

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41176

Project Case Type (s) and Number(s): Specific Plan No. 293 Amendment No. , Change of Zone No. 7461, General Plan Amendment No. 1061, Tentative Tract Map No. 30976, Tentative Tract Map No. 30977, Tentative Tract Map No. 34677

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Russell Brady

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Applicant's Name: Rancon Group / Lisle 320, LLC / Ranchos Property, LTD

Applicant's Address: 41391 Kalmia Street, suite 200, Murrieta, CA 92567

TR30976 and TR30977 Engineer's Name: Albert A. Webb & Associates

TR30976 and TR30977 Engineer's Address: 3788 McCray Street, Riverside, CA 92506

TR34677 Engineer's Name: ACD Engineering

TR34677 Engineer's Address: 43430 Business Park Drive, Temecula, CA 92590

SP00293A5 Representative's Name: T&B Planning Consultants

SP00293A5 Representative's Address: 17542 East 17th Street, suite 100, Tustin, CA 92780

I. PROJECT INFORMATION

A. Project Description:

Specific Plan 293 Amendment No. 5 proposes for the following land uses within the boundaries of the 2,840.7 acres of the entire Specific Plan

Low Density Residential (0.5 du/ac) – 16.3 acres – 6 dwelling units

Medium Density Residential (2-5 du/ac) – 856.6 acres – 3,365 dwelling units

Medium High Density Residential (5-8 du/ac) – 53.7 acres – 316 dwelling units

High Density Residential (8-12 du/ac) – 140.5 acres – 1,558 dwelling units

Commercial – 150.1 acres

Light Manufacturing – 103.8 acres

Medium Manufacturing – 14.3 acres

School – 22.2 acres

School/Medium Density Residential (2-5 du/ac) – 14.4 acres – 35 dwelling units

School/Medium High Density Residential (5-8 du/ac) – 12.4 acres – 74 dwelling units

Active Parks – 75.8

Open Space – 458.0

Specific Plan No. 293 Amendment No. 5 specifically proposes to:

- 1) Adjust boundaries for Planning Areas 7, 8, 9, 10, 11, and 12;
- 2) Replace Planning Area 8, 9, and 10 with Planning Areas 8A, 8B, 9A, 9B, 10A, and 10B;
- 3) Reallocate dwelling units within Planning Areas 7, 8, and 9;
- 4) Designate Planning Area 9A and 9B as High Density Residential;
- 5) Designate Planning Areas 8A and 8B as Medium High Density Residential;
- 6) Designate Planning Areas 10A and 10B as Open Space;
- 7) Adjust boundaries for Planning Areas 46, 47, 50A, 50B, 53, and 54;
- 8) Reallocate dwelling units within Planning Areas 47, 50A, 50B, and 53;
- 9) Replace Planning Areas 47, 50A, 50B, and 54 with Planning Areas 47A, 47B, 47C, 50A, 50B, 50C, 50D, 54A, and 54B;

- 10) Designate Planning Area 47A as Medium Density Residential;
- 11) Designate Planning Area 47B as Medium Density Residential;
- 12) Designate Planning Area 47C as Low Density Residential;
- 13) Designate Planning Area 50C as Medium High Density Residential;
- 14) Designate Planning Area 50D as Medium Density Residential;
- 15) Designate Planning Area 53 as High Density Residential;
- 16) Designate Planning Area 54B as open space;
- 17) Redesignate Planning Area 49 as Planning Areas 49A and 49B;
- 18) Create Planning Areas 62A and 62B and designate as Open Space;
- 19) Increase the total dwelling units for Planning Area 19 if a school does not develop from 52 to 74 dwelling units;
- 20) Redesignate Planning Area 39 from Commercial to High Density Residential;
- 21) Expand Planning Area 40, thereby expanding the Specific Plan boundaries;
- 22) Contract Planning Area 45B, thereby contracting the Specific Plan boundaries;
- 23) Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to 5,324 with School Planning Areas' dwelling units);
- 24) Provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan;
- 25) Adjust park construction triggers in accordance with updated funding plans for the parks.

General Plan Amendment No. 1061 proposes to amend the Riverside County General Plan Land Use Element to modify the boundaries of an established Specific Plan (SP293).

Change of Zone No. 7461 proposes to modify the Specific Plan zoning ordinance in accordance with the proposed land use designation changes and modify the zoning classifications associated with the adjustment to the Specific Plan boundary changes.

Tentative Tract Map No. 30976 proposes a schedule A subdivision of 53.39 acres into 162 single family residential lots with a minimum lot size of 7,200 square feet and 28 open space lots for drainage/water quality, paseos, expanded parkways, and fire access.

Tentative Tract Map No. 30977 proposes a schedule A subdivision of 260.5 acres into 414 single family residential lots, one 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one 107.33-acre natural open space lot, and three remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet.

Tentative Tract Map No. 34677 proposes a Schedule A subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 3,500 square feet, 220 alley-loaded single family residential lots with a minimum lot size of 2,900 square feet, one 2.0-acre park, one 2.1-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

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

C. Total Project Area: 2,840.7 Acres

1. Specific Plan No. 293 Amendment No. 5

Residential Acres: 1067.1	Lots: N/A	Units: 5,245	Projected No. of Residents: 16,597
Commercial Acres: 150.1	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Industrial Acres: 118.1	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
School/Res. Acres: 49	Lots: N/A	Units: 109	Est. No. of Employees: N/A
Open Space Acres: 132.2	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

2. Tentative Tract Map No. 30976

Residential Acres: 53.39	Lots: 190	Units: 162	Projected No. of Residents: 502
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

3. Tentative Tract Map No. 30977

Residential Acres: 260.5	Lots: 431	Units: 414	Projected No. of Residents: 1,283
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

4. Tentative Tract Map No. 34677

Residential Acres: 73.22	Lots: 448	Units: 420	Projected No. of Residents: 1,302
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 466-340-020, et. al.

E. Street References:

1. **Specific Plan No. 293 Amendment No. 5:** northerly of Holland Road, easterly of Briggs Road, southerly of McCall Boulevard, and westerly of Rice Road
2. **Tentative Tract Map No. 30976:** northerly of Ano Crest Road, westerly of Leon Road, and southerly of Busby Road
3. **Tentative Tract Map No. 30977:** northerly of Ano Crest Road, easterly of Leon Road, and southerly of Busby Road
4. **Tentative Tract Map No. 34677:** northerly of Olive Avenue, westerly of Leon Road, and southerly of Simpson Road

F. Section, Township & Range Description or reference/attach a Legal Description: Township 5 South, Range 2 West, Sections 19, 30, 31, 32, Township 6 South, Range 2 West Sections 4, 5

G. Brief description of the existing environmental setting of the project site and its surroundings: The specific plan is located in the community of Winchester. The specific plan site lies on either side of the Salt Creek Channel stretching south into the hills south of the channel and stretching north close to Double Butte. Vegetation is mostly non-native grassland. The area is primarily vacant from previous agricultural uses with scattered low density residential and pockets. The surrounding area has numerous residential tentative maps at various stages of development at primarily medium densities.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the various land use designations on the project site. The proposed project meets the Highway 79 Policy Area requirements of the General Plan and all applicable land use policies.
2. **Circulation:** The proposed project provides greater opportunities for pedestrian and bicycle use and therefore reduces the reliance on automobiles for transportation. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The specific plan includes 75.8 acres of active recreation areas which will be maintained by Valley-Wide Recreation and Parks District and will serve this project and surrounding new and existing residential development. The individual tentative tract maps provide separate private recreation facilities that will be maintained by the individual homeowners associations. The proposed project has been conditioned to dedicate the appropriate park land and/or pay the appropriate park mitigation fees pursuant to the Quimby Act. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is partially located within a high fire hazard area, a subsidence susceptible area, the Diamond Valley Lake dam inundation area, and a 100-year FEMA flood zone. The proposed project is not located within any other special hazard zone (including fault zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design and conditioning of the project. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Harvest Valley/Winchester

C. Foundation Component(s): Community Development, Open Space

D. Land Use Designation(s): Medium Density Residential (MDR) (2-5 dwelling units per acre), Low Density Residential (LDR) (1-2 dwelling units per acre), High Density Residential (HDR) (5-8 dwelling units per acre), Commercial Retail (CR) (0.20-0.35 floor area ratio), Light Industrial (LI) (0.25-0.6 floor area ratio), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Harvest Valley / Winchester, Sun City / Menifee
2. **Foundation Component(s):** Community Development, Open Space
3. **Land Use Designation(s):** Medium Density Residential (MDR) (2-5 dwelling units per acre), Very Low Density Residential (VLDR) (1 acre minimum), Light Industrial (LI) (0.26-0.6 floor area ratio), and Public Facilities (PF) to the north, Medium Density Residential (MDR) (2-5 dwelling units per acre), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), and Rural Mountainous (RM) (10 acre minimum) to the east, Medium Density Residential (MDR) (2-5 dwelling units per acre), Rural Mountainous (RM) (10 acre minimum), Estate Density Residential (EDR) (2 acre minimum), and Agriculture (AG) to the south, Medium Density Residential (MDR) (2-5 dwelling units per acre), Rural Mountainous (RM) (10 acre minimum), and Commercial Retail (CR) 0.20-0.35 floor area ratio) to the west.
4. **Overlay(s) and Policy Area(s), if any:** Highway 79 Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Winchester Hills, Specific Plan No. 293
- I. **Existing Zoning:** Specific Plan No. 260 Planning Areas 7, 8, 9, 10, 11, 12, 49, 50A, 50B, 51, 52, 54, 55, 56
- J. **Proposed Zoning, if any:** Specific Plan No. 293 Planning Areas 47B, 49A, 49B, 50A, 50B, 50C, 50D, 51, 52, 53, 54A, 54B, 56, 62A, and 62B
- K. **Adjacent and Surrounding Zoning:** Rural Residential (R-R) one One Family Dwelling (R-1) to the north, Rural Residential (R-R) and Specific Plan (SP 288) to the east, Rural Residential (R-R) and One Family Dwelling to the south, Specific Plan (SP 301), Residential Agricultural five-acre minimum (R-A-5), Rural Residential (R-R), Light Agriculture 2 ½-acre minimum (A-1-2 ½), and Heavy Agriculture 2 ½-acre minimum (A-2-2 ½) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **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.

October 29, 2008

Signature

Date

Russell Brady
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 “Scenic Highways”

Findings of Fact:

a) The specific plan is not located adjacent to or near any designated Scenic Highways. Therefore, no impacts are anticipated.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public. Although rock outcroppings are proposed to be removed by TR30976 and TR30977, the removal of these outcroppings would not significantly alter the viewshed of the surrounding area. Any future implementing project from the specific plan will be required to provide an individual assessment of site specific scenic resources. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines for residential development and specific plan design guidelines, and therefore will not create an aesthetically offensive project. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the RCIP, the project site is located approximately 27 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions which primarily include choice of lighting element and shielding or directing lighting downward. (TR30976 COA 50.PLANNING.27, TR30977 COA 50.PLANNING.27, and TR34677 COA 50.PLANNING.25) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area. Lighting will be hooded and shielded in accordance with county requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. Therefore, less than significant impacts are anticipated.

b) The individual tentative tract maps will not expose residential property to unacceptable levels of light or glare. While the adjacent properties are vacant or currently have residences, similar residential development is planned for the adjacent properties which would be fitting for the amount of ambient light this project would create. Lighting will be hooded and shielded in accordance with county requirements to prevent spillover onto adjacent properties. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The specific plan is located on property designated as Prime Farmland and Farmland of Local Importance but is not located within an agricultural preserve. The proposed project is not currently designated on the General Plan for agricultural use. The project is not located within the boundaries of land designated as unique, or statewide important farmland (designated farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program)-the project will contribute to the cumulative loss of farmland in the County. The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project, adopted October 7, 2003. The Environmental Impact Report determined that the loss of locally important farmland has a less than significant impact.

b) The project will not conflict with an existing agricultural use, or a Williamson Act (agricultural preserve) contract. Therefore, no impact is anticipated.

c) None of the proposed Tentative Tract Maps are located within 300 feet of agriculturally zoned property. Therefore, no impact is anticipated.

d) The project could result in additional development for the area which could convert farmland to non agriculture use. Any conversion would be required to be consistent with the General Plan therefore there would be a less than significant impact to conversion of farmland to non agriculture uses.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project				
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, Waste Management Department

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, impacts are anticipated to be less than significant.

b, c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

EIR No. 380 analyzed the air quality impacts for the Specific Plan. Although the project is proposing additional units within the specific plan, it is proposing the conversion of commercially designated areas to residential which leads to an overall reduction in trips, therefore a reduction in air quality impacts from what was analyzed in EIR No. 380.

The project is consistent with the County's General Plan and Harvest Valley/Winchester Area Plan land use designations. The Riverside County General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the County's Air Quality Element. The County is charged with implementing the policies in its General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 380 prepared for the Winchester Hills Specific Plan and EIR No. 441 prepared for the Riverside County General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard county requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors. Therefore, impacts are anticipated to be less than significant.

e) The project site is not located within close proximity to a substantial point source emitter. Therefore, no impact is anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The residential project will not create objectionable odors affecting a substantial number of people. Therefore, no impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

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

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

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

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

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

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

Source: GIS database, WRCMSHCP, On-site Inspection, PDB04061, PDB04082, PDB05435

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project required General Biological Surveys and Burrowing Owl Surveys. Therefore, impacts are anticipated to be less than significant.

b) No endangered or threatened species were identified on the project site. Therefore, impacts are anticipated to be less than significant.

c) During the field investigations, burrowing owl habitat was observed on all three Tentative Tract Map sites. A pair of adult burrowing owls were observed on site and subsequent surveys observed fledglings on the TR30977 site. With the incorporated mitigation, impacts are anticipated to be less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, impacts are anticipated to be less than significant.

e-f) TR34677 does not support Riparian/Riverine area or vernal pools. Riparian and Riverine habitat exists on TR30976 and TR30976. However, these areas are set aside as natural open space by the Specific Plan and the Tentative Tract Maps. Therefore, no impacts are anticipated.

g) The project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, no impacts are anticipated.

Mitigation: The proposed projects will be required to perform burrowing owl surveys 30 days prior to commencement of grading activities (TR30976 COA 60.EPD.1, TR30977 COA 60.EPD.1, and TR34677 COA 60.EPD.1) Prior to grading permits, a qualified biologist shall present a burrowing owl relocation plan and a report of the plan's success (TR30977 COA 60.EPD.6, 7)

Monitoring: Monitoring shall be done by the Environmental Programs Department and the Building and Safety Department.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PDA04128, PDA04118, PDA04300

Findings of Fact:

- a) The project site is vacant and does not contain any historical structures.
- b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PDA04128, PDA04295, PDA04118, PDA04300

Findings of Fact:

a) The Phase I cultural resources study prepared for TR34677 did not find any archaeological resources existing above ground. The Phase I cultural resources studies prepared for TR30976 and TR30977 did identify 22 archaeological resources existing above ground, generally consisting of milling stones. The majority of the resources (approximately 17) are located within the designated open space areas, but the remaining resources will be altered or destroyed. A phase II survey was also required for TR30976 and 30977 for testing of the resources. The survey determined that the resources proposed to be altered or destroyed are not significant. In addition, through a records search, the study found numerous identified archaeological resources that exist within one-mile of the site. There is a high potential for uncovering additional resources during grading activities. With incorporation of the recommended mitigation measures, impacts will be less than significant.

b) The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Therefore, impacts are anticipated to be less than significant.

c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. (TR30976 COA 10.PLANNING.4, TR30977 COA 10.PLANNING.5, and TR34677 COA 10.PLANNING.1)

d) The proposed project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: The project is required to retain a qualified archaeologist for consultation during grading as well as have Native American tribal monitoring during all grading activities (TR30976 COA 60.PLANNING.6, 60.PLANNING.7, TR30977 60.PLANNING.4, 60.PLANNING.8, TR34677 COA 60.PLANNING.1, 60.PLANNING.2)

Monitoring: Monitoring will be provided by the Planning Department and the Building and Safety Department.

9. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", PDA04128, PDA04118, PDA04300

Findings of Fact:

a) The project site is partly located within a High B (Hb) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is moderate to high. The cultural resource surveys prepared for the project did not identify any paleontological resources existing above ground. Therefore, impacts are anticipated to be less than significant with the incorporated mitigation.

Mitigation: A qualified paleontologist shall be retained for consultation during grading. (TR30976 COA 60.PLANNING.11, TR30977 COA 60.PLANNING.30, TR34677 COA 60.PLANNING.4)

Monitoring: Monitoring will be provided by the Planning Department and the Building and Safety Department.

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a) No active faults are known to traverse the project site. Therefore, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death

b) The project site does not lie within a State of California Earthquake Hazard Zone (formally called an Alquist-Priolo Special Studies Zone).

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" GEO01279, GEO01863

Findings of Fact:

a) The Geologic Report prepared for TR34677 concluded that due to the depth of the groundwater and the relatively dense subsurface soils, the potential for liquefaction is considered low. Standard California Building Code (CBC) requirements will reduce the potential impacts to a less than significant level. The Geologic Report prepared for TR30976 and TR30977 concluded that a potential for liquefaction exists due to the depth of groundwater at a peak of five feet (5'). With the incorporated mitigation measures and standard CBC requirements, impacts are anticipated to be less than significant.

Mitigation: All colluvial soils existing on the site shall be removed and recompacted. (TR30976 COA 10.PLANNING.7, 60.BS GRADE.3 TR30977 COA 10.PLANNING.2, 60.BS GRADE.3)

Monitoring: Monitoring will be provided by the Planning Department and the Building and Safety Department.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO01279, GEO01863

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The closest active fault is the San Jacinto Fault, located approximately 8 miles away. The project is located within a very high ground shaking risk area. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

13. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”, GEO01279, GEO01863

Findings of Fact:

a) Due to the relatively level terrain for the TR34677 area, this site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil. TR30976 and TR30977 are located adjacent to high slope areas that may present potential rockfall hazards. With the incorporated mitigation recommended by the prepared geotechnical study prepared for the project, the anticipated impact should be less than significant.

Mitigation: All loose, rounded boulders existing above the proposed slopes which are subject to the potential hazard of rockfalls, shall be identified and removed during grading. (TR30976 COA 10.PLANNING.7, 60.BS GRADE.3 TR30977 COA 10.PLANNING.2, 60.BS GRADE.3)

Monitoring: Monitoring will be provided by the Planning Department and the Building and Safety Department.

14. Ground Subsidence

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

Source: RCIP Figure S-7 “Documented Subsidence Areas”, GEO01279, GEO01863

Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, GEO01279, GEO01863

Findings of Fact: The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, no impact is anticipated.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Source: RCIP, Project Application Materials

Findings of Fact:

a) The project area for TR34677 is relatively flat and will not require an extensive amount of grading. TR30976 and TR30977 primarily lie within flat areas, however their west and east sides respectively abut high slope areas that the project does propose to grade into. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are anticipated to be less than significant.

b) The project does not propose slopes greater than 2:1 or higher than 10 feet. Therefore, no impact is anticipated.

c) Grading will not negate or affect the subsurface sewage disposal systems. Therefore, no impact is anticipated.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, On-site Inspection, GEO01279, GEO01863

Findings of Fact:

a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are anticipated to be less than significant.

b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. The proposed Winchester Hills Master Drainage Plan facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site lies within a high area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. A condition has been placed on the project to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA (TR30976 COA 10.BS GRADE.9, TR30977 COA 10.BS GRADE.4 and TR34677 COA 10.BS GRADE.4) Therefore, impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. 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?

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

Source: RCIP Figure S-18 "Inventory of Hazardous Materials", Project materials, and Site Inspection

Findings of Fact:

a) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the project will have a less than significant impact from hazardous materials.

b) The project proposes residential land uses; however, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will provide adequate access to the proposed residential use, and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project proposes residential land uses and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) The project is not located within an airport influence area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: Portions of the specific plan are located within a high fire hazard area. Individual projects will be conditioned to meet the requirements for projects within high fire hazard areas. TR34677 is not located within a high fire hazard area. TR30976 and TR30977 are located within a high fire hazard area. Each project's design complies with the requirements for projects located within a high fire hazard area, which include the provision of fuel modification areas and emergency access to hillside areas. With the incorporation of these standard requirements, impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) This project is located within the Winchester Hills Master Drainage Plan (MDP). Each tentative tract map is dependent on various portions of the MDP to both provide adequate protection for the project site's and for an adequate outlet for the onsite flows generated by this development. The developer shall construct the required flood control facilities at the specifications of the Flood Control District.

The Flood Control District will not allow the issuance of grading permits nor allow recordation of the final map until plans for the required facilities have been approved, bonds have been posted, and the offsite right-of-way acquired. The developer shall be responsible for the maintenance of these facilities until their maintenance is transferred to either the Flood Control District or the Community Facilities District. (TR30976 COA 10.FLOOD RI.2, TR30977 COA 10.FLOOD RI.1, and TR34677 COA 10.FLOOD RI.1). With the incorporated mitigation, impacts are anticipated to be less than significant.

b) In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. (TR30976 COA 10.FLOOD RI.18, TR30977 COA 10.FLOOD RI.17, and TR34677 COA 10.FLOOD RI.21)

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted.

d) This project is located within the Winchester Hills Master Drainage Plan (MDP). Each tentative tract map is dependent on various portions of the MDP to both provide adequate protection for the project site's and for an adequate outlet for the onsite flows generated by this development. The developer shall construct the required flood control facilities at the specifications of the Flood Control District.

The Flood Control District will not allow the issuance of grading permits nor allow recordation of the final map until plans for the required facilities have been approved, bonds have been posted, and the offsite right-of-way acquired. The developer shall be responsible for the maintenance of these facilities until their maintenance is transferred to either the Flood Control District or the Community Facilities District. (TR30976 COA 10.FLOOD RI.2, TR30977 COA 10.FLOOD RI.1, and TR34677 COA 10.FLOOD RI.1). With the incorporated mitigation, impacts are anticipated to be less than significant.

e-f) The specific plan is located partially within a 100-year floodplain. Individual projects will be conditioned to meet the Flood Control District requirements for projects located within a 100-year floodplain. The proposed tentative tract maps are not located within a 100-year floodplain.

g) The project will not otherwise substantially degrade water quality.

h) This project proposes BMP facilities that will require maintenance by a public agency or property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Riverside County Flood Control District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BMPs in perpetuity. (TR30977 COA 10.FLOOD RI.18, TR30977 COA 10.FLOOD RI.17, and TR34677 COA 10.FLOOD RI.21)

Mitigation: Major flood control facilities are being proposed and shall be designed and constructed to the Riverside County Flood Control District standards. ((TR30976 COA 10.FLOOD RI.2, 10.FLOOD RI.3, TR30977 COA 10.FLOOD RI.1, 10.FLOOD RI.2, and TR34677 COA 10.FLOOD RI.1, 10.FLOOD RI.2)

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control Department and through the Building and Safety Plan Check Process.

24. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 “100- and 500-Year Flood Hazard Zones,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project will alter the existing pattern of drainage on the site at a less than significant level and will direct onsite flow into drainage facilities. With the incorporated mitigation, impacts are anticipated to be less than significant.
- b) The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site, but at a less than significant level.
- c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. However, an alluvial fan type watershed would impact the proposed development from the north. In order to protect this tract from flooding, the developer shall construct the required flood control facilities
- d) The project will not cause changes in the amount of surface water in any water body.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Major flood control facilities are being proposed and shall be designed and constructed to the Riverside County Flood Control District standards. (TR30976 COA 10.FLOOD RI.2, 10.FLOOD RI.3, TR30977 COA 10.FLOOD RI.1, 10.FLOOD RI.2, and TR34677 COA 10.FLOOD RI.1, 10.FLOOD RI.2)

Monitoring: Monitoring will be provided by the Flood Control District and the Building and Safety Department.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The specific plan amendment proposes to alter the current land use designations in the specific plan generally from commercial land uses to medium and high density residential land uses as well as increasing densities from medium density residential to medium high and high density residential land uses. Although this is a substantial change in the type of land use on the specific locations, this alteration will provide for a greater variety of residential densities in the area, particularly higher residential densities, which will encourage affordability and choice in housing type. The amount of commercial land uses provided in the specific plan will adequately serve the surrounding neighborhood and region.

b) The project is not located within a city sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The proposed tentative tract maps are consistent with the proposed zoning on their sites.
- b) The specific plan amendment proposes to alter the current land use designations in the specific plan generally from commercial land uses to medium and high density residential land uses as well as increasing densities from medium density residential to medium high and high density residential land uses. The proposed change in land uses are compatible with the existing and proposed surrounding uses and zoning. The individual tentative tract maps have been designed to provide buffering from these existing lower density residential areas so they would be compatible. The buffering generally consists of setbacks, landscape screening, building orientation, and the limitation of perimeter walls.
- c-d) The proposed project is consistent with the General Plan land use designation of the site. The project is located within the Highway 79 Policy Area, which dictates that proposed residential projects must have a reduced density of 9% less than the midpoint of the allowable density range. The Specific Plan which this project is located within was amended to modify commercial land uses to medium and high density residential land uses. An analysis of total trips created by the Specific Plan indicated that the total number of trips created by projects within the Specific Plan would be consistent with the Highway 79 Policy Area. The proposed tentative tract maps are consistent with the Specific Plan, therefore consistent with the Highway 79 Policy Area.
- e) Surrounding land uses include vacant/undeveloped land and scattered existing lower density residential. The project lies within Specific Plan 293 which is adopted for primarily medium density residential land uses in this area. The project will not disrupt or divide any existing community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State 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) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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"/>

Source: Riverside County General Plan Figure OS-5 “Mineral Resources Area”

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highway. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. The cumulative ambient noise from this project and those surrounding it are also considered less than significant.

b) The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels.

c) A preliminary noise study was completed for the proposed tentative tract maps. The reports for each tentative tract map proposed specific wall heights to mitigate against potential traffic noise from the streets surrounding each tentative tract map. Based on the Department of Public Health's calculations, the recommended wall heights should provide sufficient attenuation to reduce exterior roadway noise levels below the 65 Ldn standard.

d) The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels

Mitigation: Each tentative tract map shall be required to construct perimeter walls at the recommended heights and specifications of the prepared acoustical studies. (TR30976 COA 90.PLANNING.1, TR30977 COA 90.PLANNING.2, TR34677 COA 90.PLANNING.3)

Monitoring: Mitigation monitoring shall be conducted through the Building and Safety Plan Check Process.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing 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) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site is currently primarily vacant farmland. Portions of the specific plan have already been developed with residential land uses and are not proposed to be removed. Therefore the project will not displace any housing.
- b) The specific plan is primarily residential in nature and will serve the region's need for additional housing. The proposed commercial and industrial land uses are consistent with the County General Plan which analyzed the housing needs for the region. The project will not create a demand for additional housing beyond the residential land uses in the General Plan.
- c) The project will not displace any people.
- d) The project is not located within a Redevelopment Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (TR30976 COA.10.PLANNING.22, TR30977 COA.10.PLANNING.20, and TR34677 COA.10.PLANNING.18).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (TR30976 COA.10.PLANNING.22, TR30977 COA.10.PLANNING.20, and TR34677 COA.10.PLANNING.18).

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

Source: Romoland/Menifee/Perris Union High/Hemet Unified School Districts correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The Specific Plan is located within the Romoland Union, Menifee Union, Perris Union High, and Hemet Unified School Districts. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (TR30976 COA. 80.PLANNING.2, 80.PLANNING.27, TR30977 COA. 80.PLANNING.2, 80.PLANNING.26 and TR34677 COA. 80.PLANNING.2, 80.PLANNING.26)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County’s discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (TR30976 COA.10.PLANNING.22, TR30977 COA.10.PLANNING.20, and TR34677 COA.10.PLANNING.18).

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

Source: RCIP

Findings of Fact: The uses of the proposed specific plan would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a) The specific plan provides for 75.8 acres of active park area through seven main parks. In addition, TR34677 provides for approximately 4 acres for active recreation which generally consist of tot lots and open turf areas. Residential projects within the Specific Plan will be required to construct the identified parks at specific building permit thresholds as dictated by the Specific Plan. Therefore, impacts are anticipated to be less than significant.

b) The project would minimally use existing park facilities within the area. However, due to the amount of park area proposed by the project and the anticipated low level of use of existing facilities, substantial physical deterioration of these facilities is not anticipated. Therefore, impacts are anticipated to be less than significant.

c) The proposed subdivision is located within the sphere of influence of the Valley Wide Recreation and Parks District, which is responsible for the collection of Quimby fees and provision of parks in the Homeland area. The project has been conditioned to annex into the district and pay the appropriate Quimby Fees to Valley Wide Recreation and Parks District. With the incorporation of this standard condition, the project will have a less than significant impact on parks or recreational facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

40. Recreational Trails

Source: RCIP, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The specific plan provides various pedestrian and equestrian trails. Individual projects will be required to construct the trails and annex into a trails maintenance district for the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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maintenance of the proposed trails. The proposed tentative tract maps are not located adjacent to any proposed trails and are not required to provide any trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a 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"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, ALUC, CalTrans Handbook, Transportation Department Review. ST0396, ST00830

Findings of Fact:

a) The Transportation Department has reviewed the traffic study submitted for the proposed project. The study has been prepared in accordance with the County-approved guidelines. The existing roads in the area along with the proposed road and signal improvements will adequately serve the increased traffic created by the project. For the development of the entire Specific Plan, signals are required to be designed and constructed at the following intersections in order to meet minimum Level of Service requirements.

La Ventana Road/Simpson Road
 La Ventana Road/Olive Avenue
 La Ventana (L Street)/Newport Road (Patton Road)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

In addition the payment of Traffic Signal Mitigation Fees is required for the following intersections:

- Briggs Road/Olive Avenue
- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road
- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road

- b) The proposed project will not result in inadequate parking capacity.
- c) The traffic study indicated that it is possible to achieve a Level of Service “C”. The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- d) The project will not result in a change in air traffic patterns.
- e) The project will not alter waterborne, rail or air traffic.
- f) The project will not substantially increase hazards to a design feature.
- g) Interior streets shall be improved within the dedicated right-of-way in accordance with Exhibit ‘F’ of the Specific Plan Design Guidelines. All schedule “A” tract maps as established by Ordinance 460 are required to make these improvements. These standard requirements are not considered mitigation for CEQA implementation purposes. Standard payment of fees as required by Ordinance No. 659 and the Transportation Uniform Mitigation Fee (TUMF) program reduces any potential impacts to a less than significant level.
- h) There may be temporary traffic delays during street improvements to roads surrounding the proposed tentative tract maps, but the delays will cease upon completion of construction.
- i) The project will not result in inadequate emergency access or access to nearby uses.
- j) The project will not conflict with policies supporting alternative transportation. The project has been designed to promote pedestrian and bicycle use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: RCIP, Harvest Valley/Winchester Area Plan, Figure 9 "Trails and Bikeway System"

Findings of Fact: The specific plan provides various pedestrian and equestrian trails. Individual projects will be required to construct the trails and annex into a trails maintenance district for the maintenance of the proposed trails. The proposed tentative tract maps are not located adjacent to any proposed trails and are not required to provide any trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact: The project will be served by Eastern Municipal Water District (EMWD) with existing water facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (TR30976 COA.10.PLANNING.22, TR30977 COA.10.PLANNING.20, and TR34677 COA.10.PLANNING.18)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Department of Environmental Health Review

Findings of Fact: The proposed subdivision will be served by Eastern Municipal Water District (EMWD) with existing sewer facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (TR30976 COA.10.PLANNING.22, TR30977 COA.10.PLANNING.20, and TR34677 COA.10.PLANNING.18)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. The project will be required to comply with the recommendations of the Riverside County Waste Management Department. These requirements are standard to all residential projects and therefore are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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46. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

a-c) The proposed Project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Co. for gas service and Verizon for communication system service. These utilities are available adjacent to the site and connections to the service lines would not require physical impacts beyond the boundaries of the Project's disturbance area footprint or roadway rights-of-way.

d) SP293 features a Master Drainage Plan, which is designed to accommodate on-site and tributary flows. The Project's drainage plan has been designed to be compatible with the Winchester Hills Master Drainage Plan (MDP). Runoff from the Project site would be conveyed to proposed public drainage facilities, some of which are to be constructed by the Project. Master drainage improvements have been accounted for by EWMD in the MDP. Drainage facilities required for the Project would either occur on-site, in roadway rights-of-way (storm drain lines and inlets), or would not involve physical environmental impacts beyond those already planned by the MDP.

e) Street lighting installed by the Project would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.

f) The Project would construct new roads requiring maintenance. Maintenance of these roadways would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.

g) No other known government services would be adversely affected by development of the Project.

h) The proposed Project would not be regarded as an energy-intensive land use and as such, would not result in a conflict with adopted energy conservation plans. Development would be required to comply with Title 24 of the California Code of Regulations regarding energy efficiency.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

OTHER

47. Other: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review

Findings of Fact: No other potential impacts were identified

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

<p>48. 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, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations 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.

<p>49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

<p>50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: Construction of the Project would commit the Project site to residential, recreational, and commercial and uses for the foreseeable future. The analysis in this Checklist indicates that the Project would significantly impact the environment in regards to air quality, biological resources (burrowing owl), cultural resources, geology/soils, hazards and hazardous materials, noise, and transportation/traffic. All impacts of the Project can be mitigated to below a level of significance. Impacts in all of these areas have the potential to accumulate with similar impacts on other sites in the area and result in cumulatively considerable effects, particularly in the areas of air quality, water quality, noise and transportation/traffic. The mitigation measures presented in this Checklist would reduce the Project's cumulative impacts to below levels of significance. Moreover, because the Project is consistent with the County's General Plan, the Project would not result in any cumulative impact beyond that disclosed by the County's General Plan EIR (EIR No. 441; SCH No. 2002051143).

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, [Section 15063 \(c\) \(3\) \(D\)](#). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

TITLE:

RCIP: Riverside County Integrated Project;

PDB04061 – General Biological Survey and Burrowing Owl Focused Survey prepared by Principe & Associates, dated 6/26/05.

PDB02833 – General Biological Survey and Burrowing Owl Focused Survey prepared by Principe & Associated, dated 10/17/05.

PDB05435 – General Biological Survey and Burrowing Owl Habitat Assessment prepared by TLC, dated 8/1/08.

PDA04128 – Phase I Cultural Resources Assessment prepared by CRM Tech, dated 7/8/03

PDA04295 – Phase II Archaeological Monitoring and Testing prepared by CRM Tech, dated 8/24/04

PDA04118 – Phase I Cultural Resources Assessment prepared by CRM Tech, dated 7/8/03

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PDA04300 – Phase I Cultural Resources Assessment prepared by Thomas Leslie Corp, dated 5/21/07

GEO01279 - “Geotechnical/Geological Engineering Study, Winchester Hills 320”, by EnGen Corporation., dated 12/7/01

GEO01863 - “Preliminary Soil Investigation and Liquefaction Evaluation, Tentative Tract 34677”, by GeoMat Testing Laboratories, dated 9/6/06

ST00396 – Traffic Study for TR30976 and TR30977

ST00830 – Traffic Study for TR34677

EIR No. 380 for Specific Plan No. 293 – Winchester Hills

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

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Revised: 9/25/07