from the project site.</p> <p>MM D.1-3: Although the study area is currently not served by a transit service, bus turnout and proposed bus stop locations have been recommended by the Traffic Engineer (see Figure V-20, Bus Turnout and Stop Locations). As recommended, bus stops are spaced to maximize passenger accessibility, convenience and safety, while minimizing undue delay or traffic interruptions. Bus stops are generally</p>	<p>Review and approval of Improvement Plans and Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Not Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>COA D.1-1: The Project Applicant shall contribute appropriate Development Impact Fees pursuant to Riverside County Ordinance No. 659.</p> <p>COA D.1-2: Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project Applicant shall pay fees in accordance with the fee schedule in effect at the time of payment of all Transportation Uniform Mitigation Fees in accordance with Riverside County Ordinance No. 824.</p> <p>COA D.1-3: The Project Applicant shall contribute appropriate Southwest Road and Bridge Benefit District (RBBD) Fee pursuant to Riverside County Ordinance No. 460.</p>	Non-Significant

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
<p>the County Transportation Department is consistent with General Plan Circulation Policies for Category II land uses.</p>		<p>spaced 800 feet to 1,200 feet apart on roadways surrounding the project (see Appendix G for additional criteria that was the basis for these recommendations). Bus turnouts and potential future bus stop locations shall be constructed at these recommended locations that are located within the project boundaries. As part of the approval process for the traffic impact study prepared for each development within the Specific Plan, the Riverside Transit Agency (RTA) shall be consulted for any bus stop design or location standards for the project area.</p> <p>MM D.1-4: A portion of the commercial parking area shall be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m. A 100-space Park-n-Ride facility has been requested by Caltrans along Highway 79, but is not proposed by the Specific Plan.</p> <p>MM D.1-5: Any landscaping within public road rights or way will require approval by the County Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Transportation Department. The minimum width for landscaped medians shall be 14 feet.</p> <p>MM D.1-6: The mitigation measures required to achieve the minimum level of service as required by the General Plans shall be evaluated at each phase of project development. The mitigation for each parcel map, tract maps, plot plan, conditional use permit, and/or public use permit shall be determined at the time these development projects are proposed, based upon current traffic impact studies considering the cumulative effects of previously approved projects.</p> <p>MM D.1-7 The project proponent shall make application to amend the Public Facilities and Services Element of the Comprehensive General Plan:</p> <ul style="list-style-type: none"> a. Establish Pourroy Road from Auld Road to Winchester Road as a Major Roadway (100' right-of-way). b. Establish Street "A" from Washington Street to 	<p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Transportation Department</p> <p>County of Riverside, Transportation Department</p> <p>County of Riverside, Planning Department</p>	<p>Not Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Not Applicable</p>		

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
		<p>Winchester Road as a Secondary Roadway (88' right-of-way).</p> <p>c. Delete Baxter Road onsite from Winchester Road to Washington Road.</p> <p>MM D.1-8: All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors.</p> <p>MM D.1-9: The project applicant will be a participant in the following regional transportation programs: ACTS Network and Southwest Road Bridge Benefit District. This participation will include either construction of or financial participation in the provision of regional transportation facilities and adherence to all other recommendations contained in these programs.</p> <p>MM D.1-10: The project shall incorporate such demand management programs as may be appropriate to comply with the goals of objectives of the Regional Mobility Plan and Air Quality Management Plan, including:</p> <ul style="list-style-type: none"> a. The establishment of a Transportation Management District/an on-site rideshare program; b. The provision of on-site or off-site Park and Ride facilities; and/or c. Design provisions to accommodate transit services, as approved by the Transportation Department. <p>MM D.1-11: Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans:</p> <ul style="list-style-type: none"> a. CalTrans, District 8. b. The South Coast Air Quality Management District (SCAQMD). c. The Riverside Transit Agency (RTA). d. The Riverside County Transportation Commission (RCTC). <p>Confirmation of such contact and coordination shall be</p>	<p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Transportation Department</p>	<p>Applicable</p> <p>Applicable</p> <p>Not Applicable</p> <p>Applicable</p>		

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
		provided to the Riverside County, Transportation Department.					
5.1.19: Tribal Cultural Resources							
<p>Assembly Bill 52 (AB 52) was signed into law in 2014 and added the above-listed thresholds to Appendix G of the State CEQA Guidelines. Thus, at the time EIR No. 374 was certified in 1997, AB 52 was not in place and EIR No. 374 did not evaluate these thresholds. Notwithstanding, EIR No. 374 included an extensive analysis of potential impacts to cultural resources. As previously indicated herein in Subsection 5.1.5, eight archaeological sites were identified within the Winchester 1800 SP boundaries. Additionally, EIR No. 374 found that prehistoric resources may be identified in buried context and impacted during buildout of the Winchester 1800 SP. Impacts were disclosed as potentially significant, and were determined to be reduced to less-than-significant levels with the incorporation of mitigation measures. It should be noted that none of the previously-identified archaeological sites occur within the boundaries of the current Project</p>	No substantial change from previous analysis	Mitigation Measure MM C.15-9, listed above, shall apply.	As specified above for MM C.15-9	As specified above for MM C.15-9	Applicable	N/A	N/A
5.1.20: Utilities and Service Systems							
<p>Project development will increase the demand on water service in the area. The total average annual demand for the project is estimated to be 3.42 million gallons per day (MGD). In addition to Assessment District No. 6 existing facilities, the project</p>	No substantial change from previous analysis	<p>MM D.2-1: All water and sewer lines shall be placed underground.</p> <p>MM D.2-2: All lines will be designed per the Eastern Municipal Water District's (EMWD) requirements.</p>	<p>Review and approval of Final Subdivision Maps and Improvement Plans</p> <p>Review and approval of Final Subdivision Maps and Improvement Plans</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District</p> <p>County of Riverside, Building and Safety Department and Eastern Municipal Water District</p>	Applicable Applicable	N/A	Non-Significant

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
<p>proposes a major 20' line in Pourroy Road connecting to the existing 20' line in Auld Road as well as a 36-inch EMWD transmission line in Washington Street extending from Auld to Keller Road to provide the project with water. The water mains and storage were sized to convey maximum fire flow during maximum day demand.</p> <p>Average day sewer generation from the project is estimated to be 2.08 MGD.</p> <p>The project proposes on-site facilities which will deliver project-related sewage flows to the proposed EMWD Master Plan trunk sewer facilities which ultimately connect to the Temecula Valley Regional Water Reclamation Facility. EMWD's policy for available treatment plant capacity is based on a first-come, first-served basis. EMWD is currently in the process or planning a backbone reclaimed water system throughout the District which will include a 24-inch transmission line located in Winchester Road and Leon Road. Since potential future use or reclaimed water for irrigation purposes exists, the project proposes 4-inch reclaimed water lines on-site.</p> <p>Provided that there are no unexpected outages to major sources of electrical supply and the demand for electrical generating</p>		<p>MM D.2-3: The infrastructural system will be installed to the requirements of the Riverside County Engineering Department.</p> <p>MM D.2-4: Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department and EMWD.</p> <p>MM D.2-5: The project will comply with EMWD requirements for installment of on-site reclaimed water lines. Any use of reclaimed water must receive prior approval of Waste Discharge Requirements issued by the State Water Quality Control Board. The design of the reclaimed water system must also receive approval by the State or County Health Department, or both.</p> <p>MM D.2-6: The proposed 6.5 mg and 2.5 mg reservoirs located within Planning Areas 28 and 24, respectively, shall be landscaped in accordance with criteria contained in the Design Guidelines (Section IV) in order to improve the aesthetic quality of these structures.</p> <p>MM D.2-7: In addition, the following State laws require water efficient plumbing fixtures in structures to minimize water use:</p> <ul style="list-style-type: none"> • Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings. • Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that set the maximum flow rate of all new showerheads, lavatory faucets, etc. • Title 20, California Administrative Code Section 1606(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. • Title 24, California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the C E C 	<p>Review and approval of Final Subdivision Maps and Improvement Plans</p> <p>Review and approval of Final Subdivision Maps and Improvement Plans</p> <p>Review and approval of Final Subdivision Maps and Improvement Plans</p> <p>Review and approval of Final Subdivision Maps and Improvement Plans</p> <p>Review and approval of Final Subdivision Maps and Improvement Plans</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District</p> <p>County of Riverside, Building and Safety Department and Eastern Municipal Water District</p> <p>County of Riverside, Building and Safety Department and Eastern Municipal Water District</p> <p>County of Riverside, Building and Safety Department and Eastern Municipal Water District</p> <p>County of Riverside, Building and Safety Department and Eastern Municipal Water District</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Not Applicable</p> <p>Applicable</p>		

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
<p>capacity does not exceed the Southern California Edison Company's estimates, it is anticipated that electrical requirements will be met over the next several years.</p> <p>Project implementation will also result in an increased demand for natural gas. The primary use of natural gas by the project will be for combustion to produce space heating, water heating and other miscellaneous heating and/or air condition. The Southern California Gas Company has indicated that they can provide service to the project site in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made.</p> <p>Natural gas consumption for the project is estimated at 33,527,007 cubic feet per month. Electricity consumption is estimated at 44,954-820 kwh per year.</p> <p>While the project will place additional demand upon the telephone services, these demands are within the parameters of the General Telephone Company. GTE will need 6-12 months notice prior to any major construction beginning of the project.</p> <p>Project implementation will increase the amount of solid waste generated on-site, in turn increasing demand upon waste haulers in the</p>		<p>compliance with the flow rate standards.</p> <ul style="list-style-type: none"> • Titles 24, California Administrative Code Section 2-5452(i) and G) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. • Health and Safety Code Section 404 7 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied. • Government Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit flow of hot water. <p>MM D.7-1: Development plans will be provided to Southern California Edison, the Southern California Gas Company and General Telephone as they become available in order to facilitate engineering, design and construction of improvements necessary to provide electrical, natural gas, and telephone service to the project site.</p> <p>MM D.7-2: The applicant will comply with guidelines provided by Southern California Edison, Southern California Gas Company and the General Telephone Company in regard to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to right-of-way in the areas of any existing SCE, SCG or GTE easements.</p> <p>MM D.7-3: Building energy conservation will be largely achieved by compliance with Title 20 and 24 of the Energy Conservation Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(0 and 1606(b) are Applicable Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of nonconforming fixtures.</p>	<p>Review and approval of Final Improvement Plans</p> <p>Review and approval of Final Improvement Plans</p> <p>Review and approval of Final Building Plans</p>	<p>Southern California Edison and Gas Companies and General Telephone Company</p> <p>Southern California Edison and Gas Companies and General Telephone Company</p> <p>County of Riverside, Building and Safety Department</p>	<p>Not Applicable</p> <p>Applicable</p> <p>Applicable</p>		

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
<p>area. The project is anticipated to generate an estimated 61,260 pounds or 30.63 tons of solid waste per day.</p> <p>In addition, it should be noted that the construction phase of the project will produce additional solid waste. Typical construction waste is calculated at approximately 16 pounds of waste per square foot of building space. Utilizing an average of 2,000 square feet per dwelling unit plus the proposed square footages for commercial and office use the project would generate 178,480,576 pounds or 89,092 tons of waste during the construction phase of development.</p>		<p>MM D.8-1: The proposed permitted refuse hauler for the project site shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-688. The use of such facilities will be encouraged by the developer through information (e.g. location, materials accepted, etc.) provided in sales literature.</p> <p>MM D.8-2: The developer shall pursue and implement any available source reduction programs for the disposal of construction materials to the satisfaction of the County of Riverside Planning Department.</p> <p>MM D.8-3: The developer shall participate in any established County-wide program to reduce solid waste generation. The elements of this program may include:</p> <ol style="list-style-type: none"> Developing and distributing brochures on residential and commercial recycling, residential and commercial source reduction, waste management issues, the importance of using recycled goods, and litter control. Development of curriculum guides and kits in cooperation with the County and the Hemet Unified School District, Menifee Union School District, and the Murrieta Valley Unified School District. Production of video programs which can be shown on local cable television stations in the project area. Pursue an environmental labelling program at local grocery stores, liquor stores, etc. which would educate consumers in recycling of packaging and other consumer goods. Pursue a recycled products awareness campaign which would commend businesses which use recycled products. This program could issue stickers to businesses that use recycled products to display in their windows. Develop a library of media production on recycling and source reduction which can be borrowed by various citizen groups, agencies, and schools within the County. 	<p>Prior to the issuance of a certificate of occupancy</p> <p>Prior to the issuance of a certificate of occupancy</p> <p>Review and approval of Final Subdivision Maps</p>	<p>Department of Waste Resources</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p> <p>Applicable</p>		

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
		<p>MM D.8-4: Project-related sewer sludge is anticipated to be managed at the Rancho California Regional Water Reclamation Facility (RCRWRF) and ultimately disposed of at the proper County Landfill in accordance with the Riverside County Health Department and the Eastern Municipal Water District standards.</p> <p>MM D.8-5: Prior to or concurrent with submittal of final tract maps or improvement plans for areas proposed for commercial, office or multi-family residential uses, the applicant shall submit detailed plans delineating the number, location and general design of solid waste bin enclosures. These plans shall be approved by the County or Riverside with the intent of promoting visual aesthetics, routine cleaning, and prevention of odors or disease vectors.</p>	<p>Review and approval of Final Subdivision Maps</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p> <p>Not Applicable</p>		
5.1.21: Wildfire							
<p>EIR No. 374 did not identify any impacts to an adopted emergency response plan or an emergency evacuation plan.</p> <p>Thresholds b through d. were added to Appendix G to the State CEQA Guidelines as part of the December 2018 update to the State CEQA Guidelines. Although these issues were not specifically addressed in detail in EIR No. 374, EIR No. 374 nonetheless contained enough information about the project's potential impacts associated with wildfires that with the exercise of reasonable diligence, information about the project's potential effects under these thresholds was readily available to the public.</p> <p>EIR No. 374 found that the project site was within a County designated High Fire Area. In addition, the EIR determined that the project would</p>	<p>No substantial change from previous analysis</p>	<p>MM D.3-1: The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs.</p> <p>MM D.3-2: All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Any wood shingles shall be Class "B" rating and shall be approved by the Fire Department prior to installation.</p> <p>MM D.3-3: As the project is located in a "Hazardous Fire Area," any building constructed on lots created by this land division shall comply with the special construction provisions contained in County Ordinance No. 546 and Public Resources Code Section 42.90 relative to fire engine response time.</p> <p>MM D.3-4: A 25 and a 65 MG water storage tanks are proposed on-site to accommodate adequate water supply for 5,000 gpm/two hour duration fire now rate.</p> <p>MM D.3-5: Fuel modification shall be achieved by</p>	<p>Review and approval of Final Subdivision Maps, unless deferred by written agreement prior to the issuance of the first Building Permit</p> <p>Review and approval of Building Plans</p> <p>Review and approval of Building Plans</p> <p>Review and approval of Building Plans</p> <p>Review and approval of</p>	<p>County of Riverside, Fire Department</p> <p>Riverside County, Building and Safety and Fire Departments</p> <p>Riverside County, Building and Safety and Fire Departments</p> <p>Riverside County, Building and Safety and Fire Departments</p> <p>Riverside County, Building</p>	<p>Applicable</p> <p>Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>	<p>N/A</p>	<p>Non-Significant</p>

EIR No. 374 Impact (Per the EIR No. 374 MMRP)	EIR Addendum No. 7 Finding	EIR No. 374 Mitigation Measure (As Modified by EIR No. 374, Addendum No. 6)	EIR No. 374/Addendum No. 6 Implementation Stage	EIR No. 374/Addendum No. 6 Responsible Party/Monitoring Party	Applicability of EIR No. 374/Addendum No. 6 Mitigation to SP 286A8	SP 286A8 Conditions of Approval (COA) and Applicable Regulatory Requirements (RRs)	EIR No. 374 Level of Significance After Mitigation
<p>have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service to surrounding communities. Therefore, EIR No. 374 identified Mitigation Measures MM D3.-1 through MM D.3-7 to reduce the project's impacts associated with fire danger. With mitigation incorporated EIR No. 374 determined that impacts associated with fire danger would be less than significant.</p>		<p>establishing a minimum 100 foot zone consisting of four zones with a range of 50 to 100 percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection/Vegetation Management Plan shall be submitted to the County Fire Department for review and approval.</p> <p>MM D.3-6: The fiscal analysis for this project shall identify a funding source to offset the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$44.00 per dwelling unit and \$.17 cents per square foot for retail, commercial and industrial.</p> <p>MM D.3-7: All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department. Fire flows over 3000 gpm shall be for 3 hours duration.</p>	<p>Building Plans</p> <p>Review and approval of Building Plans</p> <p>Review and approval of Improvement Plan</p>	<p>and Safety and Fire Departments</p> <p>Riverside County, Building and Safety and Fire Departments</p> <p>Riverside County, Building and Safety and Fire Departments</p>	<p>Not Applicable</p> <p>Applicable</p>		



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.
Assistant CEO/TLMA Director



03/20/24, 2:53 pm

SP00286A08

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00286A08. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description

Specific Plan No. 286 Amendment No. 8 is a proposal to amend the land use designation of approximately 20 acres of the current 36.7-acre Planning Area 48 to 13.0 acres of Medium High Density Residential (MHDR (PA 53) for 95 dwelling units and 7.0 acres to High Density Residential (HDR) (PA 54) for 93 dwelling units. The remaining 16.7 acres of Planning Area 48 would remain designated as Commercial Tourist (CT).

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Specific Plan No. 286 Amendment No. 8 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Design Guidelines

- Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards
 2. Specific Plan (SP No. 286A8) Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from the project's EIR Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project EIR Addendum.

Advisory Notification. 5 AND - Exhibits/SP Document

The development of the premises shall conform substantially with that as shown on APPROVED SPECIFIC PLAN. The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 286 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 286 Amendment No. 8.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Exhibits/SP Document (cont.)

CHANGE OF ZONE = Change of Zone No. 2100234
GPA = Comprehensive General Plan Amendment No. 210219
TTM= Tentative Tract Map No. 38300
EIR = Environmental Impact Report No. 374.

Specific Plan No. 286 shall include the following:

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

- b. Final Environmental Impact Report No. 374 Document, which must include, but not be limited to, the following items:
 1. Mitigation Monitoring/Reporting Program.
 2. Draft EIR
 3. Comments received on the Draft EIR either verbatim or in summary.
 4. A list of person, organizations and public agencies commenting on the Draft EIR.
 5. Responses of the County to significant environmental point raised in the review and consultation process.
 6. Technical Appendices

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

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

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Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

- 2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)

 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)

 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 7 AND - Hold Harmless

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Advisory Notification. 7 AND - Hold Harmless (cont.)

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Specific Plan No. 286 Amendment No. 7 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Specific Plan No. 286 Amendment No. 7, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 8 AND - Limits of SP Document

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

Advisory Notification. 9 AND-SPA - Replace all previous

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit the conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be

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Advisory Notification

Advisory Notification. 9 AND-SPA - Replace all previous (cont.)

electronically "locked" so that all future land development applications comply with the following conditions:

E Health

E Health. 1 0010-E Health-SP - SAN 53 REQUIREMENTS

The Department of Environmental Health has reviewed the application for SPECIFIC PLAN and offers the following:
Our conditions of THE DEVELOPER TO OBTAIN A SAN 53 FROM THIS DEPARTMENT PRIOR TO THE ISSUANCE OF THE TRACT 36722 MUST MEET THE SAME NUMBER OF LOTS THE EMWD WILL SERVE LETTER FOR WATER AND SEWER LISTED PRIOR TO ANY AMENDED MAPS being approved.

AT TIME OF GRADING, obtain written clearance from the Office of Industrial Hygiene. Please note that a noise study may be required at their discretion. For further information, please contact Steve Hinde at (951) 955-8982.

E Health. 2 Gen - Custom

SP00286A08

Fire

Fire. 1 0010-Fire-SP-#86-WATER MAINS

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of CALIFORNIA FIRE CODE. subject to the approval by the Riverside County Fire Department.

Fire. 2 0010-Fire-SP-#97-OPEN SPACE

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetation management (fuel modification) plan shall be submitted to the Riverside County Fire Department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

Fire. 3 Gen - Custom

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Fire

Fire. 3 Gen - Custom (cont.)

PRIOR TO MAP(S) RECORDATION, The County is in the process of a forming CFD for Fire services within the unincorporated areas of the County. This tract will be required to participate in the CFD if it is formed prior to the final map recordation.

Fire. 4 Other Fire Department Infrastructure needed prior to Building permits

In regard to other Fire Department required infrastructure, prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Office of the Fire Marshal, prior to any combustible building materials being placed on the project. Additionally, Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the current California Fire Code and Riverside County Fire Department Standards.

Flood

Flood. 1 0010-Flood-SP FLOOD HAZARD REPORT

Specific Plan 286 (Winchester 1800) is a proposal to develop approximately 1,650 acres with over 4,800 dwelling units, as well as commercial centers and park sites in the French Valley area. The project site is located southerly of Winchester Road, between Pourroy Road and Washington Street and north of Auld Road. Amendment No. 8 amends the land use designation of approximately 20 acres of the current 36.7-acre Planning Area 48 to 13.0 acres of Medium High Density Residential (MDR) (PA 53) for 95 dwelling units and 7.0 acres to High Density Residential (HDR) (PA 54) for 93 dwelling units. The remaining 16.7 acres of Planning Area 48 would remain designated as Commercial Tourist (CT). This proposal is being processed concurrently with Tentative Tract Map (TR) 38300, Plot Plan (PP) 230031, Chang of Zone (CZ) 2100234, and GPA 210219.

The main area for the specific plan receives runoff from four major offsite watersheds that drain about 1,700 acres, 3,300 acres, 360 acres, and 458 acres, respectively. In addition, the runoff from several smaller offsite watersheds, as well as the storm flow generated onsite, impact the property. Runoff generally flows in a northeast to southwest direction across the site.

The specific plan proposes to collect the 5,453 acres of the three larger offsite watersheds as well as much of the onsite drainage into a greenbelt drainage system that will transport the flows through the development. The proposed greenbelt channels incorporate a concrete low flow channel within the bottom to deal with nuisance nature runoff. The balance of the drainage system will consist of underground storm drains working in conjunction with the water carrying capacity of the street system. The plan also proposes a

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Flood

Flood. 1

0010-Flood-SP FLOOD HAZARD REPORT (cont.)

series of eight detention basins designed to help mitigate the effects of increased runoff rates resulting from the development of the property. Although the proposed drainage system is truly only conceptual, the applicant's engineer has submitted sufficient documentation to the District to demonstrate the general adequacy of the area set aside for the greenbelt channels and detention basins.

The original EIR document adequately addresses the District's concerns regarding California Department of Fish and Game Section 1601/1603 permits and Clean Water Act Section 404 permits.

Following are the District's recommendations in order to protect the public health and safety:

1. This project shall include detention facilities designed so that downstream peak flows will not increase due to this development. While a report to this effect has been submitted by the applicant's engineer and generally found to be acceptable by this District, it is not of sufficient detail to allow final design of the needed facilities. Therefore, each development proposal within Specific Plan 286 will be required to complete a detailed, refined analysis of the increased runoff mitigation need for that proposal in accordance with the District's INTERIM CRITERIA FOR SIZING INCREASED RUNOFF DETENTION FACILITIES. If the Riverside County Board of Supervisors approves an increased runoff policy (which supersedes the above) prior to the submittal, then the latter shall apply.

The report referenced above has been deemed adequate to demonstrate the general size and location of the needed detention basins. However, the District's approval of the report is in no way intended to "lock-in" the design of the basins. During final design of the facilities, it may be determined that the goals attained by the original report may indeed be accomplished by other configurations or alignments. It is important not to lose sight of the intent of this condition and recognize the fact that conditions and other factors existing at the time of final design will dictate the final layout of the basins.

2. The flood control facilities will require maintenance by a public agency, preferably a park district for the

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Flood

Flood. 1 **0010-Flood-SP FLOOD HAZARD REPORT (cont.)**

greenbelt park drainage and detention basin system, or a guarantee of such maintenance by a public agency in the event responsible private parties fail to meet their maintenance obligations. The proposed greenbelt facilities have little regional benefit and are required mainly for the applicant's convenience. Maintenance expenses for the greenbelt park drainage system in particular will be high. Unless a park district maintains them, the District must ensure that the public is not unduly burdened for future costs. If this is the case, the District will require that concurrent with the submittal of any development application or prior to the issuance of any grading permit within Specific Plan No. 286, whichever occurs first, the developer shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the specific plan. Said agreement shall be acceptable to both the District and County Counsel and shall include, but not necessarily be limited to, the following:

- a) A precise description of the facilities to be maintained and the acceptable level of that maintenance.

- b) The right of the District to review and approve the design and any future modifications to the drainage facilities covered by the agreement.

- c) A clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

- d) An establishment of time frames and procedures for noticing and compliance.

- e) A provision whereby the primary maintenance responsibility for the drainage facilities will fall to Developer/Home-owners Association (DHOA). The District will assume maintenance responsibility only if DHOA fails to do so. If the District is forced to assume the maintenance responsibility a method for reimbursement from the DHOA must be established. Failure of DHOA to make such reimbursement will result in the District having the ability to place liens against the property(s) of developer or individuals of the DHOA.

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Flood

Flood. 1

0010-Flood-SP FLOOD HAZARD REPORT (cont.)

f) A requirement for the developer to establish an automatically renewable Letter of Credit (LOC) (or other acceptable alternate) in favor of the District, which can be drawn upon by the District in the event the DHOA fails to meet its obligation or in the event the DHOA income is insufficient to meet the required maintenance costs. This LOC must have a life span from 50 to 99 years.

g) A guarantee that each year the DHOA will submit to the District a maintenance status report for all facilities covered under this agreement. This report must be certified by a Civil Engineer, licensed in the State of California and previously approved by the District. If the DHOA fails to submit said report, the District shall commission the report and invoice the DHOA.

h) A stipulation that the DHOA would be responsible for obtaining and maintaining in perpetuity, all licenses, permits and other rights required for the proper maintenance of the drainage facilities.

i) The right of the District to approve any contractor hired by the DHOA to perform maintenance on the drainage facilities.

j) A clause providing that if the District is forced to the maintenance responsibility for the drainage, ownership of the facilities will fall to the District.

k) The DHOA must agree to indemnify, hold harmless and defend the District and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other use of the drainage.

l) An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of many park features.

m) Access rights for the District for inspection purposes.

n) A provision that gives the District the right to review and approve the C.C.&R.'s.

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Flood

Flood. 1

0010-Flood-SP FLOOD HAZARD REPORT (cont.)

o) The right for the District to review and approve the methodology used by developer to determine the monthly fee to individual homeowners and the minimum balance available for operation and maintenance and for emergencies.

3. Design of the onsite storm drain system should provide for adequate inlets and outlets onsite.

4. This project disturbs more than five acres and will require a National Pollutant Discharge Elimination System (NPDES) Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the District or the Department of Building and Safety has determined that the project has been granted a permit or is shown to be exempt. This should be stated in the specific plan in the Water Quality Subsection.

>>> Amendment No. 4 was a proposal to reconfigure and redefine some planning areas boundaries. The original conditions for the specific plan still apply. It should be noted that District Policy discourages the use of Developer/Homeowners Associations for maintenance of drainage facilities and that the District will require that a public entity be found to maintain any greenbelt channel proposed. This proposal was processed concurrently with Change of Zone (CZ) 6718 back in 2003.

>>>Amendment No. 5 was a proposal to only change the density of the planning areas PA7 and PA2A. This proposal was processed concurrently with Tract Map (TR) 32151, Plot Plan (PP) 19442, and Change of Zone (CZ) 7086 for condominium use back in 2007. There are no additional flood control concerns, therefore the conditions of approval for SP 286 Amendment No. 4 still apply.

>>> Amendment No. 6 was a proposal to accommodate a proposed lower-density residential subdivision within Planning Area 1 (Very-High Density Residential), Planning Area 2A (Conservation/Drainage), Planning Area 3 (Park), and Planning Area 6 (School) and to modify the terminology for the Land Uses to match the General Plan. This proposal was processed concurrently with Tentative Tract Map (TR) 36722 and Change of Zone (CZ) 7823.

>>>Amendment No. 7 was a proposal to amend the land use designations, re-allocate units, increase the total number of units in the Specific Plan and reconfigure the boundaries and acreages of Planning Areas 40 and 41. The proposal was processed concurrently with Tentative Tract Map (TR) 37715 and Change of Zone (CZ) 1900017.

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Planning

Planning. 7

0030-Planning-SP - AG/DAIRY NOTIFICATION (cont.)

stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

Planning. 8

0030-Planning-SP - AMENDMENT REQUIRED

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

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

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Planning

Planning. 11

0030-Planning-SP - BIOLOGICAL STUDY REQD (cont.)

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 12

0030-Planning-SP - CC&R RES PRI COMMON AREA

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are

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Planning

Planning. 12

0030-Planning-SP - CC&R RES PRI COMMON AREA (cont.)

submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

0030-Planning-SP - CC&R RES PRI COMMON AREA (cont.)

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

Planning. 13

0030-Planning-SP - CC&R RES PUB COMMON AREA

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13

0030-Planning-SP - CC&R RES PUB COMMON AREA (cont.)

submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18

0030-Planning-SP - LOW PALEO (cont.)

expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution."

Planning. 19

0030-Planning-SP - M/M PROGRAM (GENERAL)

rior to the approval of any implementing project within the

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Planning

Planning. 30

0030-Planning-SP *- SKR FEE CONDITION (cont.)

development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

Planning. 31

0030-Planning-SP *- SUBSEQUENT EIR

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

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact on the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT EIR is not required."

Planning. 32

0030-Planning-SP *- SUPPLEMENT TO EIR

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

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the

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Planning. 32

0030-Planning-SP *- SUPPLEMENT TO EIR (cont.)

EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

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0015 – EPD – MSHCP Consistency Analysis

[X] This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This case is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required to complete WRMSHCP review:

Riparian/Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2)

[X] An assessment onsite pursuant to Section 6.1.2 shall include the identification and mapping of all Riparian/Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect to the species listed under the "Purpose." Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values related to Conservation of Covered Species.

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys shall be required.

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

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Planning-EPD

Planning-EPD. 1

0015 – EPD – MSHCP Consistency Analysis (cont.)

All Riparian/Riverine, Vernal Pools and other species' suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted through the Planning Department application process.

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)

- Brand's phacelia (*Phacelia stellaris*)
- California Orcutt grass (*Orcuttia californica*)
- Hammitt's clay-cress (*Sibaropsis hammittii*)
- Johnston's rock cress (*Arabis johnstonii*)
- many-stemmed dudleya (*Dudleya multicaulis*)
- Munz's mariposa lily (*Calochortus palmeri* var. *munzii*)
- Munz's onion (*Allium munzii*)
- San Diego ambrosia (*Ambrosia pumila*)
- San Jacinto mountain bedstraw (*Galium angustifolium* ssp. *jacinticum*)
- San Miguel savory (*Satureja chandleri*)
- slender-horned spine flower (*Dodecahema leptocerus*)
- spreading navarretia (*Navarretia fossalis*)
- Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*)
- Yucaipa onion (*Allium marvinii*)

Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)

- Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*)
- Davidson saltscale (*Atriplex serenana* var. *davidsonii*)
- heart-leaved pitcher sage (*Lepechinia cardiophylla*)
- little mousetail (*Myosurus minimus*)
- mud nama (*Nama stenocarpum*)
- Nevin's barberry (*Berberis nevinii*)
- Parish's brittlescale (*Atriplex parishii*)
- prostrate navarretia (*Navarretia prostrata*)
- round-leaved filaree (*Erodium macrophyllum*)
- San Jacinto Valley crownscale (*Atriplex coronator* var. *notator*)
- Smooth tarplant (*Centromadia pungens laevis*)
- thread-leaved brodiaea (*Brodiaea filifolia*)
- Vail Lake ceanothus (*Ceanothus ophiochilus*)
- arroyo toad (*Bufo californicus*)
- California red-legged frog (*Rana aurora draytonii*)
- mountain yellow-legged frog (*Rana mucosa*)
- burrowing owl (*Athene cunicularia*)
- Aguanga kangaroo rat (*Dipodomys merriami collinus*)
- San Bernardino kangaroo rat (*Dipodomys merriami parvus*)
- Los Angeles pocket mouse (*Perognathus longimembris*)
- Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abominalis*)

-- Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1

0015 – EPD – MSHCP Consistency Analysis (cont.)

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

[X] Urban Wildlands Interface Guidelines (WRMSHCP, Section 6.1.4)

If the proposed project is located in proximity to a WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources, an Urban/Wildlands Interface analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall address:

- Drainage
- Toxics
- Lighting
- Noise
- Invasive landscape species
- Barriers
- Grading/Land Development

Please refer to the draft Biological Procedures located at <http://rctlma.org/Portals/1/EPD/consultant/BiologicalPoliciesProcedures.pdf> for report guidelines. To view the WRMSHCP online go to <http://rctlma.org/Portals/0/mshcp/index.html>. The EPD requires biological consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

Planning-EPD. 2

0060-EPD-DBESP

If the project is found to have impacts to Riparian/Riverine areas a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be submitted and approved by EPD and the Wildlife Agencies to demonstrate compliance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan. This will include a Jurisdictional Delineation of the potential riverine/riparian areas or vernal pool potential on the project site in the southwest corner of the parcel.

Planning-GEO

Planning-GEO. 1

GEO220006 ACCEPTED

County Geologic Report GEO No. 220006, submitted for the projects TTM38300 and SP00286A08, was prepared by GeoTek, Inc., and is titled; "Geotechnical and Infiltration Evaluation, Proposed Residential Development, 32801 Benton Road, Winchester Area, Riverside County, California," dated April 29, 2021. GEO No. 220006 concluded:

1. The site is in a seismically active region; however, no active or potentially active fault is known to exist at this site nor is the site situated within an "Alquist-Priolo" Earthquake Fault Zone (Bryant and Hart, 2007; State of California, 1993). The nearest known active fault is located approximately 6-½ miles to the southwest. Therefore, the potential for surface rupture at the site is considered to be nil..
2. The result of the liquefaction analysis indicates that the saturated soils are not susceptible to liquefaction.
3. Settlement of the soils above the assumed high water table was also evaluated, and we estimate that a

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO220006 ACCEPTED (cont.)

dry settlement of about ¼ inch is possible during a seismic event. A seismic differential settlement of about 1/8 inch over a 30-foot span is estimated. Based on the magnitudes of estimated settlement, mitigation to limit the liquefaction and seismic settlement at the site is not warranted.

4. Due to the absence of a nearby free-face and the low liquefaction hazard, the potential for lateral spreading is considered to be nil.
5. The potential for secondary seismic hazards such as seiche and tsunami is considered to be low due to the distance from an open body of water and/or due to the embankment height above the Lake Skinner water surface on the west side of the reservoir.
6. Based on the results of this investigation and laboratory testing previously performed at this site, GeoTek anticipates that the majority of the on-site soils to be encountered during grading may be classified as having "very low" ($0 \leq E_i \leq 20$) expansion potential per ASTM D 4829.

GEO No. 220006 recommended:

1. Site preparation should start with demolition of the existing improvements and removal of existing deleterious materials and vegetation within the planned development areas of the site. Demolition should include removal of all foundations, floor slab, and any below-grade construction. All debris and deleterious materials should be properly disposed of off-site.
2. Any existing undocumented fills and the upper three feet of the native alluvium should be removed and replaced with engineered fill.
3. Removals should extend down to competent alluvium as determined by a GeoTek representative at the time of grading.
4. Competent alluvium is defined as native soil that possesses a relative compaction of at least 85% and does not exhibit a relatively porous structure.
5. In areas of the proposed buildings and improvements, a minimum of two feet of engineered fill below the bottom of the proposed footings and floor-slabs should be provided. A minimum of one foot of fill should be provided beneath the pavement subgrade.
6. In cut areas, overexcavation should extend down to a depth such that a minimum of two feet of engineered fill is provided below the bottom of the deepest proposed foundation.
7. In transition areas (requiring cut and fill), a minimum of two feet of engineered fill should be provided below the bottom of the deepest proposed foundation. To mitigate the potential of excessive differential settlement associated with variable depths of engineered fill, overexcavation should extend down to a depth of one-half the maximum fill depth.
8. As a minimum, removals should extend down and away from foundation elements at a 1:1 (h:v) projection to the recommended removal depth, or a minimum of five feet laterally, whichever is greater.
9. Structural foundations should be designed in accordance with the 2019 CBC, and to withstand a total estimated static settlement of less than 1 inch and a maximum differential static settlement of one-half of the total settlement over a horizontal distance of 40 feet.

GEO No. 220006 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 220006 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1

0010-Transportation-SP - SP286A6/IMPROVEMENTS

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-SP - SP286A6/IMPROVEMENTS (cont.)

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and No. 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation. The use of textured pavement accents within public roadways as an entry feature shall not be permitted.

Transportation. 2 0010-Transportation-SP - SP286A6/LANDSCAPE

Any landscaping within public road rights-of-way will require approval by the Director of Transportation and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar instrument as approved by the Director of Transportation.

Transportation. 3 0010-Transportation-SP - SP286A6/TS REQUIRED

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 286A6 in accordance with Traffic Study Guidelines.

Transportation. 4 0030-Transportation-SP - SP286A6/WARRANTED TS

Subsequent development proposals within the boundaries of the Specific Plan 286 are responsible for the following traffic signals when warranted by the traffic studies referenced in "MAP - SP286/TS REQ":

- a) Winchester Road/'A' Street
- b) 'A' Street/'B' Street
- c) 'A' Street/Project Entrances P.A. 10A and P.A. 11
- d) 'A' Street/Washington Street
- e) Pourroy Road/Winchester Road
- f) Pourroy Road/Project Entrances P.A. 17 and P.A. 18
- g) Pourroy Road/'B' Street
- h) Pourroy Road/Project Entrance P.A. 21
- i) Pourroy Road/Thompson Road
- j) Pourroy Road/Project Entrances P.A. 39 and P.A. 40
- k) Washington Street/Keller Road
- l) Pourroy Road/Benton Road
- m) Washington Street/Project Entrances P.A. 5 and P.A. 12
- n) Washington Street/Thompson Road
- o) Washington Street/Benton Road

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4

0030-Transportation-SP - SP286A6/WARRANTED TS (cont.)

- p) Washington Street/Project Entrance P.A. 48
- q) Washington Street/Auld Road
- r) Auld Road/'I' Street
- s) Thompson Road/Project Entrance P.A. 31/32
- t) Project Entrance P.A. 8 /Keller Road
- u) Project Entrance P.A. 4/Keller Road
- v) 'I' Street/Benton Road
- w) Winchester Road/Keller Road
- x) Pourroy Road/Auld Road
- y) Benton Road/Project Entrance P.A. 48

and/or other locations as determined by subsequent traffic studies and approved by the Transportation Department.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.
Assistant CEO/TLMA Director



03/20/24, 2:53 pm

TTM38300

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38300. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TTM38300) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

TENTATIVE TRACT MAP NO. 38300 (TTM38300) is a Schedule "A" Map to subdivide the 20.02 gross acre site into 95 single-family residential lots with a minimum lot size of 2,800 sq. ft., 3 lots to accommodate 93 condominium units, and 3 open space lots for park and drainage purposes.

Advisory Notification. 3 AND - Design Guidelines

- Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards
 2. Specific Plan Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

- Tentative Map, Exhibit A, dated 2/8/23.
- Exhibit G (Conceptual Grading Plan), dated 2/8/23.
- Exhibit L (Conceptual Landscape Plan), dated 11/9/23.
- Plotting Exhibit (Conceptual Plotting Exhibit), PPT230021 Exhibit A, dated 2/8/23
- Exhibit B (Conceptual Floor Plans and Elevations), PPT230021 Exhibit B, dated 11/9/23
- SPECIFIC PLAN AMENDMENT = SP00286A08
- GENERAL PLAN AMENDMENT = GPA210219
- CHANGE OF ZONE = CZ21000234
- PLOT PLAN = PPT230031

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

- 2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TTM38300 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TTM38300, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Mitigation Measures (cont.)

Advisory Notification. 7 AND - Mitigation Measures

Mitigation Measures from the project's EIR Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project EIR Addendum.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

Notifications:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2022 California Building Codes will be in effect as of January 1st 2023, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2023 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC 507.5 and CFC Appendix C.

3. Tract Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.

4. Fire Department Access - Fire apparatus access roads shall be provided to within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002.

5. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002.

6. Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.

7. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Technical Policy #TP22-002.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

Exhibit A dated January 23, 2024 indicates that the site will consist of 95-lot single-family residential homes that will include interior street improvements, two underground storage areas and modular wetlands to treat and mitigate the sites runoff before leaving the site. The northern half of the site will drain towards the northwest corner of the site to modular wetlands and an underground storage area. Outflow from the underground storage will connect to the existing RCTD (Transportation) maintained Line SD-L storm drain in Moser Road. The southern half of the site will drain to the southeast corner of the site to another modular wetland and underground storage which will treat and mitigate the runoff prior to leaving the site through a rock rip rap outlet structure. Runoff will drain southeasterly and into the natural drainage path.

The northern portion of the site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) and the rest of the site is in Murrieta Creek/Santa Gertrudis Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fees for the ADPs are \$677 per acre (Warm Springs Valley) and \$1,179 per acre (Santa Gertrudis Valley), the fees due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

This project is not associated with any existing or proposed District maintained facilities; therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval. However, if during further review of the site, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Amy McNeill at 951-955-1214 or ammcneil@rivco.org.

Planning

Planning. 1 15 - PLANNING - Landscape Requirement

Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

15 - PLANNING - Landscape Requirement (cont.)

systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

Planning. 2

15 - PLANNING - LCP Landscape Concept Plan required at project submittal

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

Planning-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.

Planning-GEO

Planning-GEO. 1 GEO220006 ACCEPTED

County Geologic Report GEO No. 220006, submitted for the projects TTM38300 and SP00286A08, was prepared by GeoTek, Inc., and is titled; "Geotechnical and Infiltration Evaluation, Proposed Residential Development, 32801 Benton Road, Winchester Area, Riverside County, California," dated April 29, 2021. GEO No. 220006 concluded:

1. The site is in a seismically active region; however, no active or potentially active fault is known to exist at this site nor is the site situated within an "Alquist-Priolo" Earthquake Fault Zone (Bryant and Hart, 2007; State of California, 1993). The nearest known active fault is located approximately 6-½ miles to the southwest. Therefore, the potential for surface rupture at the site is considered to be nil..
2. The result of the liquefaction analysis indicates that the saturated soils are not susceptible to liquefaction.
3. Settlement of the soils above the assumed high water table was also evaluated, and we estimate that a dry settlement of about ¼ inch is possible during a seismic event. A seismic differential settlement of about 1/8 inch over a 30-foot span is estimated. Based on the magnitudes of estimated settlement, mitigation to limit the liquefaction and seismic settlement at the site is not warranted.
4. Due to the absence of a nearby free-face and the low liquefaction hazard, the potential for lateral spreading is considered to be nil.
5. The potential for secondary seismic hazards such as seiche and tsunami is considered to be low due to the distance from an open body of water and/or due to the embankment height above the Lake Skinner water surface on the west side of the reservoir.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO220006 ACCEPTED (cont.)

6. Based on the results of this investigation and laboratory testing previously performed at this site, GeoTek anticipates that the majority of the on-site soils to be encountered during grading may be classified as having "very low" ($0 \leq E_i \leq 20$) expansion potential per ASTM D 4829.

GEO No. 220006 recommended:

1. Site preparation should start with demolition of the existing improvements and removal of existing deleterious materials and vegetation within the planned development areas of the site. Demolition should include removal of all foundations, floor slab, and any below-grade construction. All debris and deleterious materials should be properly disposed of off-site.
2. Any existing undocumented fills and the upper three feet of the native alluvium should be removed and replaced with engineered fill.
3. Removals should extend down to competent alluvium as determined by a GeoTek representative at the time of grading.
4. Competent alluvium is defined as native soil that possesses a relative compaction of at least 85% and does not exhibit a relatively porous structure.
5. In areas of the proposed buildings and improvements, a minimum of two feet of engineered fill below the bottom of the proposed footings and floor-slabs should be provided. A minimum of one foot of fill should be provided beneath the pavement subgrade.
6. In cut areas, overexcavation should extend down to a depth such that a minimum of two feet of engineered fill is provided below the bottom of the deepest proposed foundation.
7. In transition areas (requiring cut and fill), a minimum of two feet of engineered fill should be provided below the bottom of the deepest proposed foundation. To mitigate the potential of excessive differential settlement associated with variable depths of engineered fill, overexcavation should extend down to a depth of one-half the maximum fill depth.
8. As a minimum, removals should extend down and away from foundation elements at a 1:1 (h:v) projection to the recommended removal depth, or a minimum of five feet laterally, whichever is greater.
9. Structural foundations should be designed in accordance with the 2019 CBC, and to withstand a total estimated static settlement of less than 1 inch and a maximum differential static settlement of one-half of the total settlement over a horizontal distance of 40 feet.

GEO No. 220006 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 220006 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1

General Conditions

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Conditions (cont.)

occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

The Project shall install street name sign(s) in accordance with County Standard Nos. 1220/1221 and as directed by the Transportation Department.

All corner cutbacks shall be applied per Standard No. 805, Ordinance No. 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

All centerline intersections shall be at 90-degrees, plus or minus 5-degrees.

At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 FT tangent, measured from flowline/curb-face to the end of the 50 FT tangent section.

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.11.

If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <https://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance Nos. 460, 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Transportation. 2

RCTD-MAP - TS/General Conditions

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

RCTD-MAP - TS/General Conditions (cont.)

The Transportation Department has reviewed the focused traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Washington Street (NS) at:

- Keller Road (EW)
- Thompson Road (EW)
- Benton Road (EW)
- Zone 6 Access (EW)
- Auld Road (EW)

Pourroy Road (NS) at:

- Primrose Road (EW)
- Thompson Road (EW)
- Auld Road (EW)

Maddalena Road (NS) at:

- Auld Road (EW)

Moser Road (NS) at:

- Benton Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste Resources

Waste Resources. 1

Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH-No Water System Not Satisfied

The following statement must be stamped on the recorded map in quarter inch high letters:
No water system is provided for this Land Division as of the Date of Recordation of this Map.

050 - E Health. 2 DEH-Sewer Plans Not Satisfied

Provide approved sewer plans from the agency providing sewer service. see DEH-15 advisory

050 - E Health. 3 DEH-Water Plans Not Satisfied

Provide approved domestic potable water plans from the agency providing water service. See DEH-15 advisory

Fire

050 - Fire. 1 ECS MAP Note - Alternate or Secondary Access Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. (Riverside County Ordinance 460 and California Fire Code 503.1.2)

050 - Fire. 2 ECS MAP Note - Water Systems Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed, and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 3 Prior to recordation - Water System Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 4 Prior to recordation Not Satisfied

The County is in the process of a forming CFD for Fire services within the unincorporated areas of the County. This tract will be required to participate in the CFD if it is formed prior to the final map recordation.

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

*A notice of drainage fees shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows: NOTICE OF DRAINAGE FEES Notice is hereby given that this property is located in the Murrieta Creek/Santa Gertrudis Valley and Murrieta Creek/Warm Valley Springs Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the

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50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice (cont.) Not Satisfied

grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 AG/DAIRY NOTIFICATION Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 2 ANNEX TO PARK DISTRICT Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Parks District.

050 - Planning. 3 CC&R RESIDENTIAL COMMON AREA/USE Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and

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50. Prior To Map Recordation

Planning

050 - Planning. 3 CC&R RESIDENTIAL COMMON AREA/USE (cont.) Not Satisfied approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development consistent with Ordinance No. 348 Section 8.9.5.C. Provisions shall be made for maintenance of the common and service areas by a corporation, partnership, trust or other legal entity having the right to assess the individual lot owners consistent with Ordinance No. 348 Section 8.95.C."

050 - Planning. 4 CC&R RESIDENTIAL HOA COMMONA AREA Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

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50. Prior To Map Recordation

Planning

050 - Planning. 4 CC&R RESIDENTIAL HOA COMMONA AREA (cont.) Not Satisfied

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 5 ECS NOTE MT PALOMAR LIGHTING Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 6 ECS NOTE RIGHT-TO-FARM Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. _____ as shown on the TENTATIVE MAP, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity,

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Planning

050 - Planning. 6 ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied

operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 7 ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 8 FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 9 QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 10 REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until SP00286A08, GPA210219, and CZ2100234 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-EPD

050 - Planning-EPD. 1 Riparian/Riverine Mitigation Credits - EPD Not Satisfied

Prior to issuance of the first grading permit or recordation, whichever comes first, the Applicant will purchase a minimum of 0.59 acre of re-establishment credits from Riverpark Mitigation Bank (1:1 ratio) and 2.36 acres of wetland preservation credits from Barr Jones Wetland Mitigation Bank (4:1 ratio) as described in the previously submitted and reviewed Determination of Biologically Equivalent or Superior Preservation Report prepared by VCS Environmental, dated June 2022. They shall provide the Environmental Programs Division (EPD), of the Riverside County Planning Department, with evidence of this purchase.

Survey

050 - Survey. 1 Access Restriction Not Satisfied

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50. Prior To Map Recordation

Survey

050 - Survey. 1 Access Restriction (cont.) Not Satisfied

Lot access shall be restricted on Benton Road and so noted on the final map, with the exception of 24 FT WIDE OPENING located approximately 510 FT east of Moser Road for emergency access only.

050 - Survey. 2 RCTD-MAP-WQ - WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

050 - Survey. 3 Right-of-Way Dediction Not Satisfied

Sufficient public street right-of-way along Benton Road on the project side shall be conveyed for public use to provide for a 76 ft half-width right-of-way per Standard No. 91, Ordinance No. 461.11.

Sufficient public street right-of-way along Moser Road on the project side shall be conveyed for public use to provide for a 33 ft half-width right-of-way per Standard No. 104, Section A, Ordinance No. 461.11.

Provide a 50 ft wide private road easement on all internal streets. The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

or as approved by the Director of Transportation.

050 - Survey. 4 SURVEY MONUMENTATION Not Satisfied

It shall be the responsibility of the licensed professional legally authorized to practice land surveying work to install street centerline monuments as required by Riverside County Ordinance No. 461.11. If construction centerline differs, provide a tie to existing centerline of right-of-way. Prior to any construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be tied out and a pre-construction corner record or record of survey filed with the County Surveyor pursuant to Section 8771 of the Business & Professional Code.

In accordance with 6730.2 and 8771 (b) of the Business & Professional Code, survey monuments shall be preserved, and a permanent monument shall be reset at the surface of the new construction. Survey monuments destroyed during construction shall be tied out and reset, and a post-construction corner record filed for those points prior to completion and acceptance of the improvements. All existing survey monumentation in the proposed area of disturbance (on-site or off-site) shall be shown on the project plans.

Transportation

050 - Transportation. 1 50 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied

Landscape Common Area CCRs

The developer/ permit holder shall:

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 50 - TRANSPORTATION - Landscape Common Area CCNot Satisfied set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 2 Annexation into Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure(s).
- (4) Street sweeping.
- (5) Traffic signal(s).
- (6) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 3 Approved Maintenance Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 4 LANDSCAPING DESIGN PLANS Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval from the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 in x 36 in).

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

050 - Transportation. 5 Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting plan(s) shall be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461.11. For projects within SCE boundaries use County of Riverside Ordinance No. 461.11, Standard No. 1000. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID pole standard.

050 - Transportation. 6 RCTD-MAP - TS/Fair Share Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 6 RCTD-MAP - TS/Fair Share (cont.) Not Satisfied

Based on the project's Winchester 1800 Focused Traffic Assessment, dated November 9, 2023 prepared by Urban Crossroads, the project proponent shall be responsible for fair share contributions towards traffic signals at the following locations as listed below:

Washington Street at Keller Road:

Fair share cash-in-lieu of 1.5% shall be paid for improvements.

Pourroy Road at Primrose Road:

Fair share cash-in-lieu of 2.4% shall be paid for improvements.

Pourroy Road at Thompson Road:

Fair share cash-in-lieu of 1.1% shall be paid for improvements.

Pourroy Road at Auld Road:

Fair share cash-in-lieu of 1.5% shall be paid for improvements.

Maddalena Road at Auld Road:

Fair share cash-in-lieu of 5.0% shall be paid for improvements.

Moser Road at Benton Road:

Fair share cash-in-lieu of 22.4% shall be paid for improvements.

Washington Street at Thompson Road:

Fair share cash-in-lieu of 1.4% shall be paid for improvements.

Washington Street at Benton Road:

Fair share cash-in-lieu of 1.9% shall be paid for improvements.

Washington Street at Zone 6 Access:

Fair share cash-in-lieu of 0.8% shall be paid for improvements.

Washington Street at Auld Road:

Fair share cash-in-lieu of 0.7% shall be paid for improvements.

or as approved by the Transportation Department.

050 - Transportation. 7 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMNot Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQM Not Satisfied
WQMP shall be included on the grading plans.

Per the private storm drain plans dated February 7th 2024, Line C is located on-site with a 4 foot pad between the 36" pipe and tract boundary. The project will need to provide properly sized rip-rap at this inlet extending from the project limits to address sediment and debris conditions. An off-site drainage easement covering the rip-rap will need to be provided. Or the project can provide an alternative design that is approved by the Transportation Department. An alternative design may lead to loss of lots.

050 - Transportation. 8 Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

EXISTING MAINTAINED

Benton Road along the project is County-maintained road designated as an Urban Arterial Highway, and shall be widened with AC Pavement to install 8 in curb and gutter to be located 55 ft from centerline, within a 76 ft half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 5 FT meandering sidewalk per Standard No. 404 shall be provided.

NOTE:

1. The project shall pay cash-in-lieu for a 7 FT half-width curbed and landscaped median.
2. Appropriate transitions tapers shall be provided along Benton Road utilizing the design speed from Std. No. 114, Ordinance No. 461.11.

Moser Road along the project is a County-maintained road and shall be widened with AC Pavement to install 6 in curb and gutter to be located 22 ft from centerline, within a 33 ft half-width dedicated right-of-way in accordance with County Standard No. 104, Section A, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 6 ft sidewalk constructed adjacent to curb line shall be provided.

FULL-WIDTH

Marius Avenue (opposite Balmoral Lane) is a reserved private street and shall be improved with 36 ft full-width AC pavement, 6 in concrete curb and gutter, and 6 ft sidewalk within a 50 ft private road easement in accordance with Modified County Standard No. 106, Section B, Ordinance No. 461.11. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: 1. A 6 ft concrete sidewalk shall be constructed adjacent to the curb line within the 7 ft parkway.

All other internal streets (except Marius Avenue) are reserved private streets and shall be improved with 32 ft full-width AC pavement, 6 in concrete curb and gutter, and 6 ft sidewalk within a 50 ft private road easement in accordance with County Standard No. 106, Section B,

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50. Prior To Map Recordation

Transportation

050 - Transportation. 8 Road Improvements (Plan) (cont.) Not Satisfied
Ordinance No. 461.11. The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

- 1. A 6 ft concrete sidewalk shall be constructed adjacent to the curb line within the 9' parkway.
- 2. Signage and/or striping shall be provided to restrict parking to one side of the street only.
- 2a. Parking restriction shall considered the swept path for fire apparatus.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

050 - Transportation. 9 UTILITY PLAN Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved .
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 IF WQMP IS REQUIRED (cont.) Not Satisfied

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Fire

060 - Fire. 1 Prior to grading - Water Plans Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

TR 38300 is located within the boundaries of the Murrieta Creek/Santa Gertrudis Valley and Murrieta Creek/Warm Valley Springs Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

Prior to grading permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

060 - Planning. 2 FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until SP00286A08, GPA210219, and CZ2100234 have been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 4 SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 SKR FEE CONDITION (cont.) Not Satisfied

development project which is anticipated to be 20.02 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

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

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 3 Resource reburial area Not Satisfied

Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an area for reburial has been included in the Grading Plans. This sheet shall indicate an area that will be protected and not disturbed in the future. This area will be used for reburial of any artifacts that have been identified during

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 Resource reburial area (cont.) Not Satisfied
grading and cannot be avoided. This is confidential information and the exact nature of this area will not be called out on the grading plans.

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Preconstruction Survey - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing and grubbing, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. The pre-construction survey shall cover the project site and any offsite improvements. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for grading, including grubbing and clearing, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org for instructions.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied
Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 3 Riparian/Riverine Mitigation Credits - EPD Not Satisfied

Prior to issuance of the first grading permit or recordation, whichever comes first, the Applicant will purchase a minimum of 0.59 acre of re-establishment credits from Riverpark Mitigation Bank (1:1 ratio) and 2.36 acres of wetland preservation credits from Barr Jones Wetland Mitigation Bank (4:1 ratio) as described in the previously submitted and reviewed Determination of Biologically Equivalent or Superior Preservation Report prepared by VCS Environmental, dated June 2022. They shall provide the Environmental Programs Division (EPD), of the Riverside County Planning Department, with evidence of this purchase.

060 - Planning-EPD. 4 Streambed Alteration Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been obtained. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and a 404 permit from Army Corp of Engineers. If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 - a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 - b. PRIMP must be accompanied by the final grading plan for the subject project.
 - c. Description of the proposed site and planned grading operations.
 - d. Description of the level of monitoring required for all earth-moving activities in the project area.
 - e. Identification and qualifications of the qualified paleontological monitor to be employed for

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60. Prior To Grading Permit Issuance

Transportation

- 060 - Transportation. 1 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied
those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

- 060 - Transportation. 2 Fee or Reimbursement Not Satisfied

In order to be eligible for credit/reimbursement, the Project shall enter into a Fee Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBD, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall be preapproved and comply with the Transportation Department requirements and the public contracts code.

- 060 - Transportation. 3 Permission to Grade Not Satisfied

Prior to grading permit issuance, the project shall obtain written permission from adjacent property owners to perform off-site grading. If permission cannot be obtained, retaining walls may be required.

or as approved by the Director of Transportation.

- 060 - Transportation. 4 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQM Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

Per the private storm drain plans dated February 7th 2024, Line C is located on-site with a 4 foot pad between the 36" pipe and tract boundary. The project will need to provide properly sized rip-rap at this inlet extending from the project limits to address sediment and debris conditions. An off-site drainage easement covering the rip-rap will need to be provided. Or the

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQM Not Satisfied
project can provide an alternative design that is approved by the Transportation Department.
An alternative design may lead to loss of lots.

060 - Transportation. 5 Sight Distance Analysis Not Satisfied
Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance
No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 6 SUBMIT GRADING PLANS Not Satisfied
The project proponent shall submit two sets of grading plans (24 in x 36 in) to the
Transportation Department for review and approval. If road right-of-way improvements are
required, the project proponent shall submit street improvement plans for review and approval,
open an IP account, and pay for all associated fees in order to clear this condition. The
standard plan check turnaround time is 10 working days. Approval is required prior to issuance
of a grading permit.

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 FT from
the flowline of the adjacent street.

2. Adequate sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.
or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 DEH- DEH Comments Not Satisfied
Destruction of Found water wells and abandon septic systems

Planning-CUL

070 - Planning-CUL. 1 Cultural Resource Disposition Not Satisfied
In the event cultural resources are identified during ground disturbing activities, the
landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the
satisfaction of the County Archaeologist that all archaeological materials recovered during the
archaeological investigations (this includes collections made during an earlier project, such as
testing of archaeological sites that took place years ago), have been handled through the
following methods.
Any artifacts identified and collected during construction grading activities are not to leave the
project area and shall remain onsite in a secure location until final disposition.

Historic Resources

All historic archaeological materials recovered during the archaeological investigations (this
includes collections made during an earlier project, such as testing of archaeological sites that
took place years ago), have been curated at the Western Science Center, a Riverside County
curation facility that meets State Resources Department Office of Historic Preservation
Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Cultural Resource Disposition (cont.) Not Satisfied
letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

Planning-PAL

070 - Planning-PAL. 1 Gen - Custom Not Satisfied

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70. Prior To Grading Final Inspection

Planning-PAL

070 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit a Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall include the findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

A signed electronic copy of the report shall be uploaded to the County's PLUS Online System: (<https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf>).

Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 Rough Grade Approval Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 DEH-Sewer Connect Not Satisfied

Prior to building permit issuance provide established sewer connections for sewer verification

Plan: TTM38300

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 DEH-Sewer Connect (cont.) Not Satisfied
clearance.

080 - E Health. 2 DEH-Water Connect Not Satisfied

Prior to Building permit issuance provided proof of established domestic potable water connection at sewer verification clearance.

Fire

080 - Fire. 1 Prior to permit - Tract Water Verification Not Satisfied

The required water system, including all fire hydrant(s), shall be installed, and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary access. Approved water plans must be at the job site.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

TR 38300 is located within the boundaries of the Murrieta Creek/Santa Gertrudis Valley and Murrieta Creek/Warm Valley Springs Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on Plot Plan No. 230031 Exhibit B.

080 - Planning. 2 FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3 PARK CONSTRUCTION Not Satisfied

Prior to the 110th building permit final in the TENTATIVE MAP, or as otherwise deemed appropriate to defer to a later building permit threshold based on specific request from the Planning Director, the park in the tentative map shall be fully constructed, accepted by the HOA for maintenance, and open for operation. Measures and tracking shall be instituted and provided by the developer to the County to ensure compliance with this.

080 - Planning. 4 RENEWABLE ENERGY Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 RENEWABLE ENERGY (cont.) Not Satisfied

The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

080 - Planning. 5 ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 6 SCHOOL MITIGATION Not Satisfied

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 7 UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 8 WALLS/FENCING PLAN Not Satisfied

The land divider/permit holder shall file a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee conforming with the APPROVED EXHIBITS. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 WALLS/FENCING PLAN (cont.) Not Satisfied

and side yard fencing constructed of masonry block or vinyl that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

H. Corner lots shall be constructed with wrap-around decorative block wall returns (Note: exceptions for the desert area discussed above).

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron, tubular steel, or vinyl.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Planning-EPD

080 - Planning-EPD. 1 Oak Tree Mitigation and Landscape Plan Review - EPD Not Satisfied

Prior to issuance of a building permit, the developer/permit holder shall provide the Environmental Programs Division of Riverside County with the proposed landscaping plan and palette. Per the reviewed and approved Oak Tree Habitat Mitigation and Monitoring Plan, prepared by VCS Environmental, dated April 2022, a minimum of 26 coast live oak trees, with a minimum container size of 15-gallons, shall be planted on site as mitigation for impacts to oak trees occurring on site. The landscape plan must depict the locations of all 26+ coast live oak trees being planted as mitigation.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Not Satisfied

Landscape Inspection Deposit Required

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Not Satisfied

Landscape Plot Plan/Permit Required

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit FNot Satisfied
Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the (stamped) approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24 inch box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit RNot Satisfied
Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific RNot Satisfied
Landscape Project Specific Requirements

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Landscape screening shall be designed to ensure full, opaque, coverage up to a minimum height of (20) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
- d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- e. Project shall prepare water use calculations as outlined in Ord 859.3.
- f. Trees shall be hydrozoned separately.
- g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.
- i. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- j. Project shall use County standard details for which the application is available in County Standard Detail Format.
- k. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- l. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- m. Plant species shall meet ALUC requirements, if applicable.
- n. Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- o. Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- p. Project shall use (50) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 LANDSCAPE SIGNAGE Not Satisfied
Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall:

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Planning. 2 QUIMBY FEES (2) Not Satisfied
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from Valley-Wide Recreation and Parks District.

090 - Planning. 3 RENEWABLE ENERGY Not Satisfied
In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 4 WALL/FENCING COMPLIANCE Not Satisfied
Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and walls/fencing plan.

Planning-EPD

090 - Planning-EPD. 1 Oak Tree Mitigation Site Visit - EPD Not Satisfied
Prior to finalization of a building permit, the Environmental Programs Division of Riverside County shall conduct a site visit to document that a minimum of 26 coast live oak trees have been planted within the project site as mitigation for impacts to oak trees occurring on site. Per the approved Oak Tree Habitat Mitigation and Monitoring Plan, prepared by VCS Environmental, dated April 2022, the 26+ coast live oak trees must have a minimum container size of 15-gallons.
Please contact the Environmental Programs Division to conduct the site visit.

Transportation

090 - Transportation. 1 80% Completion Not Satisfied
Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and required alternate (secondary) access roads shall be completed and paved to

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 80% Completion (cont.) Not Satisfied
finish grade according to the limits indicated in the improvement plans and as noted elsewhere
in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks, and driveway approaches shall be installed. The final lift of asphalt concrete pavement on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary are completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

f) Written confirmation of acceptance from sewer purveyor is required.

g) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance Nos. 461.11 and 859.

090 - Transportation. 2 90 - TRANSPORTATION - Landscape Inspection and DrNot Satisfied
Landscape Inspection and Drought Compliance

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD-MAP-WQ - WQMP COMPLETION (cont.) Not Satisfied
inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 7 REGIONAL TRANSPORTATION FEES Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

All Fees for Zone D of the Southwest Area Road and Bridge Benefit District for a project gross acreage of 20.02 acres.

090 - Transportation. 8 Road Improvements (Installation) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

EXISTING MAINTAINED

Benton Road along the project is County-maintained road designated as an Urban Arterial Highway, and shall be widened with AC Pavement to install 8 in curb and gutter to be located 55 ft from centerline, within a 76 ft half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 5 FT meandering sidewalk per Standard No. 404 shall be provided.

NOTE:

1. The project shall pay cash-in-lieu for a 7 FT half-width curbed and landscaped median.
2. Appropriate transitions tapers shall be provided along Benton Road utilizing the design speed from Std. No. 114, Ordinance No. 461.11.

Moser Road along the project is a County-maintained road and shall be widened with AC Pavement to install 6 in curb and gutter to be located 22 ft from centerline, within a 33 ft half-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 6 ft sidewalk constructed adjacent to curb line shall be provided.

FULL-WIDTH

Marius Avenue (opposite Balmoral Lane) is a reserved private street and shall be improved with 36 ft full-width AC pavement, 6" in concrete curb and gutter, and 6' 6 ft sidewalk within a 50' ft private road easement in accordance with Modified County Standard No. 106, Section "B", Ordinance No. 461.11. The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: 1. A 6' 6 ft concrete sidewalk shall be constructed adjacent to the curb line within the 7' 7 ft parkway.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 Road Improvements (Installation) (cont.) Not Satisfied

All other internal streets (except Marius Avenue) are reserved private streets and shall be improved with 32' 32 ft full-width AC pavement, 6" in concrete curb and gutter, and 6' 6 ft sidewalk within a 50' 50 ft private road easement in accordance with County Standard No. 106, Section "B", Ordinance No. 461.11. The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: :

1. A 6' 6 ft concrete sidewalk shall be constructed adjacent to the curb line within the 9' parkway.

2. Signage and/or striping shall be provided to restrict parking to one side of the street..

2a. Parking restriction shall considered the swept path for fire apparatus.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

090 - Transportation. 9 STREETLIGHTS INSTALLATION Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances No. 461.11.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 UTILITY INSTALLATION Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance No. 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to building final inspection, a Waste Reporting Form (Form C) and evidence (i.e., receipts or other types of verification) demonstrating project compliance with the approved Waste

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts (cont.) Not Satisfied
Recycling Plan (WRP) shall be submitted by the project proponent to the Planning Section of the Riverside County Department of Waste Resources for review and approval at WastePlanning@rivco.org. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. A copy of Form C can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>).



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.
Assistant CEO/TLMA Director



03/20/24, 2:54 pm

PPT230031

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT230031. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT230031) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

PPT230031 is a proposal for a development plan for the 95 single family lots and 93 condo units.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Plotting Exhibit (Conceptual Plotting Exhibit), PPT230021 Exhibit A, dated 2/8/23
Exhibit B (Conceptual Floor Plans and Elevations), PPT230021 Exhibit B, dated 11/9/23

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

Consultation)

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 555 (Surface Mining and Reclamation)
- Ord. No. 625 (Right to Farm)
- Ord. No. 630 (Regulating Dogs and Cats)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PPT230031 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning PPT230031, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Flood

Flood. 1 FLOOD HAZARD REPORT

2.9.2024

Plot Plan (PP) 230031 is a proposal for a development plan for the 95 single-family residential lots and 93 condo units. It was submitted with GPA 210129 which proposes to amend the land use designation of approximately 20 acres of the 36.7-acre Planning Area 48 to Medium Density Residential (MDR) (PA53), SP 00286A08 which proposes to modify the approved land use designation and boundary of Planning 48, and C 2100234 which proposes to modify the planning Area Boundaries of Planning Areas 48 and 53 to stay consistent with SP 002686A08. The site is located in the Winchester area north of Auld Road, south of Benton Road, east of Moser Road, and west of Washington Street. The site was previously reviewed under PAR 210012. This project is being processed concurrently with TR 38300.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

The site is currently developed with a single-family residence and associated out buildings located in the east-central portions of the site. The site is divided between two watersheds and has about 15 feet of elevation differential. The topography of the northern half of the site is generally an east-to-westerly slope and the southern half of the site is a northwest-to-southeasterly slope. Except the western half street of Moser Road, the adjacent Benton Road and nearby Washington Street are paved streets without drainage improvement. Except for nuisance nature local runoff that may traverse portions of the property, PP 230031 is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points and outlet conditions. If the development of this property would increase the downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impact. All new construction should comply with all applicable ordinances.

TR 38300 Exhibit A dated January 23, 2024 and PP 230031 Exhibit A dated January 24, 2024, indicates that the site will consist of 95-lot single-family residential homes that will include interior street improvements, two underground storage areas and modular wetlands to treat and mitigate the sites runoff before leaving the site. The northern half of the site will drain towards the northwest corner of the site to modular wetlands and an underground storage area. Outflow from the underground storage will connect to the existing RCTD (Transportation) maintained Line SD-L storm drain in Moser Road. The southern half of the site will drain to the southeast corner of the site to another modular wetland and underground storage which will treat and mitigate the runoff prior to leaving the site through a rock rip rap outlet structure. Runoff will drain southeasterly and into the natural drainage path.

The northern portion of the site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) and the rest of the site is in Murrieta Creek/Santa Gertrudis Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fees for the ADPs are \$677 per acre (Warm Springs Valley) and \$1,179 per acre (Santa Gertrudis Valley), the fees due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

This project is not associated with any existing or proposed District maintained facilities; therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval. However, if during further review of the site, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

Any questions pertaining to this project may be directed to Amy McNeill at 951-955-1214 or ammcneil@rivco.org.

Flood. 2 INCREASED RUNOFF CRITERIA

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required of offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

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

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

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Basins shall be designed per Appendix C – Basin Guidelines of Design Handbook for Low Impact Development Best Management Practices.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. **Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Transportation

Transportation. 1 RCTD-USE - General Conditions

With respect to the conditions of approval for the referenced tentative exhibit, the applicant shall provide

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD-USE - General Conditions (cont.)

all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

The Project shall install street name sign(s) in accordance with County Standard Nos. 1220/1221 and as directed by the Transportation Department.

All corner cutbacks shall be applied per Standard No. 805, Ordinance No. 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

All centerline intersections shall be at 90-degrees, plus or minus 5-degrees.

At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 FT tangent, measured from flowline/curb-face to the end of the 50 FT tangent section.

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.11.

If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <https://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Improvement plans for the required improvements must be prepared and shall be based upon a design

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD-USE - General Conditions (cont.)

profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance Nos. 460, 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Transportation. 2 RCTD-USE - TS/General Conditions

The Transportation Department has reviewed the focused traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Washington Street (NS) at:

- Keller Road (EW)
- Thompson Road (EW)
- Benton Road (EW)
- Zone 6 Access (EW)
- Auld Road (EW)

Pourroy Road (NS) at:

- Primrose Road (EW)
- Thompson Road (EW)
- Auld Road (EW)

Maddalena Road (NS) at:

- Auld Road (EW)

Moser Road (NS) at:

- Benton Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste Resources

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 **Waste - General (cont.)**

Waste Resources. 1 **Waste - General**

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

Plan: PPT230031

Parcel: 964030001

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

The northern portion of the project is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) and the rest of the site is in the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied

All grading permits shall be subject to the conditions of approval of Tentative Tract Map No. 38300.

Transportation

060 - Transportation. 1 RCTD-USE - Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

060 - Transportation. 2 RCTD-USE - Fee Credit or Reimbursement Not Satisfied

Plan: PPT230031

Parcel: 964030001

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 RCTD-USE - Fee Credit or Reimbursement (cont.) Not Satisfied

In order to be eligible for credit/reimbursement, the Project shall enter into a Fee Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBB, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall be preapproved and comply with the Transportation Department requirements and the public contracts code.

060 - Transportation. 3 RCTD-USE - Permission To Grade Not Satisfied

Prior to grading permit issuance, the project shall obtain written permission from adjacent property owners to perform off-site grading. If permission cannot be obtained, retaining walls may be required.

or as approved by the Director of Transportation.

060 - Transportation. 4 RCTD-USE - Sight Distance Analysis Not Satisfied

Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 5 RCTD-USE - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 FT from the flowline of the adjacent street.

2. Adequate sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.

or as approved by the Director of Transportation.

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

The northern portion of the project is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) and the rest of the site is in the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the

Plan: PPT230031

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mitcharge - Use (cont.) Not Satisfied
new development. The charge is payable to the Flood Control District and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Buiding Permit Referral Not Satisfied
All building permits shall be subject to the conditions of approval of Tentative Tract Map No. 38300.

Survey

080 - Survey. 1 RCTD-USE - Access Restriction Not Satisfied
Lot access shall be restricted on Benton Road and so noted on the final map, with the exception of 24 FT WIDE OPENING located approximately 510 FT east of Moser Road for emergency access only.

080 - Survey. 2 RCTD-USE - Right-of-Way Dedication Not Satisfied
Sufficient public street right-of-way along Benton Road on the project side shall be conveyed for public use to provide for a 76 ft half-width right-of-way per Standard No. 91, Ordinance No. 461.11.

Sufficient public street right-of-way along Moser Road on the project side shall be conveyed for public use to provide for a 33 ft half-width right-of-way per Standard No. 104, Section A, Ordinance No. 461.11.

Provide a 50 ft wide private road easement on all internal streets. The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

or as approved by the Director of Transportation.

080 - Survey. 3 RCTD-USE - Survey Monumentation Not Satisfied
It shall be the responsibility of the licensed professional legally authorized to practice land surveying work to install street centerline monuments as required by Riverside County Ordinance No. 461.11. If construction centerline differs, provide a tie to existing centerline of right-of-way. Prior to any construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be tied out and a pre-construction corner record or record of survey filed with the County Surveyor pursuant to Section 8771 of the Business & Professional Code.

In accordance with 6730.2 and 8771 (b) of the Business & Professional Code, survey monuments shall be preserved, and a permanent monument shall be reset at the surface of the new construction. Survey monuments destroyed during construction shall be tied out and reset, and a post-construction corner record filed for those points prior to completion and acceptance of the improvements. All existing survey monumentation in the proposed area of disturbance (on-site or off-site) shall be shown on the project plans.

Transportation

Plan: PPT230031

Parcel: 964030001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD-USE - Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure(s).
- (4) Street sweeping.
- (5) Traffic signal(s).
- (6) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

080 - Transportation. 2 RCTD-USE - Approved Maintenance Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and

Plan: PPT230031

Parcel: 964030001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 RCTD-USE - Approved Maintenance Exhibit (ME) (cont.) Not Satisfied
fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

080 - Transportation. 3 RCTD-USE - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval from the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 in x 36 in).

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

080 - Transportation. 4 RCTD-USE - Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting plan(s) shall be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461.11. For projects within SCE boundaries use County of Riverside Ordinance No. 461.11, Standard No. 1000. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID pole standard.

080 - Transportation. 5 RCTD-USE - Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

EXISTING MAINTAINED

Benton Road along the project is County-maintained road designated as an Urban Arterial Highway, and shall be widened with AC Pavement to install 8 in curb and gutter to be located 55 ft from centerline, within a 76 ft half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 5 FT meandering sidewalk per Standard No. 404 shall be provided.

NOTE:

1. The project shall pay cash-in-lieu for a 7 FT half-width curbed and landscaped median.
2. Appropriate transitions tapers shall be provided along Benton Road utilizing the design speed from Std. No. 114, Ordinance No. 461.11.

Moser Road along the project is a County-maintained road and shall be widened with AC Pavement to install 6 in curb and gutter to be located 22 ft from centerline, within a 33 ft half-width dedicated right-of-way in accordance with County Standard No. 104, Section A, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 6 ft sidewalk constructed adjacent

Plan: PPT230031

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 RCTD-USE - Road Improvements (Plan) (cont.) Not Satisfied
to curb line shall be provided.

FULL-WIDTH

Marius Avenue (opposite Balmoral Lane) is a reserved private street and shall be improved with 36 ft full-width AC pavement, 6 in concrete curb and gutter, and 6 ft sidewalk within a 50 ft private road easement in accordance with Modified County Standard No. 106, Section B, Ordinance No. 461.11. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: 1. A 6 ft concrete sidewalk shall be constructed adjacent to the curb line within the 7 ft parkway.

All other internal streets (except Marius Avenue) are reserved private streets and shall be improved with 32 ft full-width AC pavement, 6 in concrete curb and gutter, and 6 ft sidewalk within a 50 ft private road easement in accordance with County Standard No. 106, Section B, Ordinance No. 461.11. The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

- 1. A 6 ft concrete sidewalk shall be constructed adjacent to the curb line within the 9' parkway.
- 2. Signage and/or striping shall be provided to restrict parking to one side of the street only.
- 2a. Parking restriction shall considered the swept path for fire apparatus.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

080 - Transportation. 6 RCTD-USE - TS/Fair Share Not Satisfied

Based on the project's Winchester 1800 Focused Traffic Assessment, dated November 9, 2023 prepared by Urban Crossroads, the project proponent shall be responsible for fair share contributions towards traffic signals at the following locations as listed below:

Washington Street at Keller Road:
Fair share cash-in-lieu of 1.5% shall be paid for improvements.

Pourroy Road at Primrose Road:
Fair share cash-in-lieu of 2.4% shall be paid for improvements.

Pourroy Road at Thompson Road:
Fair share cash-in-lieu of 1.1% shall be paid for improvements.

Pourroy Road at Auld Road:

Plan: PPT230031

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 RCTD-USE - TS/Fair Share (cont.) Not Satisfied
Fair share cash-in-lieu of 1.5% shall be paid for improvements.

Maddalena Road at Auld Road:
Fair share cash-in-lieu of 5.0% shall be paid for improvements.

Moser Road at Benton Road:
Fair share cash-in-lieu of 22.4% shall be paid for improvements.

Washington Street at Thompson Road:
Fair share cash-in-lieu of 1.4% shall be paid for improvements.

Washington Street at Benton Road:
Fair share cash-in-lieu of 1.9% shall be paid for improvements.

Washington Street at Zone 6 Access:
Fair share cash-in-lieu of 0.8% shall be paid for improvements.

Washington Street at Auld Road:
Fair share cash-in-lieu of 0.7% shall be paid for improvements.

or as approved by the Transportation Department.

080 - Transportation. 7 RCTD-USE - Utility Plan Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

The Street Improvement Plans are approved .

Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) – Form B shall be submitted to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. A copy of Form B can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>). At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for

Plan: PPT230031

Parcel: 964030001

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan (cont.) Not Satisfied
further source separation of C&D recyclable materials. Accurate record-keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD-USE - Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure(s).
- (4) Street sweeping.
- (5) Traffic signal(s).
- (6) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

090 - Transportation. 2 RCTD-USE - Complete Landscaping Installation Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461.11 and shall require approval by the Transportation Department. Landscaping shall be installed along the streets associated with this development. Landscaping within public road right-of-way shall comply with Transportation Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

or as approved by the Director of Transportation.

090 - Transportation. 3 RCTD-USE - Regional Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

Plan: PPT230031

Parcel: 964030001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD-USE - Regional Transportation Fees (cont.) Not Satisfied
_All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.
_All Fees for Zone D of the Southwest Area Road and Bridge Benefit District for a project
gross acreage of 20.02 acres.

090 - Transportation. 4 RCTD-USE - Road Improvements (Installation) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

EXISTING MAINTAINED

Benton Road along the project is County-maintained road designated as an Urban Arterial Highway, and shall be widened with AC Pavement to install 8 in curb and gutter to be located 55 ft from centerline, within a 76 ft half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 5 FT meandering sidewalk per Standard No. 404 shall be provided.

NOTE:

1. The project shall pay cash-in-lieu for a 7 FT half-width curbed and landscaped median.
2. Appropriate transitions tapers shall be provided along Benton Road utilizing the design speed from Std. No. 114, Ordinance No. 461.11.

Moser Road along the project is a County-maintained road and shall be widened with AC Pavement to install 6 in curb and gutter to be located 22 ft from centerline, within a 33 ft half-width dedicated right-of-way in accordance with County Standard No. 104, Section A, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 6 ft sidewalk constructed adjacent to curb line shall be provided.

FULL-WIDTH

Marius Avenue (opposite Balmoral Lane) is a reserved private street and shall be improved with 36 ft full-width AC pavement, 6 in concrete curb and gutter, and 6 ft sidewalk within a 50 ft private road easement in accordance with Modified County Standard No. 106, Section B, Ordinance No. 461.11. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: 1. A 6 ft concrete sidewalk shall be constructed adjacent to the curb line within the 7 ft parkway.

All other internal streets (except Marius Avenue) are reserved private streets and shall be improved with 32 ft full-width AC pavement, 6 in concrete curb and gutter, and 6 ft sidewalk within a 50 ft private road easement in accordance with County Standard No. 106, Section B, Ordinance No. 461.11. The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

1. A 6 ft concrete sidewalk shall be constructed adjacent to the curb line within the 9'

Plan: PPT230031

Parcel: 964030001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD-USE - Road Improvements (Installation) (cont.) Not Satisfied
parkway.

2. Signage and/or striping shall be provided to restrict parking to one side of the street only.

2a. Parking restriction shall be considered the swept path for fire apparatus.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

090 - Transportation. 5 RCTD-USE - Streetlight Installation Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances No. 461.11.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 6 RCTD-USE - Utility Installation Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance No. 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

Prior to building final inspection, a Waste Reporting Form (Form C) and evidence (i.e., receipts or other types of verification) demonstrating project compliance with the approved Waste Recycling Plan (WRP) shall be submitted by the project proponent to the Planning Section of the Riverside County Department of Waste Resources for review and approval at WastePlanning@rivco.org. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. A copy of Form C can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>).



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

YK America Group
9680 Flair Drive
El Monte, CA 91731

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made this 11th day of October, 2023 (the "Effective Date") by and between JEAN M. BAILEY, TRUSTEE of THE GEORGIA MAE NICOLAS TRUST U/D/T 5-23-93 ("Bailey"), on one hand, and SHUN 'HSING LU, HSIU'YU SHIAU LU, and HSU-CHING CHENG (collectively, "Grantee"), on the other hand. Bailey and Grantee are sometimes collectively referred to herein as the "Parties".

RECITALS

A. Bailey is the owner of that certain real property described on the attached Exhibit A (hereinafter referred to as "Parcel 1").

B. Grantee is the owner of that certain real property described on the attached Exhibit B (hereinafter referred to as "Parcel 2").

For good and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Temporary Construction Easement. Bailey hereby grants to Grantee, and to their successors in interest and assigns, a non-exclusive, temporary easement appurtenant and right-of-way on, over, in, under, across, along and through the westernmost fifteen (15) feet of Parcel 1, extending from the northern boundary line to the southern boundary line of Parcel 1 (hereinafter referred to as the "Easement Area"), for the benefit of Parcel 2, for the purposes of: (1) constructing, installing, inspecting, maintaining, repairing and/or replacing a retaining wall ("Wall") on Parcel 2 adjacent to the property line between Parcel 1 and Parcel 2, which will include several areas of the Wall's subsurface footings that will extend up to twenty-four (24) inches onto Parcel 1, in accordance with plans approved by the County of Riverside or other applicable jurisdiction; (2) grading within the Easement Area as necessary or desirable for the constructing, installing, maintaining, repairing, and/or replacing the Wall, including the subsurface footings; and (3) all other improvements and activities appurtenant thereto, including removal of any existing improvements (collectively, the "Construction Work") within the Easement Area (collectively, the "Temporary Construction Easement"). The Temporary Construction Easement shall also include the rights of pedestrian and vehicular ingress and egress for the purposes, and to the extent necessary or desirable, of performing the Construction Work and for the purposes necessary and incident thereto. Any Construction Work performed by Grantee shall be at Grantee's sole cost and expense. The Temporary Construction Easement

shall run with the land and shall terminate upon the first to occur of the following: (1) Grantee's recordation of a termination of the Temporary Construction Easement in the official records of the County of Riverside, or (2) December 31, 2025.

2. Maintenance Easement. Bailey hereby grants to Grantee, and to their successors in interest and assigns, a non-exclusive, perpetual easement appurtenant and right-of-way on, over, in under, across, along and through the Easement Area for the benefit of Parcel 2, for the purposes of inspecting, maintaining, repairing, and/or replacing the Wall, including any Wall footings, and all other activities appurtenant thereto (the "Maintenance Easement"). The Maintenance Easement shall include the rights of pedestrian and vehicular ingress and egress for the purposes, and to the extent necessary or desirable, of performing the work permitted hereunder and for the purposes necessary and incident thereto. The Maintenance Easement shall run with the land.

3. Wall Footings on Parcel 1. Bailey hereby covenants that neither Bailey nor its successors in interest shall remove, modify or interfere with any portion of the Wall's footings located on Parcel 1 without express written approval from the County of Riverside and Grantee or Grantee's successors in interest, and no such removal, modification or interference shall have an adverse impact on the Wall, Parcel 2 or any improvements thereon. This restrictive covenant shall run with the land.

4. Indemnity. Grantee shall indemnify and hold Bailey harmless from all liabilities, losses, and damages resulting solely from Grantee's possession and/or use of Parcel 1.

5. Mechanics' Liens. Grantee shall keep Parcel 1 free and clear of any mechanics' liens in connection with any Construction Work or any work pursuant to the Maintenance Easement, performed by or on behalf of Grantee, and should any such lien attach to Parcel 1, Grantee shall either (i) cause such lien to be promptly released after Grantee's receipt of notice of the existence of the lien, or (ii) if a bona fide dispute exists with respect thereto, bond against it in a manner sufficient for a title company to remove it as an encumbrance on Parcel 1.

6. Severability of Provisions. In the event any portion of this Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, such portion shall be deemed severed from this Agreement, and the remaining parts hereof shall remain in full force and effect, as fully as though such invalid, illegal or unenforceable portion had never been part of this Agreement.

7. Governing Law and Interpretation. This Agreement shall be governed by and interpreted under and in accordance with the laws of the State of California without regard for any conflicts of law provisions thereof. This Agreement shall be interpreted as though fully negotiated and drafted by both parties equally. In the event an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

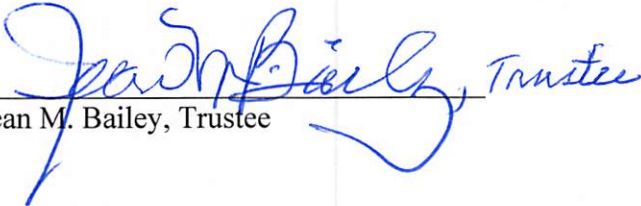
8. Incorporation of Recitals and Exhibits. The Recitals and Exhibits set forth herein are incorporated in this Agreement as though set forth more fully herein.

9. Entire Agreement. This Agreement constitutes the entire agreement between the Parties relating to the Easement, superseding any prior negotiations, understandings, promises, agreements, or representations by or between the Parties, written or oral, with respect to the subject matter hereof, and may not be amended except in a writing duly executed by both Parties.

10. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

The Parties have executed this Easement Agreement as of the Effective Date.

THE GEORGIA MAE NICOLAS TRUST U/D/T 5-23-93

By:  Trustee
Jean M. Bailey, Trustee

GRANTEE:

Shun 'Hsing Lu

Hsiu'Yu Shiao Lu

Hsu-Ching Cheng

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

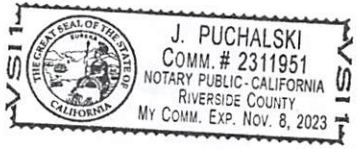
STATE OF CALIFORNIA)
) ss.
COUNTY OF Riverside)

On October 23, 2023 before me, J. Puchalski, Notary Public
(insert name and title of the officer above)
personally appeared Jean M. Bailey,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature J. Puchalski (Seal)

**EXHIBIT A
to EASEMENT AGREEMENT**

Legal Description of "Parcel 1"

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:**

**PARCELS 3 AND 4 AND LETTERED LOTS "D" AND "F" OF PARCEL MAP 12478, AS SHOWN
BY MAP ON FILE IN BOOK 68, PAGE 96 OF PARCEL MAPS, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.**

APN: 964-030-003

**EXHIBIT B
to EASEMENT AGREEMENT**

Legal Description of "Parcel 2"

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:**

**PARCEL 3 OF PARCEL MAP NO. 10127, IN THE UNINCORPORATED AREA OF RIVERSIDE
COUNTY, STATE OF CALIFORNIA, FILED IN BOOK 73, PAGE 10 OF PARCEL MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

APN: 964-030-001



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Office of the General Manager

MWD San Diego Pipeline No. 3 & 4
Sta. 1142+00 to 1150+00
R/W Parcel No 141-1-1
Substr. Job No. 2029-22-002

March 5, 2024

Cliff Jones
Vice President of Land Acquisition
Griffin Residential
1110 N. Lincoln Avenue, Suite 100
Corona, CA, 92882
cjones@griffin-residential.com

Dear Cliff:

Tract Map No. 38300 – Non-Interference Letter

Thank you for your email on January 17, 2024, submitting the Hydrology/Hydraulics Report (file name dated January 17, 2024) and prints of the rough grading and street improvement plans for Tract Map No. 38300 (18 Sheets) for the proposed Griffin Residential Development generally located southeast of the intersection of Benton Road and Moser Road, in the Winchester area of the County of Riverside.

Subsequently, we received an updated Hydrology/Hydraulics Report (file name dated February 2, 2024) and Contech CMP Detention Systems Vendor drawings (4 Sheets) on February 2, 2024.

Subject to the compliance of our comments and requirements as stated below, the development of the property in the manner set forth on the submitted Tract Map No. 38300 will not unreasonably interfere with Metropolitan's right-of-way in the vicinity of the subject property.

We have reviewed the above-mentioned submitted documents, and our comments and requirements are as follows:

1. The location of Metropolitan's varied-width fee property right-of-way is located south of and adjacent to your proposed project area. We request that our right-of-way be identified on all pertinent plans as Metropolitan's.
2. Based on the Hydrology/Hydraulics Report (file name dated February 2, 2024), we have determined that the post-development discharge is mitigated through the southerly basin and outlet structure #2 with a rip rap dissipater and does not exceed existing conditions, and therefore is generally acceptable.

Please note that in the event that the proposed discharge negatively affects our property and/or facilities in the area, it will be the responsibility of Griffin Residential and/or future owner of the development to mitigate all issues.

3. The proposed 4:1 grading on the south side of the development within our fee property, as shown on Sheets 3 and 9 of your plans, does not appear to impact our facilities and therefore is generally acceptable.

Please note that Metropolitan will not responsible for any issues concerning the ground compaction and/or slope stability of the graded area within our fee property and how it may impact the new development in the future.

4. We request that a stipulation be added to your plans and/or specifications to notify Troy Childs of our Water System Operations Team at telephone (951) 926-5853 or cell (951) 742-8018 at least two working days prior to starting any work in the vicinity of our facilities

We are returning prints of the Hydrology/Hydraulics Report (file name dated February 2, 2024) and prints of the rough grading and street improvement plans for Tract Map No. 38300 (Sheets 1 through 3, 9 through 11, and 18), stamped "REVIEWED – CORRECTIONS NOTED – NO RESUBMITTAL REQUIRED."

THIS LETTER IS A NOT SUBSTITUTE FOR A PERMIT OR PERMANENT EASEMENT TO USE METROPOLITAN FEE PROPERTY. APPROPRIATE RIGHTS MUST BE ACQUIRED PRIOR TO THE START OF ANY CONSTRUCTION. Any deviation from the previously reviewed and approved documents will require the resubmittal of your project plans to Metropolitan for our review and written approval.

Facilities and/or improvements constructed within Metropolitan's permanent easement right-of-way shall be subject to the paramount right of Metropolitan to use the easement for the purpose for which it was acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights, find it necessary to remove any of the facilities from the easement, such removal, and replacement shall be at the expense of the owner of the facility.

Cliff Jones
Page 3
March 5, 2024

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number shown in the upper right-hand corner of this letter. Should you require any additional information, please contact Marylin Duarte at (213) 217-7059 or by email at mduarte@mwdh2o.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Francisco Flores". The signature is stylized with a large initial "F" and a cursive "Flores".

Francisco Flores, P.E.
Manager
Substructures Team

MD
DOC#: 2029-22-002

Enclosures (8)

Cc: Leandra Gaglia, P.E.
Project Manager
Adkan Engineers
6879 Airport Drive
Riverside, CA 92504
lgaglia@adkan.com

GENERAL GRADING NOTES

- GENERAL**
1. ALL GRADING SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE CHAPTER 17, 18 & APPENDIX-J AS AMENDED BY ORDINANCE 457.
 2. ALL PROPERTY CORNERS, GRADING BOUNDARIES AND ALL CONSERVATION AREAS/LEAST SENSITIVE AREA (LSA) DETERMINED BY THE ENVIRONMENTAL PROGRAMS DEPARTMENT (EPD) SHALL BE CLEARLY DELINEATED AND STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION GRADING.
 3. ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW-APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
 4. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION PREPARED BY **GEOTEK, INC** DATED **APRIL 29, 2021**.
 5. COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5.8. PROJECTS WITHOUT A PRELIMINARY SOILS REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTIONS 1803.2 AND 1803.5 PREPARED BY THE ENGINEER OF RECORD.
 6. THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
 7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133.
 8. PRIOR TO GRADING, A MEETING SHALL BE SCHEDULED WITH A RIVERSIDE COUNTY ENVIRONMENTAL COMPLIANCE INSPECTOR PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

CUT/FILL

9. MAXIMUM CUT AND FILL SLOPE = 2:1 (HORIZONTAL TO VERTICAL).
10. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENDED IN THE SOILS REPORT), COMPACTED AND TESTED THROUGHOUT THE GRADING PROCESS UNTIL FINAL GRASSES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (HORIZONTAL TO VERTICAL) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEVED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MINIMUM.
11. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30 FEET IN VERTICAL HEIGHT, OR CUT SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
12. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.

DRAINAGE/EROSION/DUST CONTROL

13. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.
14. PROVIDE A PAVED SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
15. PROVIDE 5' WIDE BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
16. THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
17. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
18. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT PROPERTIES.
19. DUST CONTROL SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
20. FUGITIVE DUST CONTROL: CONSTRUCTION SITES SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE 403.1.
21. ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
22. FOR ALL SLOPES STEEPER THAN 4 TO 1 (H/V): ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH AN APPROVED DROUGHT-TOLERANT GRASS COVER AT A MINIMUM SPACING OF 12" ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD OR THE REGISTERED LANDSCAPE ARCHITECT AND DROUGHT-TOLERANT SHRUBS SPACED AT NO MORE THAN 10' ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER C.P.C. CHAPTER 6. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE UPON COMPLETION OF ROUGH GRADING. ALL PERMANENT SLOPE PLANTING SHALL BE ESTABLISHED AND IN GOOD CONDITION PRIOR TO SCHEDULING PRECISE GRADE INSPECTION.

COMPLETION OF WORK

- ROUGH GRADE**
23. A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE BUILDING FOUNDATION DESIGN PARAMETERS (ALLOWABLE SOIL PRESSURES, ETC.), EXPANSION INDEX (AND DESIGN ALTERNATIVES E1, E2, E3, E4), WATER SOLUBLE SULFATE CONTENT, CORROSIIVITY AND REMEDIAL MEASURES IF NECESSARY.
 24. EXCEPT FOR NON-RESIDENTIAL SINGLE RESIDENTIAL GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED ON TABLE 1705.6 OF 2013 CBC.
 25. THE COUNTY OF RIVERSIDE REQUIRES A LICENSED PROFESSIONAL ENGINEER TO SUBMIT A WET SIGNED AND STAMPED ROUGH GRADING CERTIFICATION WHICH INCLUDES PAD ELEVATIONS PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT.
 26. **ROUGH GRADE ONLY PERMITS** IN ADDITION TO OBTAINING ALL REQUIRED INSPECTIONS AND APPROVAL OF ALL FINAL REPORTS, ALL SITES PERMITTED FOR ROUGH GRADE ONLY SHALL PROVIDE VEGETATIVE COVERAGE (100 PERCENT) OR OTHER MEANS OF SITE STABILIZATION APPROVED BY ENVIRONMENTAL COMPLIANCE DIVISION, PRIOR TO RECEIVING A ROUGH GRADE PERMIT FINAL.

PRECISE GRADE

27. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN FINAL CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO THE REQUEST OF PRECISE GRADING INSPECTION.

NPDES: WHEN ONE ACRE OR MORE IS BEING DISTURBED:

1. CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs) FOR THE MANAGEMENT OF STORM WATER AND NON-STORMWATER DISCHARGES SHALL BE DOCUMENTED ON THE GRADING PLAN. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO RETAIN THE SWPPP ON THE JOBSITE THROUGHOUT THE TIME OF CONSTRUCTION. THE IMPLEMENTATION AND MAINTENANCE OF THE SITE BMPs IS REQUIRED TO MINIMIZE JOBSITE EROSION AND SEDIMENTATION. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO MAINTAIN THOSE BMPs THROUGHOUT THE TIME OF CONSTRUCTION.
2. EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
3. SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
4. GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREA EXPOSED TO THE EXTENT FEASIBLE.
5. AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
6. ONCE DISTURBED, SLOPES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 21 DAYS. DURING STORM SEASON, ALL SLOPES SHALL BE STABILIZED PRIOR TO PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE.
7. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE OR STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A MANNER THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT. THE STATEWIDE GENERAL PERMIT-CONSTRUCTION ACTIVITY. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIIATOR OR BATTERY FLUIDS; CONCRETE CUTTING OR CURING RESIDUES; FLOTTABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATE FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
9. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR LOCAL STORM DRAIN SYSTEM.
10. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
11. ALL CONSTRUCTION CONTRACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE TRAINED IN THE IMPLEMENTATION AND USE OF THE REQUIRED BMPs AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS AND ALL TRAINING DOCUMENTATION SHALL BE MAINTAINED IN THE SWPPP.
12. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DETERMINING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DETERMINING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
13. BMPs SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.
14. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.

IN THE COMMUNITY OF WINCHESTER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ROUGH GRADING AND STREET IMPROVEMENT PLAN

TRACT 38300

PROJECT NOTES

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 460.
2. THOMAS BROS. GUIDE PAGE 869 GRID B1, C1 (2004 EDITION).
3. ALL CUT SLOPES WILL BE 2:1 RATIO AND FILL SLOPES 2:1, UNLESS OTHERWISE NOTED.
4. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO CBC 2019.
5. ALL WATER QUALITY FOR THIS TRACT IS BEING MITIGATED BY ON-SITE BMP INFILTRATION BASINS.
6. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
7. THE PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOW HAZARD BASED ON THE CONSTRUCTION IMPROVEMENTS TO THE SALT CREEK CHANNEL (R.C.F.C.W.C.D. DRAWING SET 4-786).
8. PROPERTY IS IN A LOW POTENTIAL LIQUEFACTION AREA.
9. PROPERTY IS IN A RIVERSIDE COUNTY SUSCEPTIBLE SUBSIDENCE AREA. HOWEVER, PER THE SOILS REPORT, THIS POTENTIAL OF SUBSIDENCE IS LOW.
10. PROPERTY DOES NOT CONTAIN ANY KNOWN WELLS.
11. PROPERTY IS NOT IN A FAULT ZONE.
12. ALL ALLEYS TO BE PRIVATELY MAINTAINED.

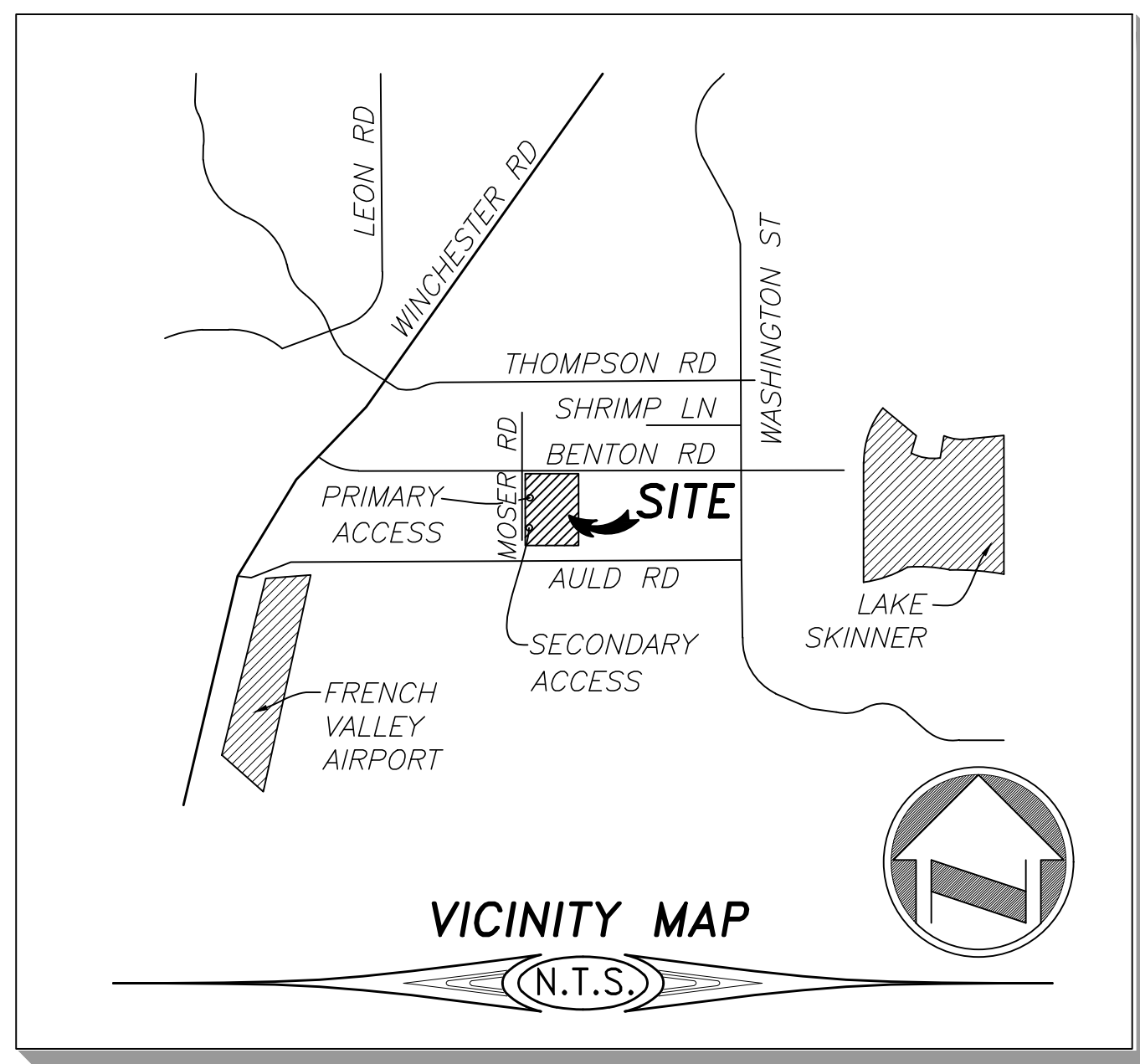
GENERAL IMPROVEMENT NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT OF WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUND OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
- PHONE: (951)955-6885 FOR PARCEL MAPS AND TRACT MAPS.
3. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS NO. 818
4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
5. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461 IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING THE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCE OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE.
6. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREETS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
7. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARD NO.206 AND NO.207, AS DIRECTED IN THE FIELD.
8. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATION, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY.
A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR REVIEW TO THE PERMITS SECTION OR INSPECTION SECTION PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
10. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS FOR PARCEL AND TRACT MAPS SHALL BE TAKEN AND MAY BE TAKEN FOR PERMIT CASES BY THE COUNTY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
11. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
12. PRIME COAT IS REQUIRED PRIOR TO PAVING ON ALL GRADES IN EXCESS OF TEN PERCENT.
13. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE NO. 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE).
14. STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT.
15. AS DETERMINED BY THE TRANSPORTATION DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
16. ONLY LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES MAY BE INSTALLED WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS. ALL OTHER TYPES OF LANDSCAPING IN THESE AREAS, AND ALL LANDSCAPING ON ALL OTHER STREETS, SHALL REQUIRE SEPARATE LANDSCAPE PLANS. ALL LANDSCAPING ENCROACHMENTS SHALL CONFORM TO RIVERSIDE COUNTY COMPREHENSIVE LANDSCAPING GUIDELINES DATED OCTOBER 2009.
17. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT.
18. A CONSTRUCTION PROJECTS MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE. 8. PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE COUNTY A COPY OF THE NOI WITH A VALID UID NUMBER.
19. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF TRANSPORTATION OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
20. EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND /OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE TRANSPORTATION DEPARTMENT.
21. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO APPLY TO RIVERSIDE COUNTY FLOOD CONTROL (RFCF) FOR PERMITS WHEN ANY STORM DRAIN PIPE NEEDS TO BE CONNECTED WITH A RFCF FACILITY AND ADD PERMIT # _____ ON THE PLAN.
22. FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.

LEGEND

(XX.XX) EXISTING ELEVATION	TRACT BOUNDARY
XX.XX PROPOSED ELEVATION	
C&G CURB AND GUTTER	PROP. PAD
CF CURB FACE	
CL CENTER LINE	PROPOSED CURB & GUTTER
E/P EDGE OF PAVEMENT	
EDB EXTENDED DETENTION BASIN	PROP. 8" WATER 8" W
EX EXISTING	
FG FINISHED GROUND	PROP. 8" SEWER 8" S
FS FINISH SURFACE	
HOA HOME OWNERS ASSOCIATION	PROP. 12" RECLAIMED WATER 12" RWTR
MH MAN HOLE	
N.A.P. NOT A PART	PROP. STORM DRAIN
O.S. OPEN SPACE	
PE PAD ELEVATION	EX. MAJOR CONTOUR
PIP PROTECT IN PLACE	
PL PROPERTY LINE	EX. MINOR CONTOUR
PROP. PROPOSED	
R/W RIGHT OF WAY	PROP. MAJOR CONTOUR
RET. WALL RETAINING WALL	
S/W SIDEWALK	PROP. MINOR CONTOUR
SF SQUARE FEET	
SD STORM DRAIN	DAYLIGHT
SWR SEWER	
TBR TO BE REMOVED	EXISTING EDGE OF PAVEMENT
TC TOP OF CURB	
TF TOP OF FOOTING	CENTER LINE
W.E. WATER SURFACE ELEVATION	
WTR WATER	EXISTING WATER
CONCRETE	EXISTING SEWER
LANDSCAPING	EXISTING CURB & GUTTER
ASPHALT	EXISTING STORM DRAIN
	FLOWLINE
	PROP. RET. WALL

SECTION 4, T. 7S, R. 2W



OWNER/APPLICANT

SHUN-HSING LU, ET AL
HSIU-YU-SHIAU LU
HSU-CHING CHENG
9680 FLAIR DRIVE
EL MONTE, CA 91731
TEL: (626) 786-8720

PREPARED BY:

adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-0241

APPLICANT

GRIFIN RESIDENTIAL
110 N. LINCOLN AVE., SUITE 100
CORONA, CA 92882
TEL: (951) 547-3594

SOILS ENGINEER

GEOTEK, INC.
1548 NORTH MAPLE STREET
CORONA, CA 92878
TEL: 951-710-1160

PROJECT INFORMATION

DISTURBANCE AREA: 20.02 ACRES
IMPERVIOUS AREA: 10 ACRES

TOPOGRAPHY SOURCE

FOMOTOR ENGINEERING CONDUCTED SURVEY ON 4-15-2021.

PRECONSTRUCTION MEETING NOTE

THE SITE DEVELOPER SHALL ARRANGE A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCING GRADING OR CONSTRUCTION OPERATIONS TO DISCUSS RESPONSIBILITIES AND COMPLETION SCHEDULE. THOSE REQUIRED IN ATTENDANCE INCLUDE THE DEVELOPER, PROJECT SUPERINTENDENT, ENGINEER OF RECORD, SOILS ENGINEER, GRADING CONTRACTOR, AND UNDERGROUND UTILITIES CONTRACTOR. IF VALLEY-WIDE IS PROVIDING PARK OR LANDSCAPING MAINTENANCE, THEIR REPRESENTATIVE SHALL BE IN ATTENDANCE AS WELL. ARRANGE FOR A PRE-CONSTRUCTION MEETING BY CALLING COUNTY DISPATCH AT (951) 955-1800.

ENGINEER/ARCHITECT NOTE

THE ENGINEER/ARCHITECT WHO PREPARED AND SIGNED THESE GRADING PLANS HAS VERIFIED THAT ALL INFORMATION ON THE DRAWINGS IS CONSISTENT WITH THE WOMP, STORM DRAIN AND STREET IMPROVEMENTS PLANS APPROVED OR CLEARED TO GRADE BY THE RIVERSIDE COUNTY FLOOD CONTROL DISTRICT AND/OR TRANSPORTATION DEPARTMENT AND APPROVED TENTATIVE TRACT MAP INCLUDING CONDITIONS OF APPROVAL.

BENCHMARK

5.9 MILES SOUTH ALONG THE TEMECULA ROAD FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY STATION AT WINCHESTER, RIVERSIDE COUNTY, 1.2 MILES SOUTH OF THE JUNCTION OF A ROAD LEADING WEST TO SCOTT, AT A ROAD JUNCTION, 29 FEET WEST OF THE CENTERLINE OF THE TEMECULA ROAD, 25 FEET NORTH OF THE CENTERLINE OF THE EAST-AND-WEST ROAD, 10 FEET NORTH OF A FENCE CORNER, AND 1 FOOT EAST OF THE FENCE, A STANDARD DISK, STAMPED X 311 1935 AND SET IN THE TOP OF A CONCRETE POST.

ELEVATION : 1431.13 MGDV 1929

SHEET INDEX

SHEET 1: TITLE SHEET
SHEET 2: PROJECT INDEX SHEET
SHEETS 3&4: TYPICAL SECTIONS AND DETAILS
SHEETS 5-9: GRADING
SHEET 10: EROSION CONTROL
SHEETS 11-15: STORM DRAIN IMPROVEMENTS
SHEETS 16-17: ALLEY STORM DRAIN IMPROVEMENTS
SHEET 18: DEMO PLAN

**REVIEWED – CORRECTIONS NOTED
NO RESUBMITTAL REQUIRED**

DATE: 03/05/2024

REVIEWED BY: M. Duarte

SUBSTR. JOB NO.: 2029-22-002

**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
ENGINEERING SUBSTRUCTURES TEAM**

EASEMENT/DEDICATION NOTE:

THE ENGINEER/OWNER IS AWARE AND FULLY UNDERSTANDS THAT ALL NEW EASEMENTS OR DEDICATIONS SHALL BE RECORDED PER FINAL/APPROVED TRACT MAP OR PRIOR TO THE FIELD INSPECTION OF THE PROJECT. COPIES OF THE EASEMENT DOCUMENTS SHALL BE PROVIDED TO COUNTY'S DEPARTMENT OF TRANSPORTATION FOR REVIEW AND FILING.

MICHAEL R. BRENEDECKE _____ DATE _____

SOILS ENGINEER CERTIFICATION

I, EDWARD H. LAMONT OF GEOTEK, INC., A CERTIFIED GEOTECHNICAL ENGINEER, PRINCIPALLY DOING BUSINESS IN GEOTECHNICAL ENGINEERING AND/OR APPLIED SOIL MECHANICS, HEREBY CERTIFY THAT A SAMPLING AND STUDY OF THE SOIL CONDITIONS PREVALENT WITHIN THIS SITE WAS MADE BY ME OR UNDER MY DIRECTION. THESE GRADING PLANS HAVE BEEN REVIEWED BY ME OR UNDER MY DIRECTION AND CONFORM TO THE RECOMMENDATIONS MADE IN OUR GEOTECHNICAL ENGINEERING INVESTIGATION REPORT ENTITLED "GEOTECHNICAL AND INFILTRATION EVALUATION" DATED APRIL 29, 2021 TO THE BEST OF MY KNOWLEDGE, THE REFERENCED REPORT REPRESENTS THE MOST CURRENT AND COMPLETE INFORMATION RELATIVE TO THE PROPOSED GRADING OF THE SITE. IT IS THE PROFESSIONAL OPINION OF EDWARD H. LAMONT THAT THE CONCLUSIONS AND RECOMMENDATIONS RENDERED IN OUR REPORT ARE APPROPRIATE AND APPLICABLE TO THIS PROJECT AND THEY ARE IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE CODE, ORDINANCE, AND STANDARDS OF PRACTICE FOR THE PROJECT. THE TERM "CERTIFY" IS USED HEREIN AS DEFINED IN DIVISION 3, CHAPTER 7, ARTICLE 3, § 6735.5 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE (2016).

SEAL-GEOTECHNICAL ENGINEER

BY: EDWARD H. LAMONT, GE 1692

NOTE:

ALL WORK IN THE RIGHT OF WAY REQUIRES APPROVAL AND/OR AN ENCROACHMENT PERMIT FROM THE TRANSPORTATION DEPARTMENT.

SEAL-ENGINEER

81

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
NO. 83363
Exp. 03/31/2025
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:

adkan ENGINEERS

Civil Engineering Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241·Fax:(951) 688-0599

Under the Supervision of:
MICHAEL R. BRENEDECKE, R.C.E. 83363 Exp. 03.31.25 Date: _____

DESIGNED BY :	CM	DRAWN BY :	CM	CHECKED BY :	LG
MARK		REVISIONS		APPR.	DATE
APPROVED _____	20 ____	BY:			

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY

ASSESSORS PARCEL NUMBERS

964-030-001

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP NO. 10,127 , COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 73, PAGE 10 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT MINERALS, OIL, GAS, WATER, CARBONS AND HYDROCARBONS OR OR UNDER SAID LAND, NOW OF RECORD, AFFECTING THE USE AND OCCUPANCY OF SAID PROPERTY.

EARTHWORK

THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE OFF".

CUT: 60,519 C.Y. FILL: 56,269 C.Y.
STREET SECTION: 5,452 C.Y.
CUT CMP: 2,315 C.Y.
NET: 6,565 C.Y. EXPORT

NOTE: THESE QUANTITIES ARE RAW AND THE SOILS REPORT EXPECTS SOME SHRINKAGE. THE PLAN IS TO BALANCE THE JOB ON-SITE. IF EXPORT IS NEEDED AT THE END OF THE GRADING OPERATIONS, THE GRADING CONTRACTOR WILL FURNISH AN EXPORT LOCATION PRIOR TO REMOVAL.

ZONING/LAND USE/SPECIFIC PLAN

EXISTING ZONING: SP (SPECIFIC PLAN)
PROPOSED ZONING: SP (SPECIFIC PLAN)
EXISTING LANDUSE: CR-T
UNDEVELOPED - VACANT

PROPOSED LANDUSE: MDR
SPECIFIC PLAN: WINCHESTER 1800 #286, AREA 48
PROPOSED PLANNING AREA: AREA 53 & 54

UTILITY PURVEYORS

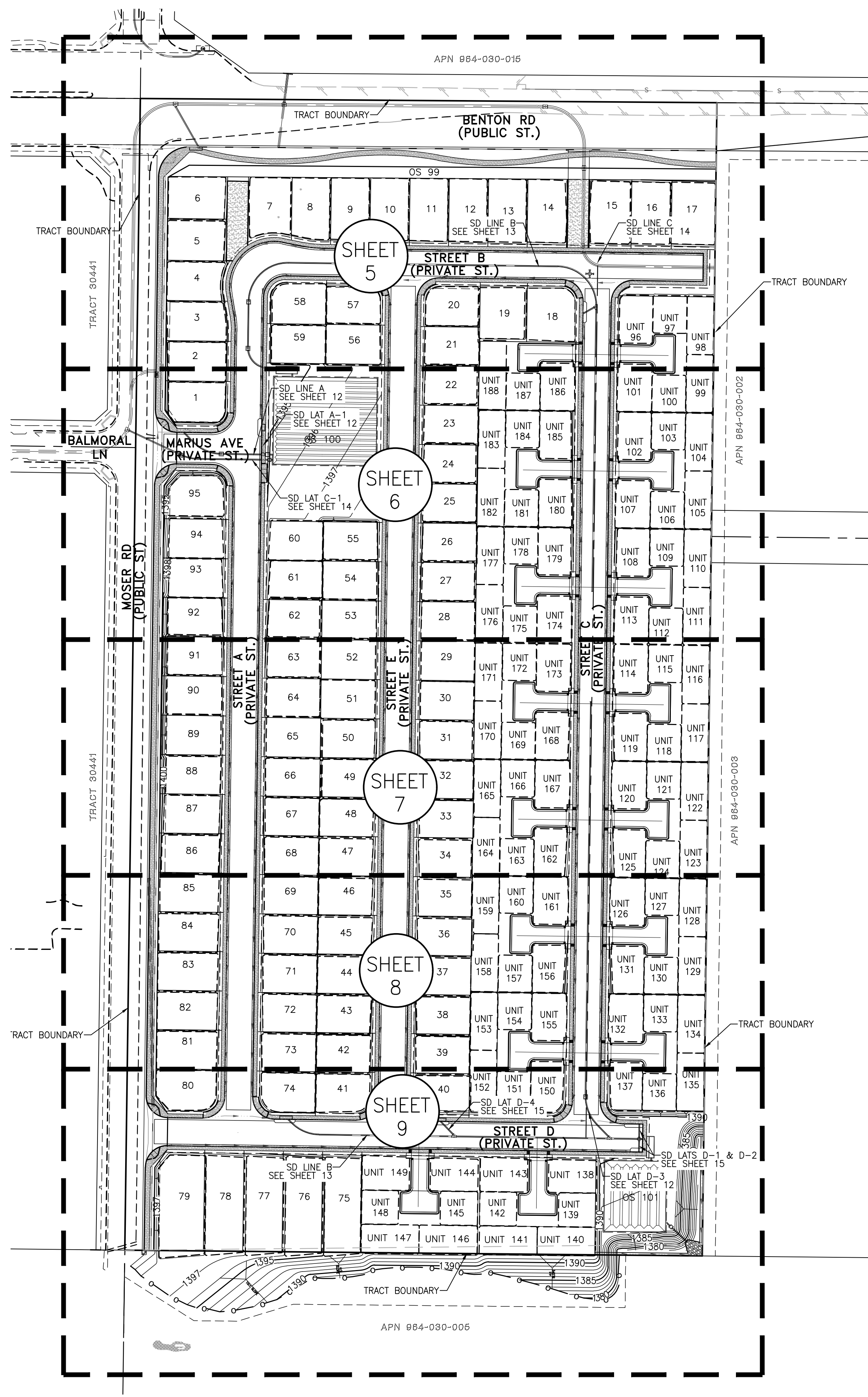
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: VERIZON
CATV: TIME WARNER CABLE
SCHOOL: TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEMS, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "P600", "PIN1", AND "S105" NAD83(NRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99990169. CALCULATIONS ARE MADE AT THE FOUND PK NAIL IN 17P. FLUSH, IN THE NW COR SEC 3 17S, R2W, S8M ALSO C/L INT THOMPSON RD & WASHINGTON STREET WITH COORDINATES OF N 2162319.071, E 6307817.063, USING AN ELEVATION OF 1421.76 FEET.

PROJECT NOTES

1. TOTAL NUMBER OF EXISTING PARCELS: 1
2. TOTAL NUMBER OF PROP. PARCEL: 102
3. LOTS: 95 SINGLE RESIDENTIAL UNITS
4. LOTS:93 CLUSTERED RESIDENTIAL UNITS
5. OPEN SPACE LOTS: 4
6. TOTAL GROSS ACREAGE: 20.02± ACRES
7. NEW STREETS:



STREET IMPROVEMENT CONSTRUCTION NOTES & QUANTITIES

THE QUANTITIES SHOWN BELOW ARE FOR BONDING PURPOSES ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

1	INSTALL 3" AC OVER 7"AB PER SOIL REPORT DATED APRIL 29, 2021	138,612 SF
2	CONSTRUCT TYPE A-6 CURB PER RIVERSIDE COUNTY STD. NO. 200	668 LF
3	CONSTRUCT TYPE "W" CURB WEDGE CURB PER RIVERSIDE COUNTY STD. NO. 202A	12,233 LF
4	CONSTRUCT 6" TYPE "D" CURB ONLY PER RIVERSIDE COUNTY STD. NO. 204	600 LF
5	CONSTRUCT MODIFIED CURB TRANSITION PER RIVERSIDE COUNTY STD. NO. 211, SEE DETAIL ON SHEET 4.....	317 LF
6	CONSTRUCT CROSS GUTTER PER RIVERSIDE COUNTY STD. NO. 209	4,065 SF
7	CONSTRUCT 4.5' SIDEWALK PER RIVERSIDE COUNTY STD. NO. 401	31,669 SF
8	CONSTRUCT CURB RAMP CASE B PER RIVERSIDE COUNTY STD. NO. 403	13 EA
9	CONSTRUCT 0" CURB PER DETAIL ON SHEET 4	112 LF
10	CONSTRUCT RETAINING WALL PER SEPARATE PLAN	3,653 LF
11	CONSTRUCT 3' VALLEY GUTTER PER DETAIL ON SHEET 4	229 LF
12	CONSTRUCT 4" PCC PAVEMENTS PER SOILS REPORT	3,899 LF
13	CONSTRUCT 6" TO 0" CURB TRANSITION PER DETAIL ON SHEET 4.....	216 LF

**REVIEWED - CORRECTIONS NOTED
NO RESUBMITTAL REQUIRED**

DATE: 03/05/2024
 REVIEWED BY: M. Duarte
 SUBSTR. JOB NO.: 2029-22-002

**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
ENGINEERING SUBSTRUCTURES TEAM**

PAVING NOTES

MINIMUM PARKING LOT GRADE SHALL BE 1%. MINIMUM GRADE FOR RIBBON DRAINS SHALL BE 0.35%.

AN APPROVED SOIL STERILIZER SHALL BE USED ON ALL SUBGRADE SURFACES PRIOR TO PLACEMENT OF PAVING.

ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN (14) DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING AND SHALL BE APPLIED AT A RATE OF 0.05 GALLONS PER SQUARE YARD. ASPHALT EMULSION SHALL CONFORM TO SECTIONS 37, 39, AND 94 OF THE STANDARD SPECIFICATIONS.

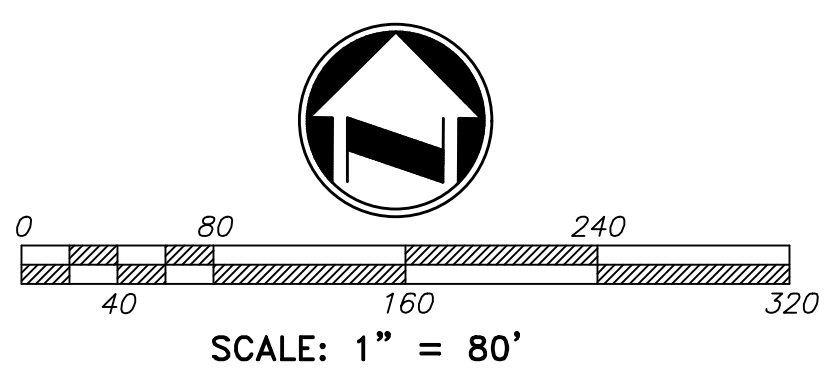
ALL PAVING INSPECTIONS WILL BE PERFORMED BY SPECIAL INSPECTORS HIRED BY THE OWNER. TWO (2) INSPECTIONS ARE REQUIRED.

INSPECTION NO. 1: INSPECTION FOR THE BASE COURSE.
 INSPECTION NO. 2: INSPECTION WHEN THE AC AND CONCRETE ARE PLACED.

A COMPACTION REPORT BY A GEOTECHNICAL ENGINEER SHALL CERTIFY THE AGGREGATE BASE (AB) UNDER ASPHALT CONCRETE (AC) IS COMPACTED TO 95% RELATIVE DENSITY OR 90% RELATIVE DENSITY UNDER CONCRETE. THIS INCLUDES TRENCHES FOR UTILITIES UNDER THE PAVING AREA. PRIOR TO THE INSTALLATION OF THE AC OR CONCRETE, THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CONTRACTOR WITH WRITTEN CERTIFICATION THAT THE AGGREGATE BASE IS PROPERLY INSTALLED AND ADEQUATE TO SUPPORT THE AC, CONCRETE, AND INTENDED LOADS.

IF THE PRELIMINARY SOILS REPORT DOES NOT SPECIFY A PAVING SECTION; THE STRUCTURAL SECTION SHALL BE THREE (3) INCHES OF AC AND FOUR (4) INCHES OF CLASS II AGGREGATE BASE, OR MINIMUM SECTION REQUIRED BY ORDINANCE 461.

PRIOR TO REQUESTING A BUILDING FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE A COPY OF SPECIAL INSPECTION REPORT NO. 1 AND THE GEOTECHNICAL ENGINEER'S CERTIFICATION TO THE BUILDING AND SAFETY GRADING COUNTER FOR REVIEW AND APPROVAL. THE GRADING STAFF WILL CLEAR THE CONDITIONS ALLOWING THE BUILDING FINAL INSPECTION.



NOTE:
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SEAL-ENGINEER
MICHAEL R. BRENDENCKE
No. 83363
Exp. 03/31/2025
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599

Under the Supervision of:
MICHAEL R. BRENDENCKE, R.C.E. 83363 Exp. 03.31.25 Date:

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: CM DRAWN BY: CM CHECKED BY: LG

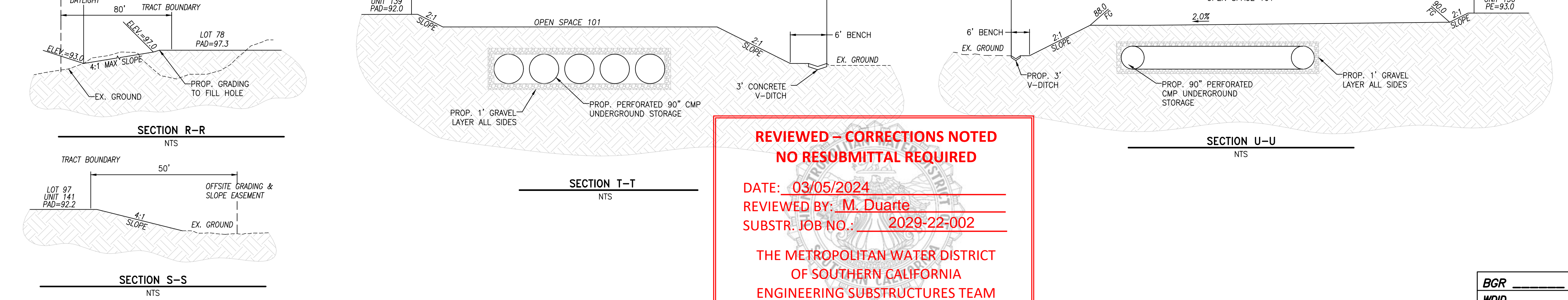
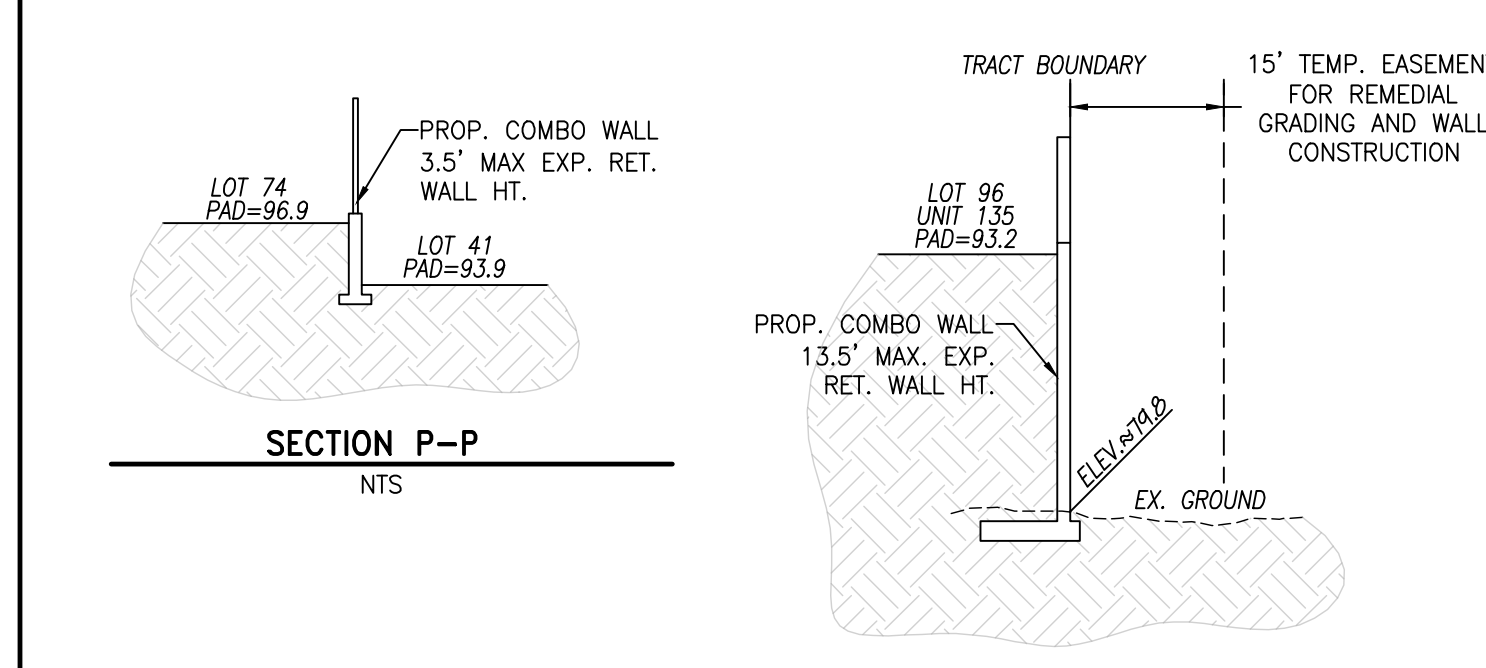
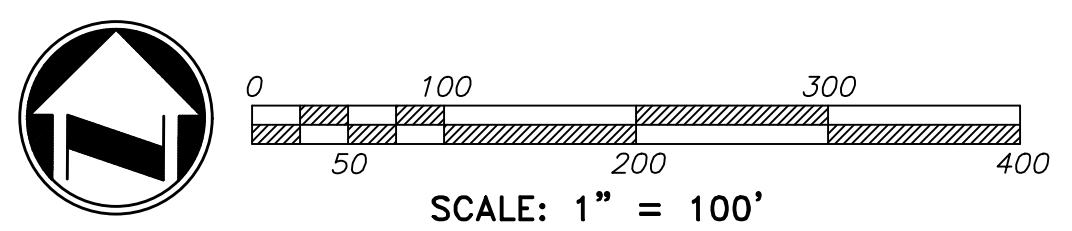
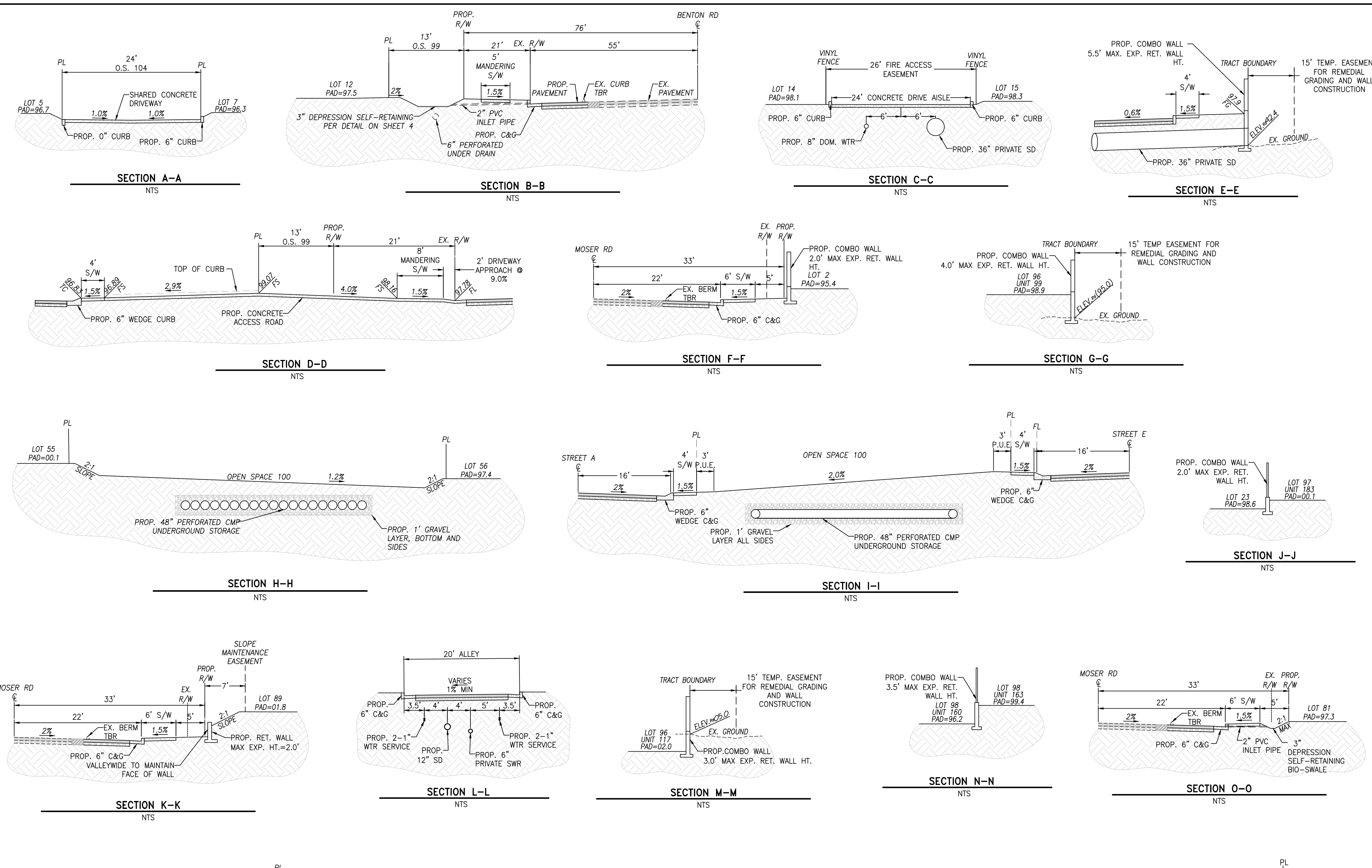
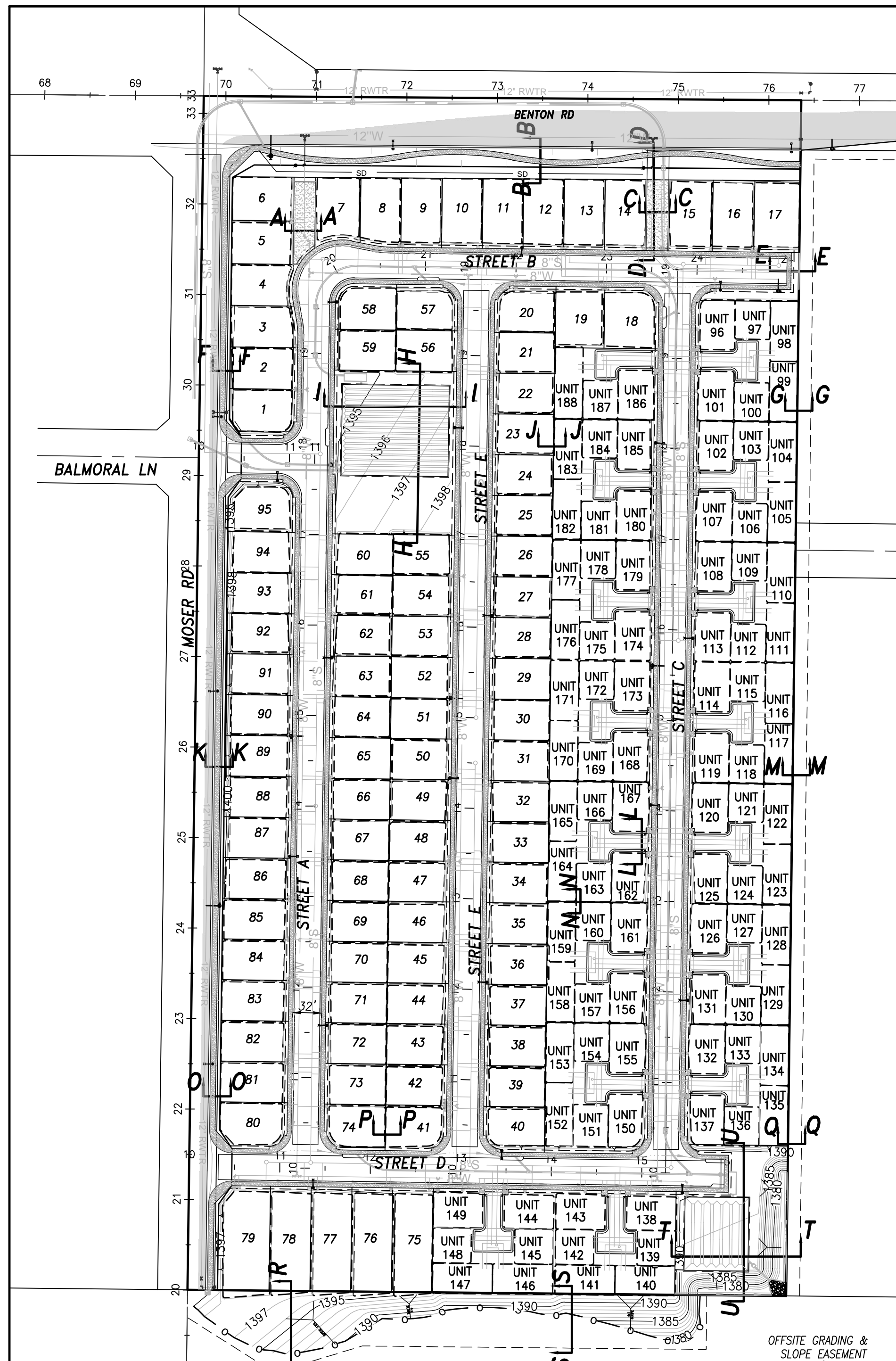
COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY

APPROVED _____ 20__

BY: _____

ROUGH GRADING PLAN
TRACT No. 38300
PROJECT INDEX SHEET

PREPARED FOR: GRIFFIN RESIDENTIAL
HORIZ. SCALE: AS NOTED VERT. SCALE: N/A



**REVIEWED - CORRECTIONS NOTED
NO RESUBMITTAL REQUIRED**
 DATE: 03/05/2024
 REVIEWED BY: M. Duarte
 SUBSTR. JOB NO.: 2029-22-002
**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
ENGINEERING SUBSTRUCTURES TEAM**

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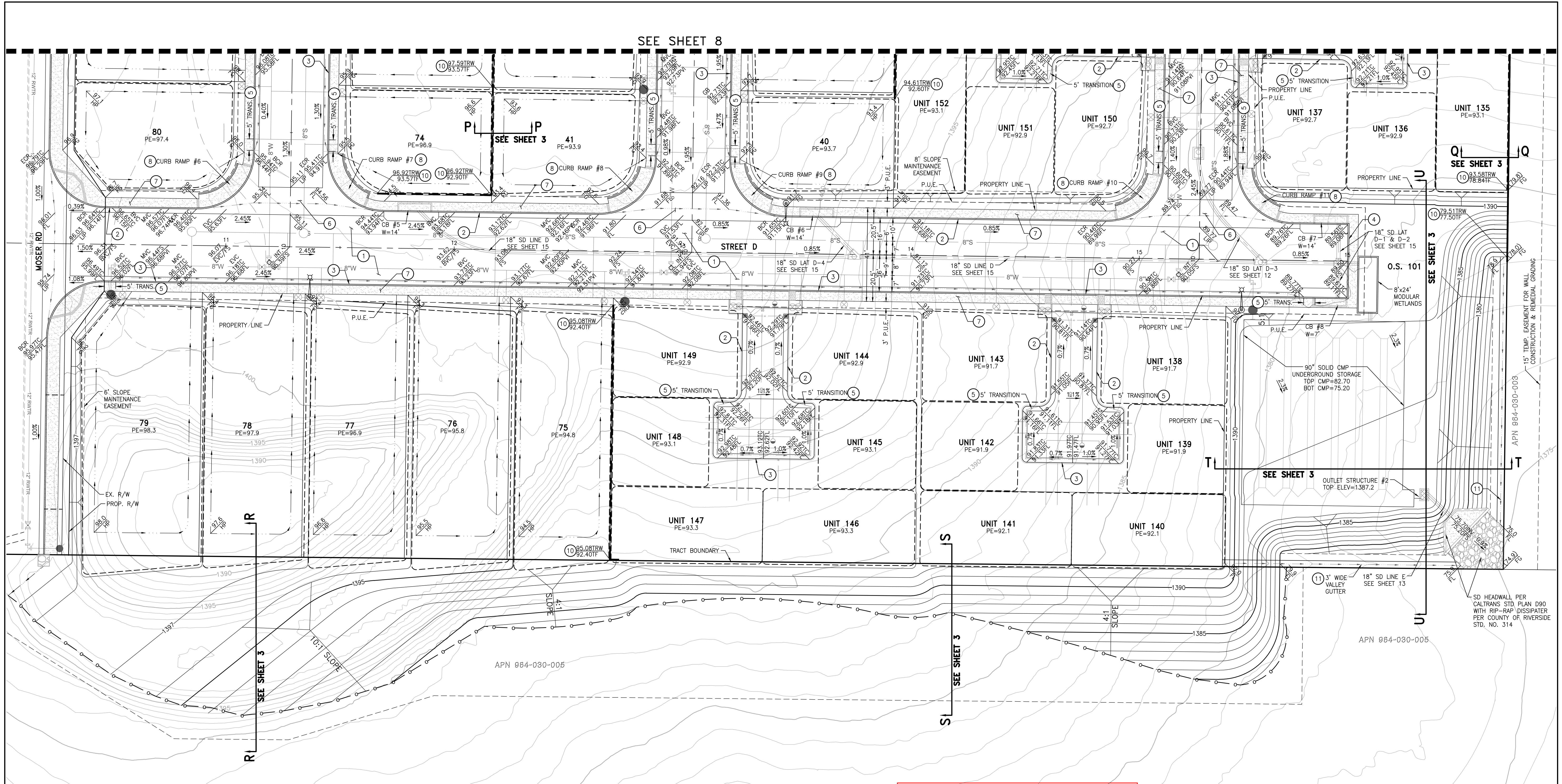
PLANS PREPARED BY:
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MARK	REVISIONS	APPR.	DATE

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
 APPROVED _____ 20__
 BY: _____

ROUGH GRADING PLAN
TRACT No. 38300
CROSS SECTIONS
 PREPARED FOR: **GRIFFIN RESIDENTIAL**
 HORIZ. SCALE: AS NOTED VERT. SCALE: N/A

BGR _____
 WJID _____
SHEET 3 OF 18
 Plot Date: 11/8/2023



- STREET IMPROVEMENT CONSTRUCTION NOTES**
- 1) INSTALL 3" AC OVER 7" AB PER SOIL REPORT DATED APRIL 29, 2021
 - 2) CONSTRUCT TYPE A-6 CURB PER RIVERSIDE COUNTY STD. NO. 200
 - 3) CONSTRUCT TYPE "W" CURB WEDGE CURB PER RIVERSIDE COUNTY STD. NO. 202A
 - 4) CONSTRUCT 6" TYPE "D" CURB ONLY PER RIVERSIDE COUNTY STD. NO. 204
 - 5) CONSTRUCT MODIFIED CURB TRANSITION PER RIVERSIDE COUNTY STD. NO. 211, SEE DETAIL ON SHEET 4
 - 6) CONSTRUCT CROSS GUTTER PER RIVERSIDE COUNTY STD. NO. 209
 - 7) CONSTRUCT 4.5' SIDEWALK PER RIVERSIDE COUNTY STD. NO. 401
 - 8) CONSTRUCT CURB RAMP CASE B PER RIVERSIDE COUNTY STD. NO. 403
 - 9) CONSTRUCT 0" CURB PER DETAIL ON SHEET 4
 - 10) CONSTRUCT RETAINING WALL PER SEPARATE PLAN
 - 11) CONSTRUCT 3' VALLEY GUTTER PER DETAIL ON SHEET 4
 - 12) CONSTRUCT 4" PCC PAVEMENTS PER SOILS REPORT
 - 13) CONSTRUCT 6" TO 0" CURB TRANSITION PER DETAIL ON SHEET 4

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Under the Supervision of:
MICHAEL R. BRENDENKE, R.C.E. 83363 Exp. 03.31.25 Date:

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: CM DRAWN BY: CM CHECKED BY: LG

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY

APPROVED _____ 20__

BY: _____

0 20 40 60 80
SCALE: 1" = 20'

TRACT No. 38300
ROUGH GRADING AND STREET IMPROVEMENTS

PREPARED FOR: **GRIFFIN RESIDENTIAL**
HORIZ. SCALE: AS NOTED VERT. SCALE: N/A

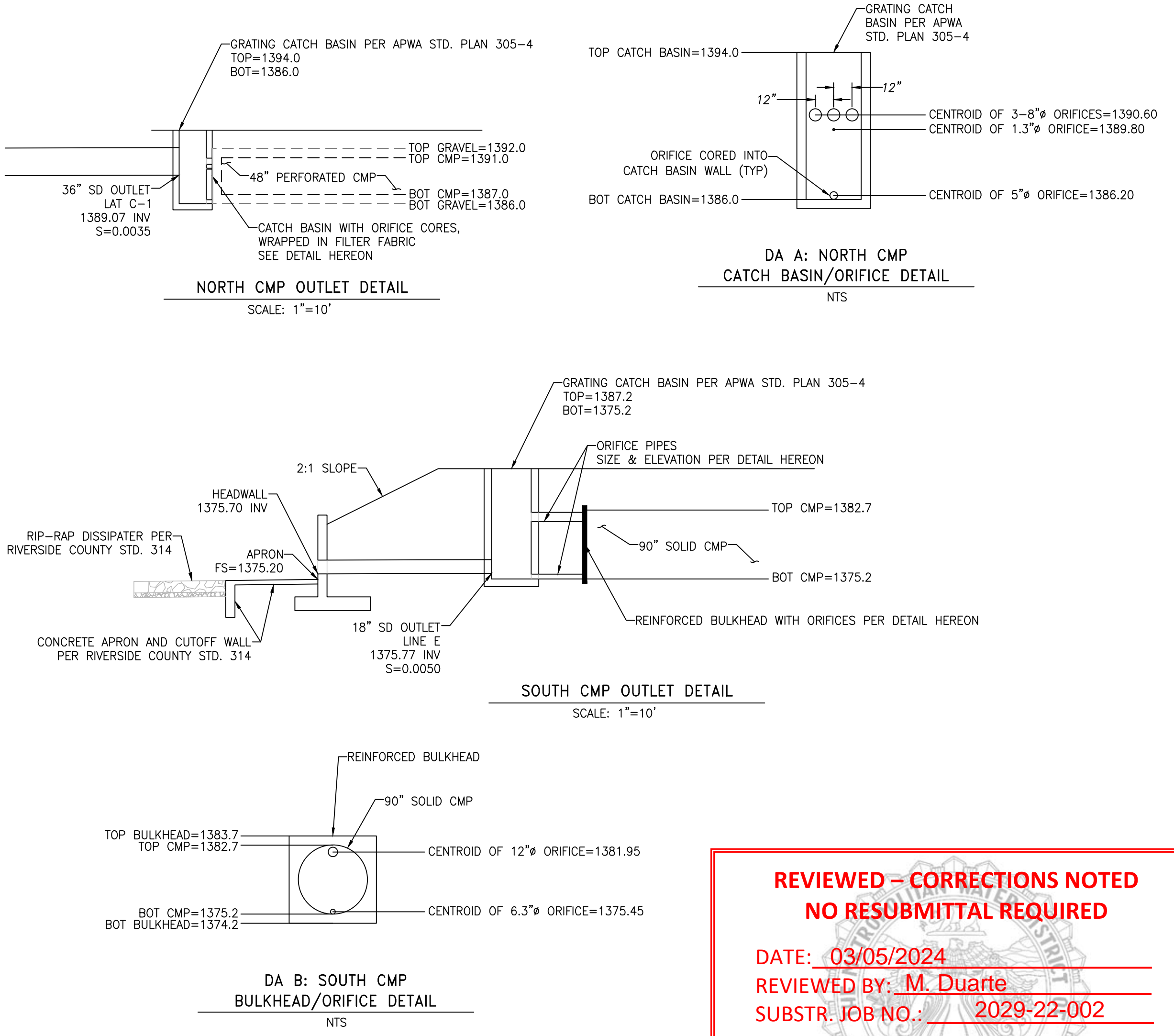
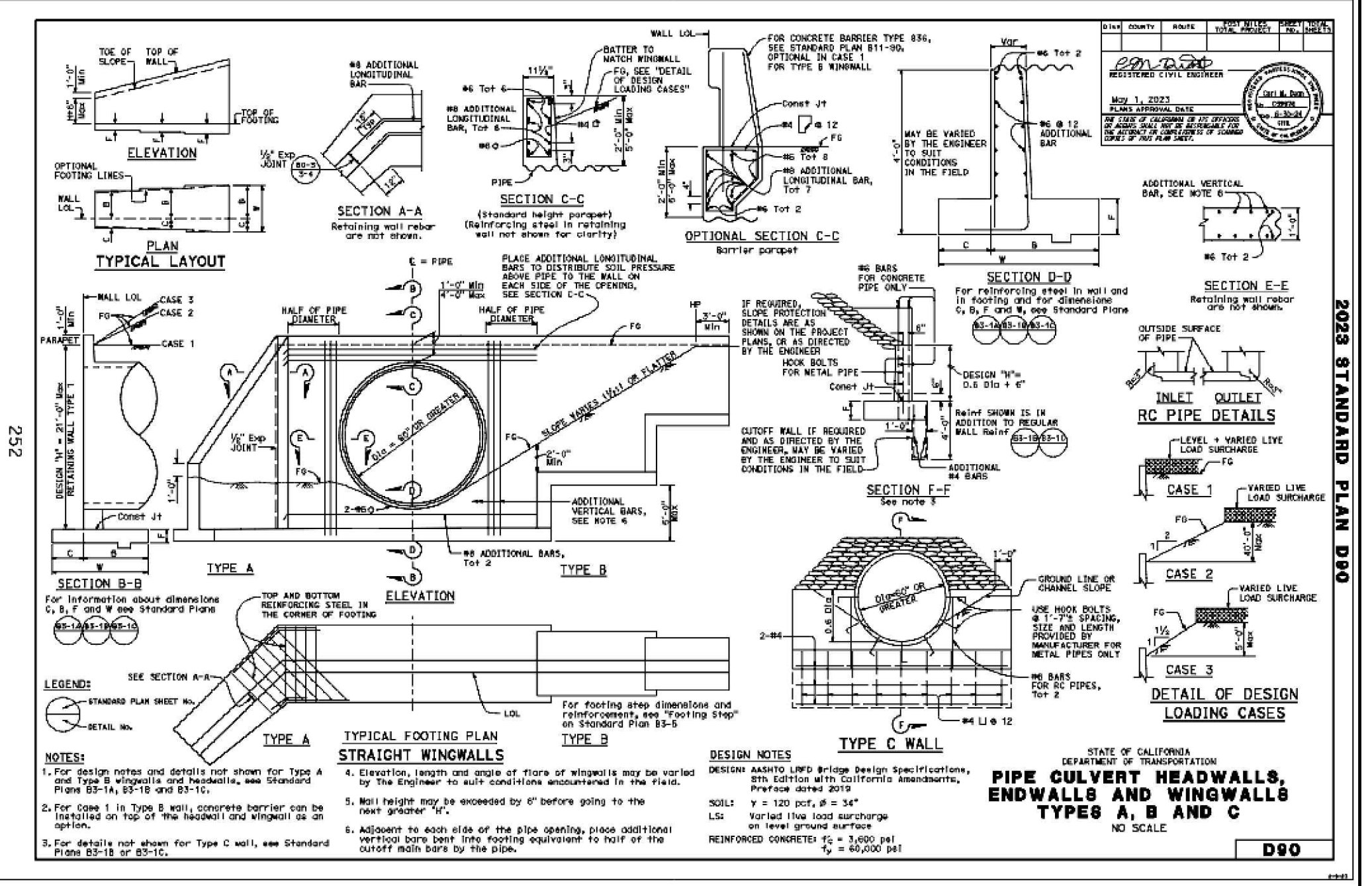
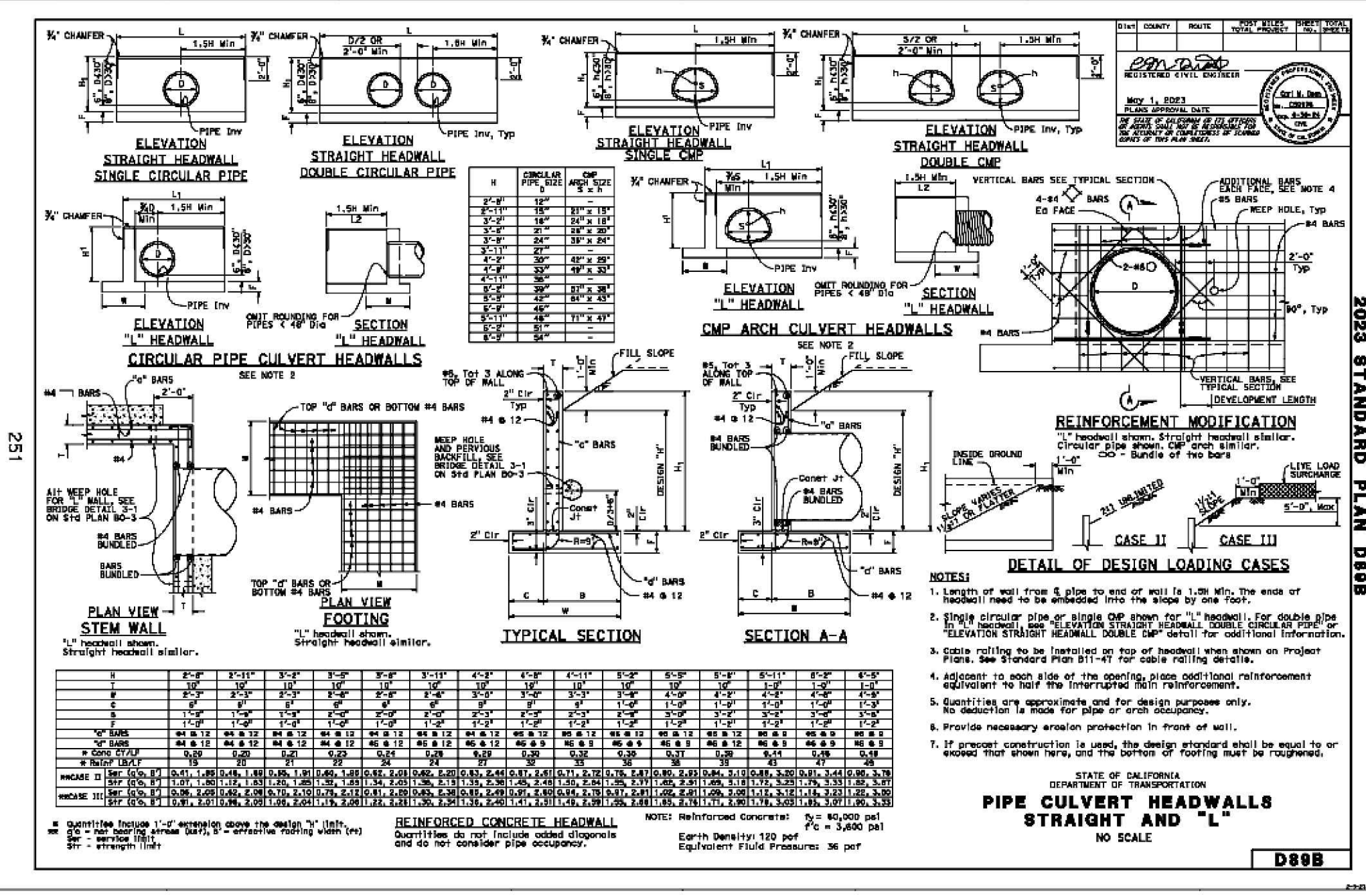
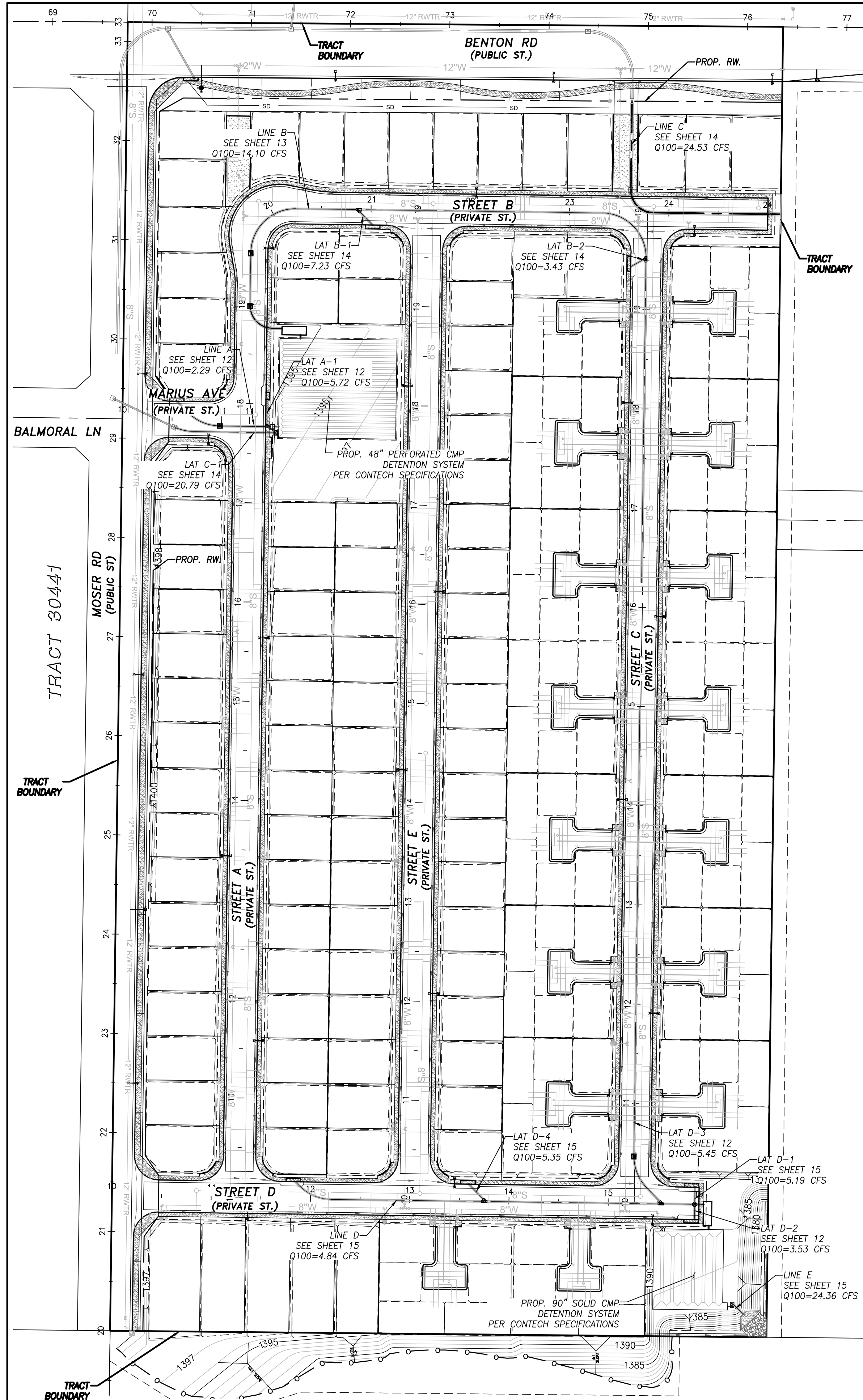
SHEET 9 OF 18

Plot Date: 12/6/2023

REVIEWED - CORRECTIONS NOTED
NO RESUBMITTAL REQUIRED

DATE: 03/05/2024
REVIEWED BY: M. Duarte
SUBSTR. JOB NO.: 2029-22-002

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
ENGINEERING SUBSTRUCTURES TEAM

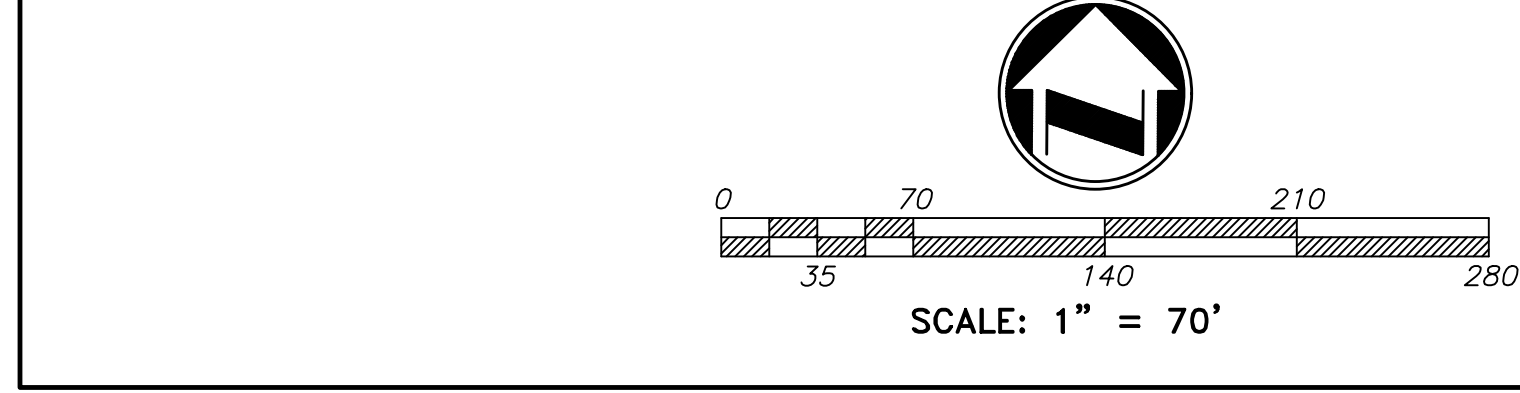


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THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
ENGINEERING SUBSTRUCTURES TEAM

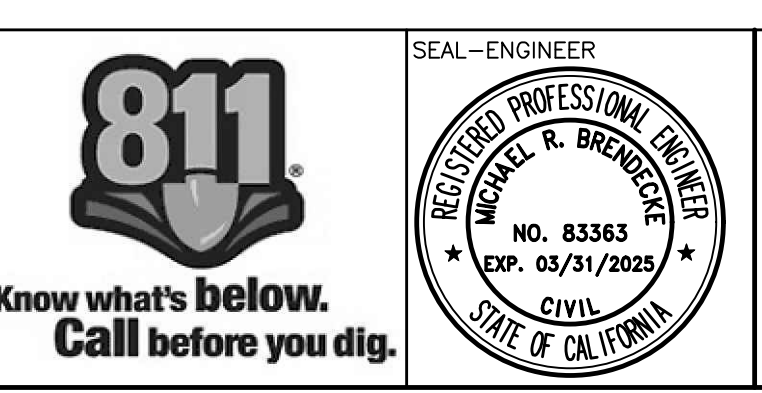
STORM DRAIN IMPROVEMENT CONSTRUCTION NOTES & QUANTITIES

THE QUANTITIES SHOWN BELOW ARE FOR BONDING PURPOSES ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT BID BASED ON THEIR OWN QUANTITY TAKE-OFF.

1	INSTALL 8" RCP STORM DRAIN	1,328 LF
2	INSTALL 18" RCP STORM DRAIN	2,126 LF
3	INSTALL 36" RCP STORM DRAIN	255 LF
4	INSTALL 48" PERFORATED CMP UNDERGROUND STORAGE PER CONTECH SPECIFICATIONS	11,800 LF
5	INSTALL 90" SOLID CMP UNDERGROUND STORAGE PER CONTECH SPECIFICATIONS	5,711 LF
6	CONSTRUCT CATCH BASIN PER RIVERSIDE COUNTY STD. NO. 300	8 EA
7	CONSTRUCT MANHOLE NO.1 PER RCFC STD. DWG NO. MH251	4 EA
8	CONSTRUCT MANHOLE NO.2 PER RCFC STD. DWG NO. MH252	1 EA
9	CONSTRUCT MANHOLE NO.4 PER RCFC STD. DWG NO. MH254	5 EA
10	CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RCFC STD. DWG NO. JS227	1 EA
11	CONSTRUCT CONCRETE BULKHEAD PER RCFC STD. DWG NO. M816	2 EA
12	CONSTRUCT HEADWALL PER CALTRANS STD. PLAN D89B	2 EA
13	CONSTRUCT HEADWALL PER CALTRANS STD. PLAN D90 W/ RIP-RAP DISSIPATER PER RIV. CO. STD 314	289 SF
14	CONSTRUCT GRATING CATCH BASIN (2 GRATES) PER APWA STANDARD PLAN 305-4	2 EA
15	CONSTRUCT 4'x4' MODULAR WETLANDS PER CONTECH SPECIFICATIONS	1 EA
16	CONSTRUCT 8'x24' MODULAR WETLANDS PER CONTECH SPECIFICATIONS	2 EA
17	INSTALL 12"x12" BROOKS BOX INLET	16 EA



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PLANS PREPARED BY:
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 Tel: (951) 688-0241 Fax: (951) 688-0599
 Under the Supervision of:
 MICHAEL R. BRENDECKE, R.C.E. 83363 Exp. 03.31.25 Date:

MARK	REVISIONS	APPR.	DATE
DESIGNED BY: CM	DRAWN BY: CM	CHECKED BY: LG	

COUNTY OF RIVERSIDE
 DEPARTMENT OF BUILDING & SAFETY

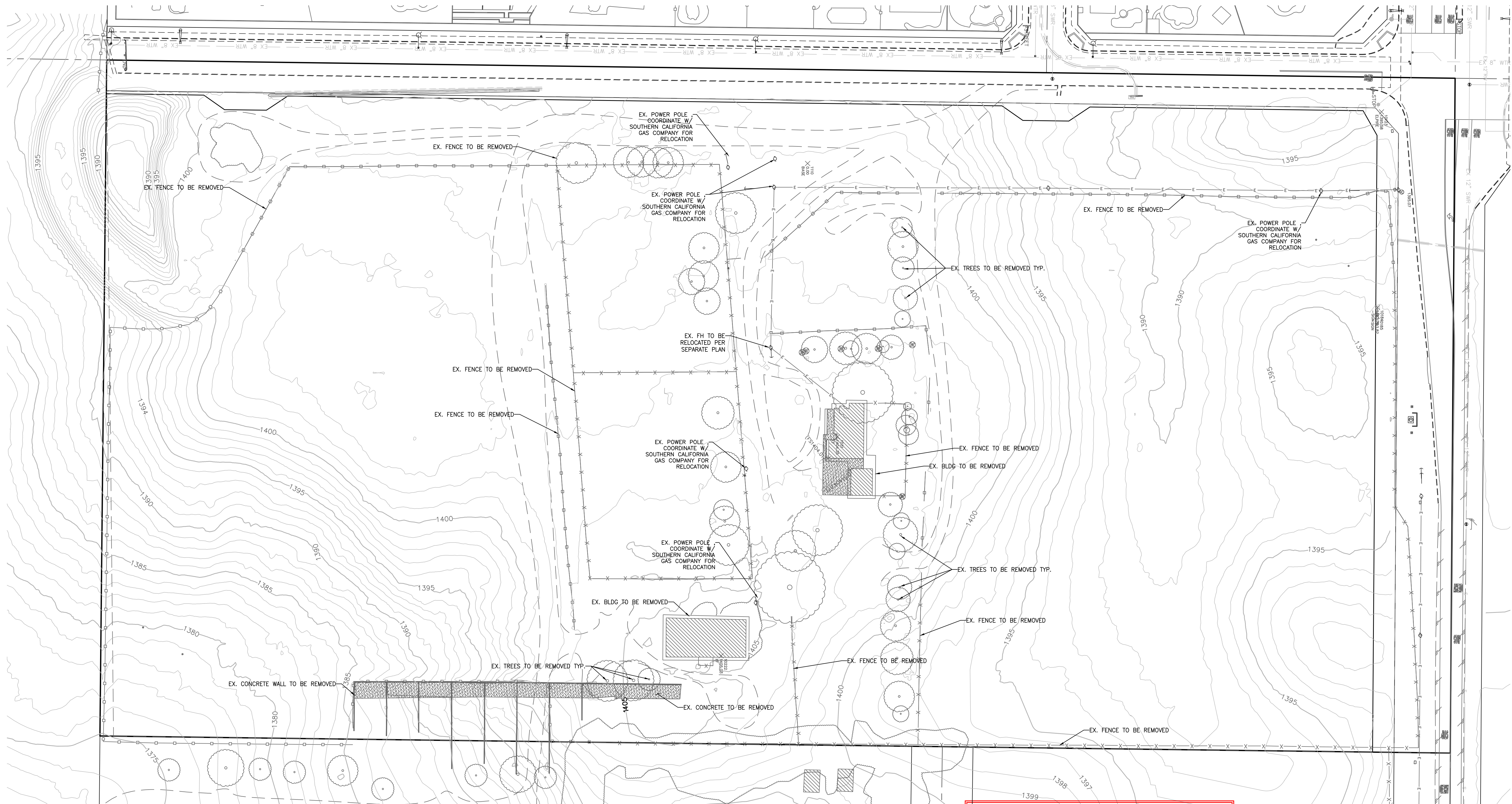
APPROVED _____ 20__

BY: _____

PRIVATE STORM DRAIN PLAN
TRACT No. 38300
PRIVATE STORM DRAIN INDEX SHEET

PREPARED FOR: **GRIFFIN RESIDENTIAL**

HORIZ. SCALE: AS NOTED VERT. SCALE: N/A

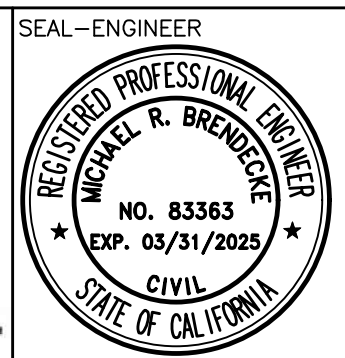


**REVIEWED – CORRECTIONS NOTED
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COUNTY OF RIVERSIDE
 DEPARTMENT OF BUILDING & SAFETY

APPROVED _____ 20__

BY: _____

ROUGH GRADING PLAN
TRACT No. 38300
DEMO PLAN

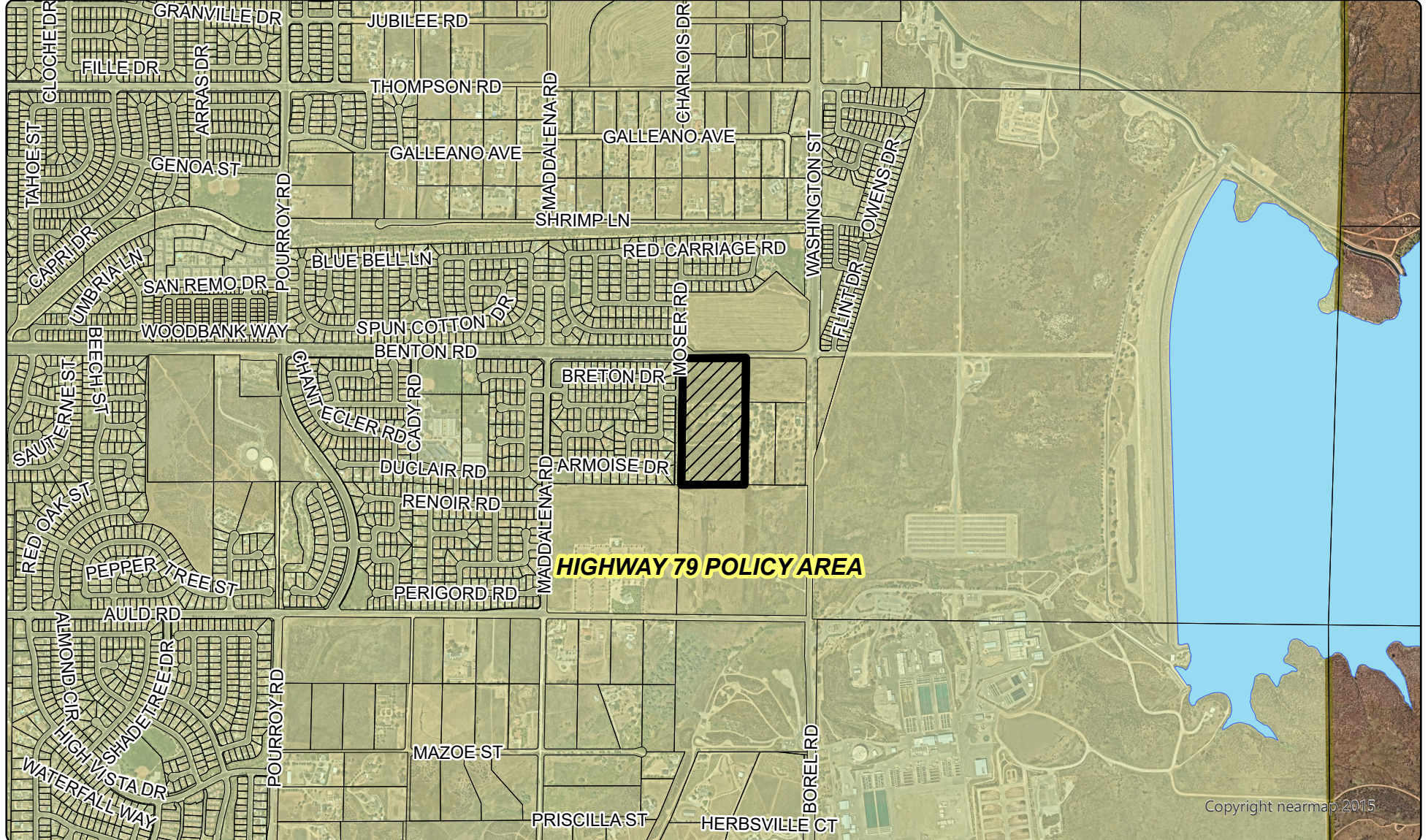
PREPARED FOR: **GRIFFIN RESIDENTIAL**
 HORIZ. SCALE : AS NOTED VERT. SCALE : N/A

RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00286A08 GPA210219 CZ100234 TTM38300 PPT230031

Supervisor: Washington
District 3

Date Drawn: 3/4/2024
Vicinity Map

VICINITY/POLICY AREAS

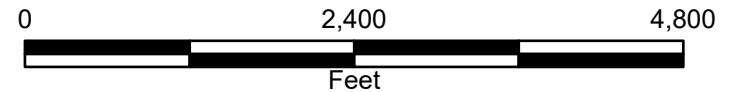


HIGHWAY 79 POLICY AREA

Zoning Area: Rancho California

Author: Karen Jordan

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

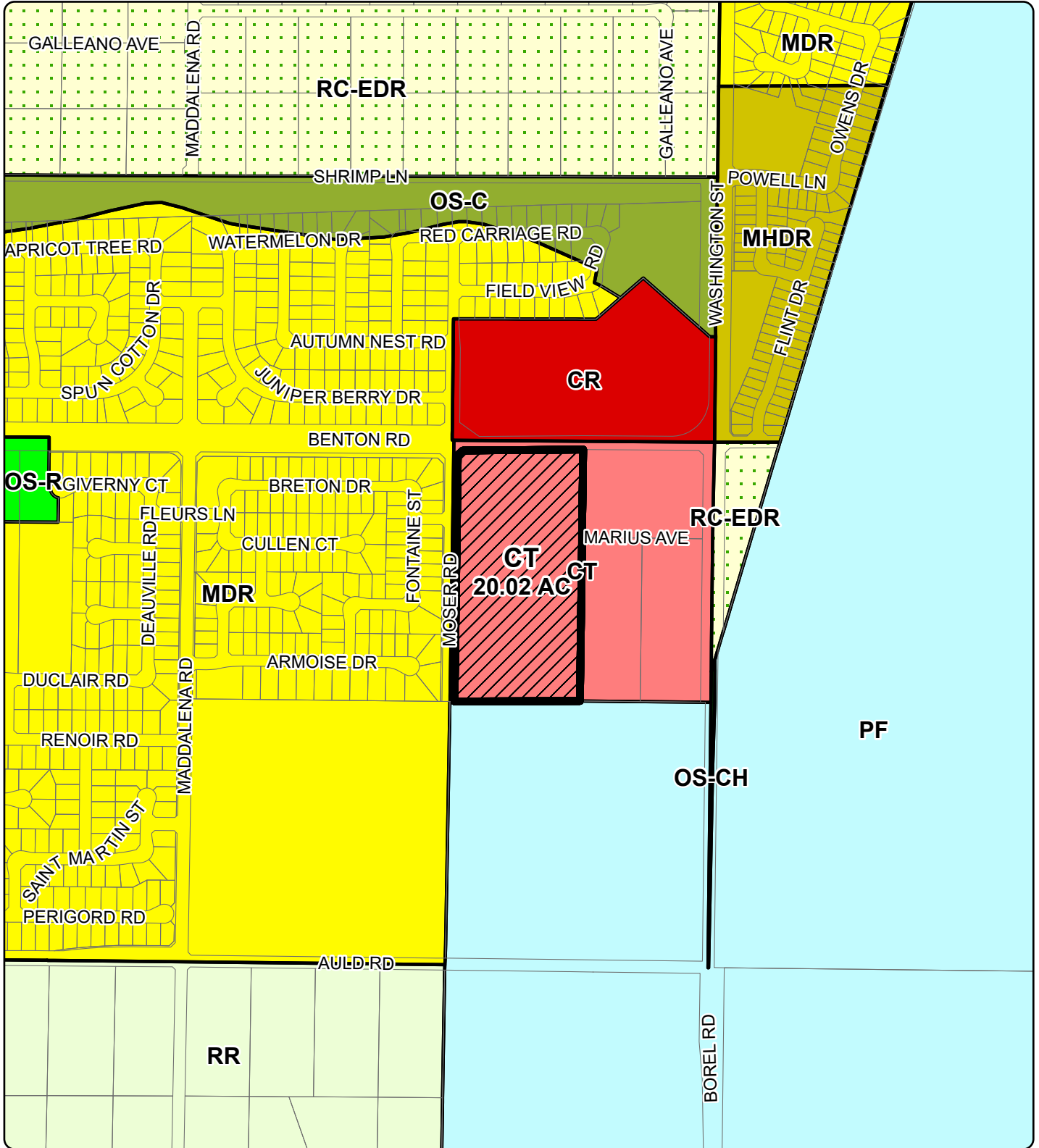


RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00286A08 GPA210219 CZ100234 TTM38300 PPT230031

Supervisor: Washington
District 3

Date Drawn: 3/4/2024
Exhibit 5

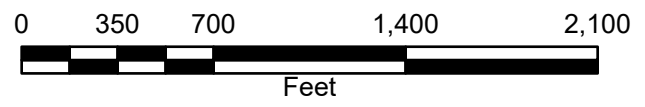
EXISTING GENERAL PLAN



Zoning Area: Rancho California

Author: Karen Jordan

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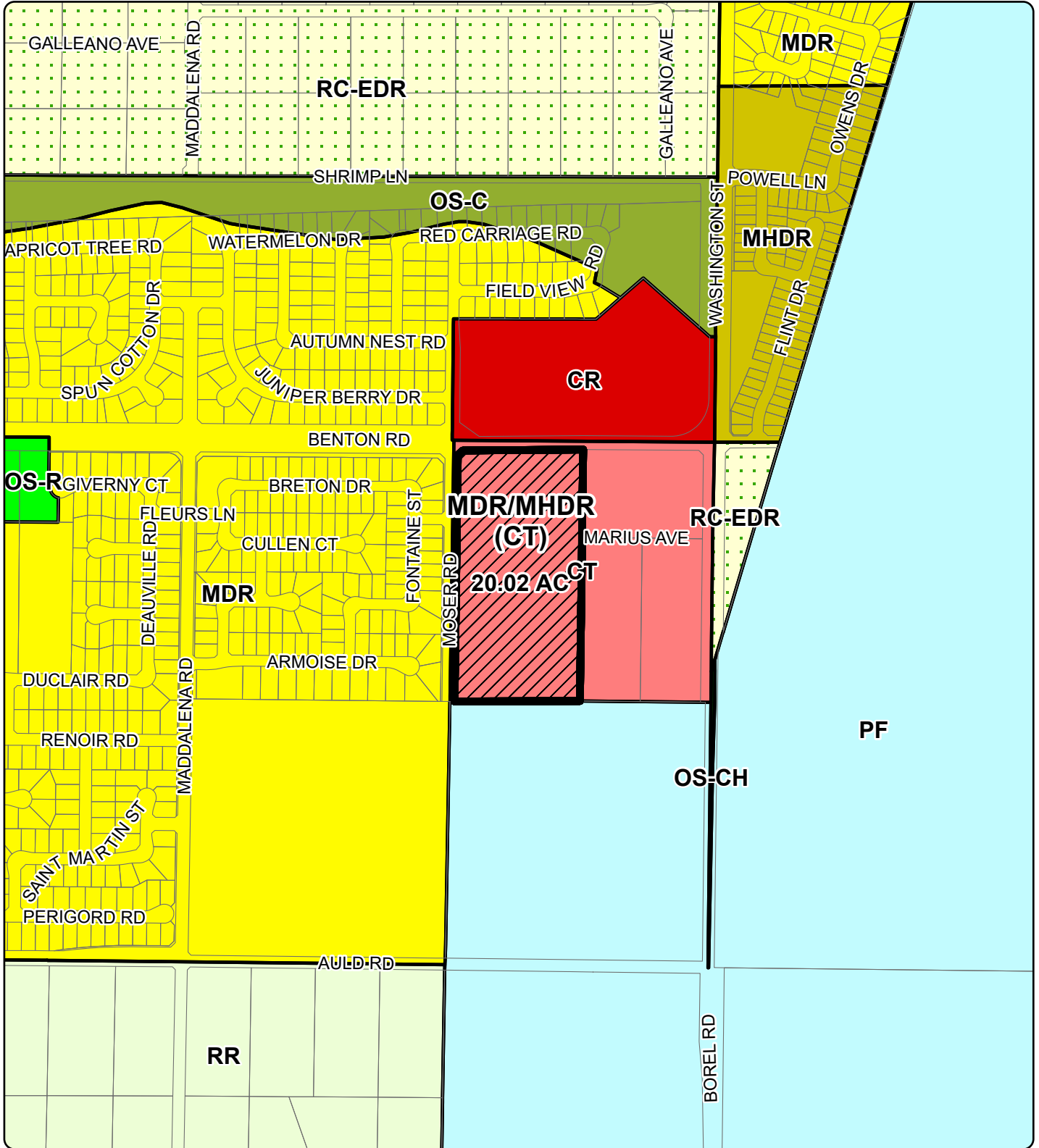


RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00286A08 GPA210219 CZ100234 TTM38300 PPT230031

Supervisor: Washington
 District 3

Date Drawn: 3/4/2024
 Exhibit 6

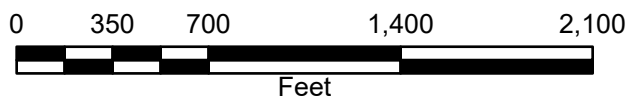
PROPOSED GENERAL PLAN



Zoning District: Rancho California

Author: Karen Jordan

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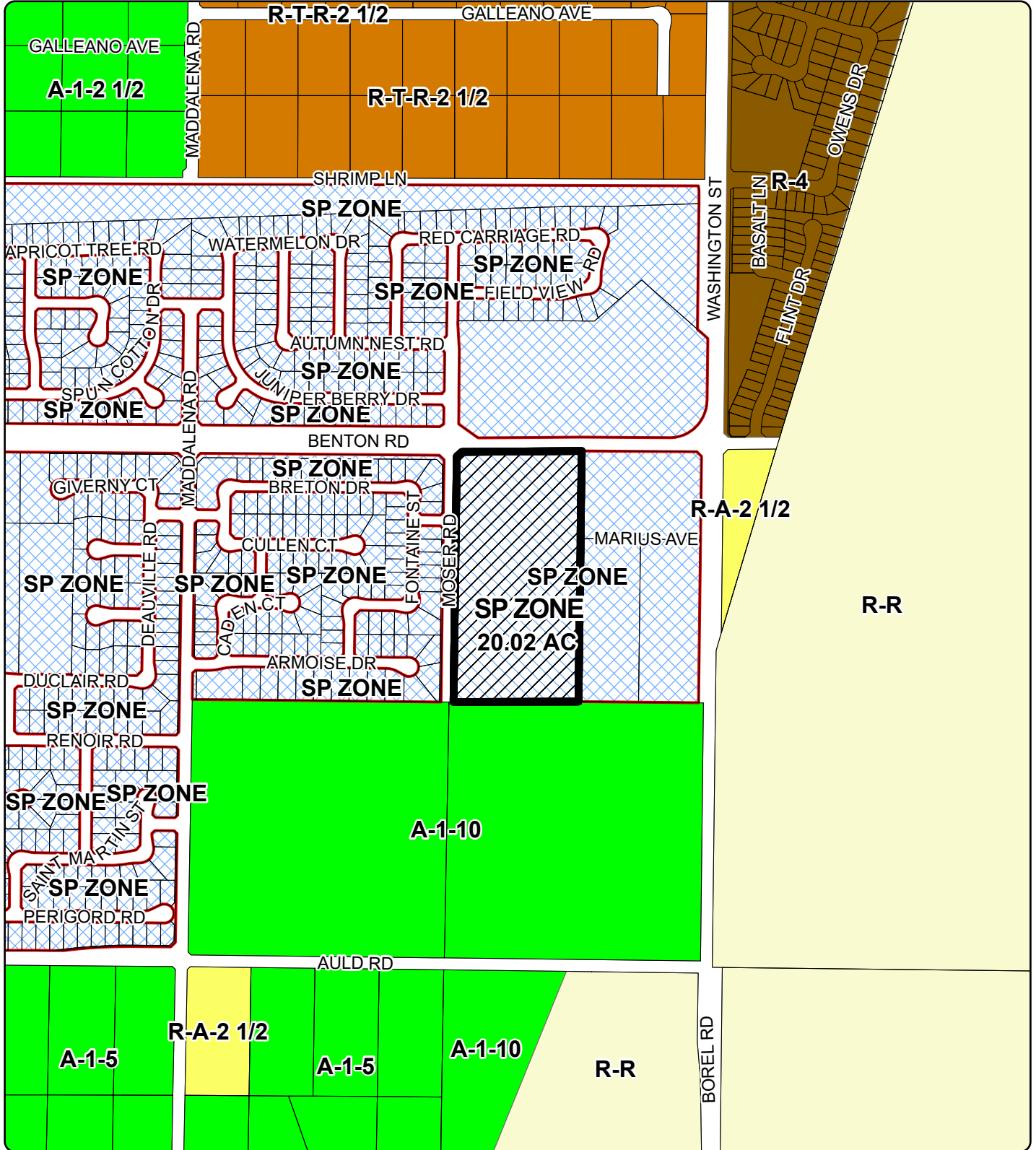


RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00286A08 GPA210219 CZ100234 TTM38300 PPT230031

Supervisor: Washington
 District 3

Date Drawn: 3/4/2024
 Exhibit 2

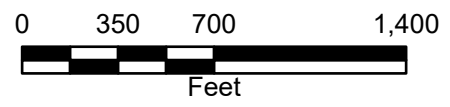
EXISTING ZONING



Zoning Area: Rancho California

Author: Karen Jordan

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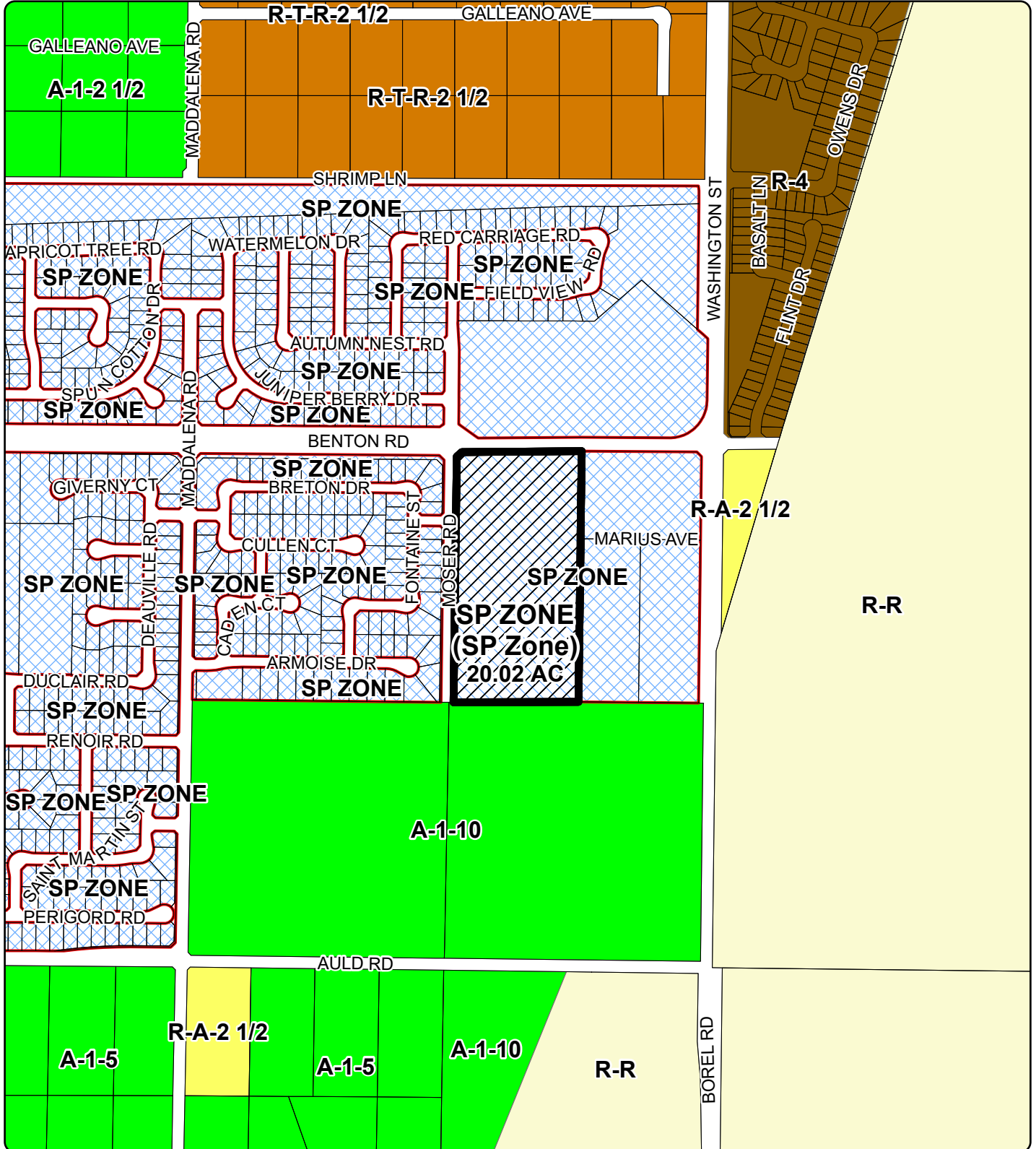


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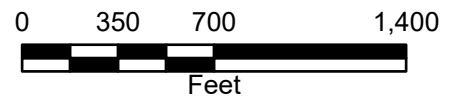
PROPOSED ZONING



Zoning District: Rancho California

Author: Karen Jordan

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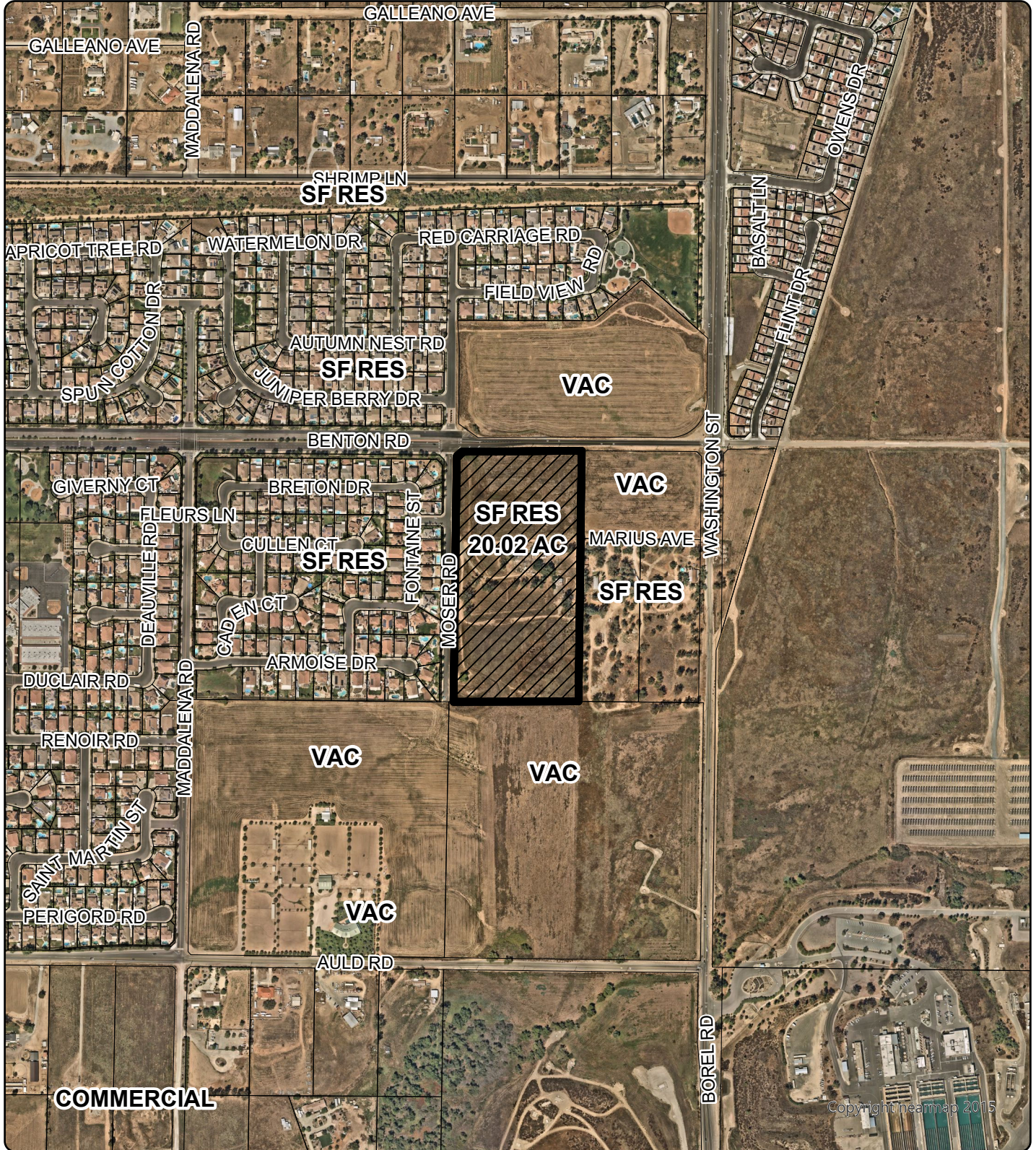


RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00286A08 GPA210219 CZ100234 TTM38300 PPT230031

Supervisor: Washington
 District 3

Date Drawn: 3/4/2024
 Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Karen Jordan

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