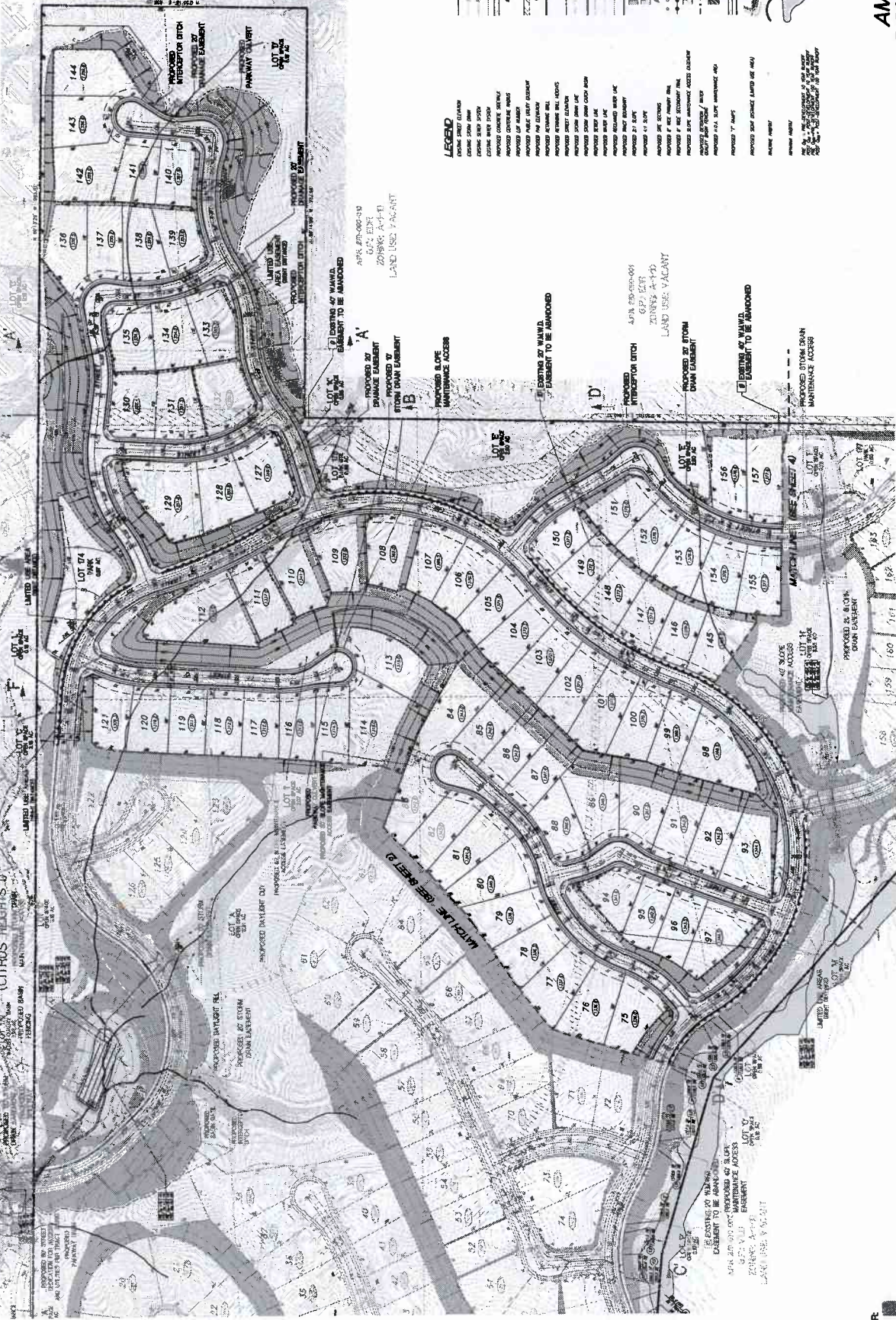


APN 270-000-000
 052, 053, 054
 225800, 225810
 LAND USE: SFR



AMENDED NO. 1
 SCHEDULE 'A'
 CITRUS HEIGHTS II
 TENTATIVE TRACT NO. 36475
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 SHEET 3 OF 7

DATE: _____ TIME: _____

GRAPHIC SCALE
 1" = 100' ±

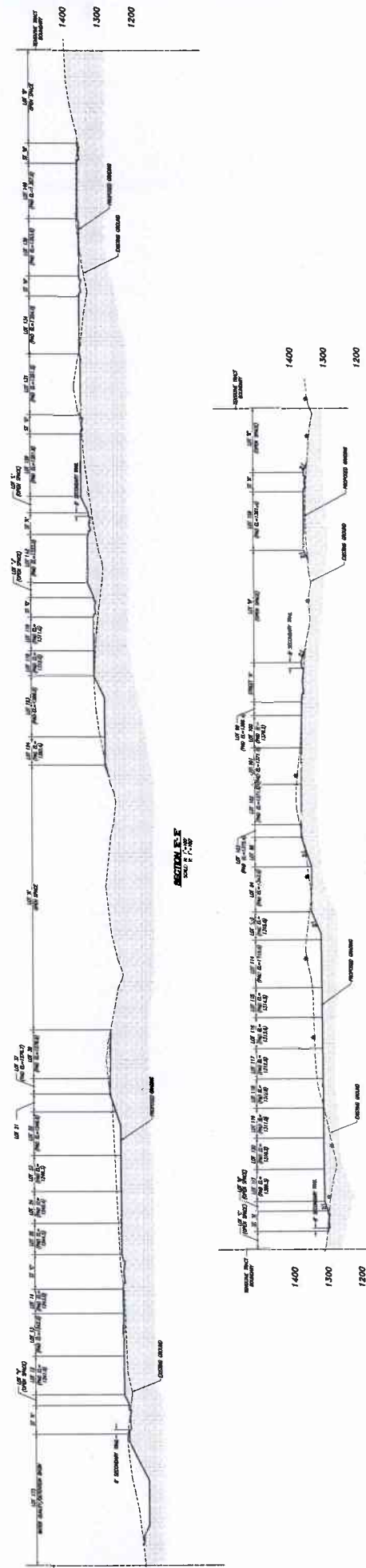
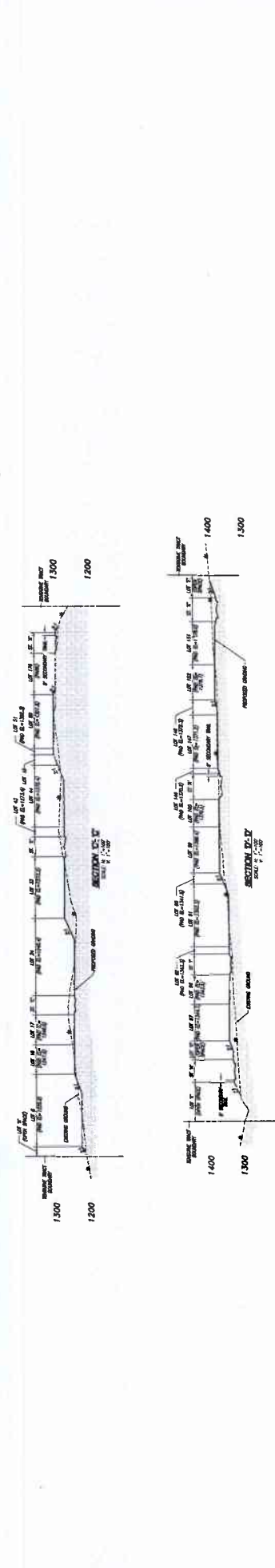
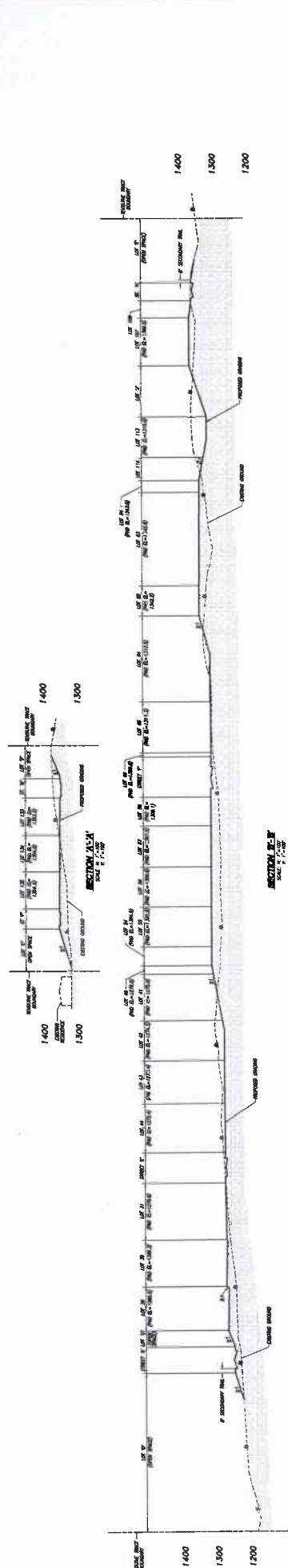
NORTH

PREPARED FOR: CV Communities

PREPARED BY: MDS CONSULTING

PLANNED, ENGINEERED, SURVEYED

AMENDED NO. 1
SCHEDULE 'A',
CITRUS HEIGHTS II
TENTATIVE TRACT NO. 36475
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 5 OF 7



PREPARED FOR:



CV Communities

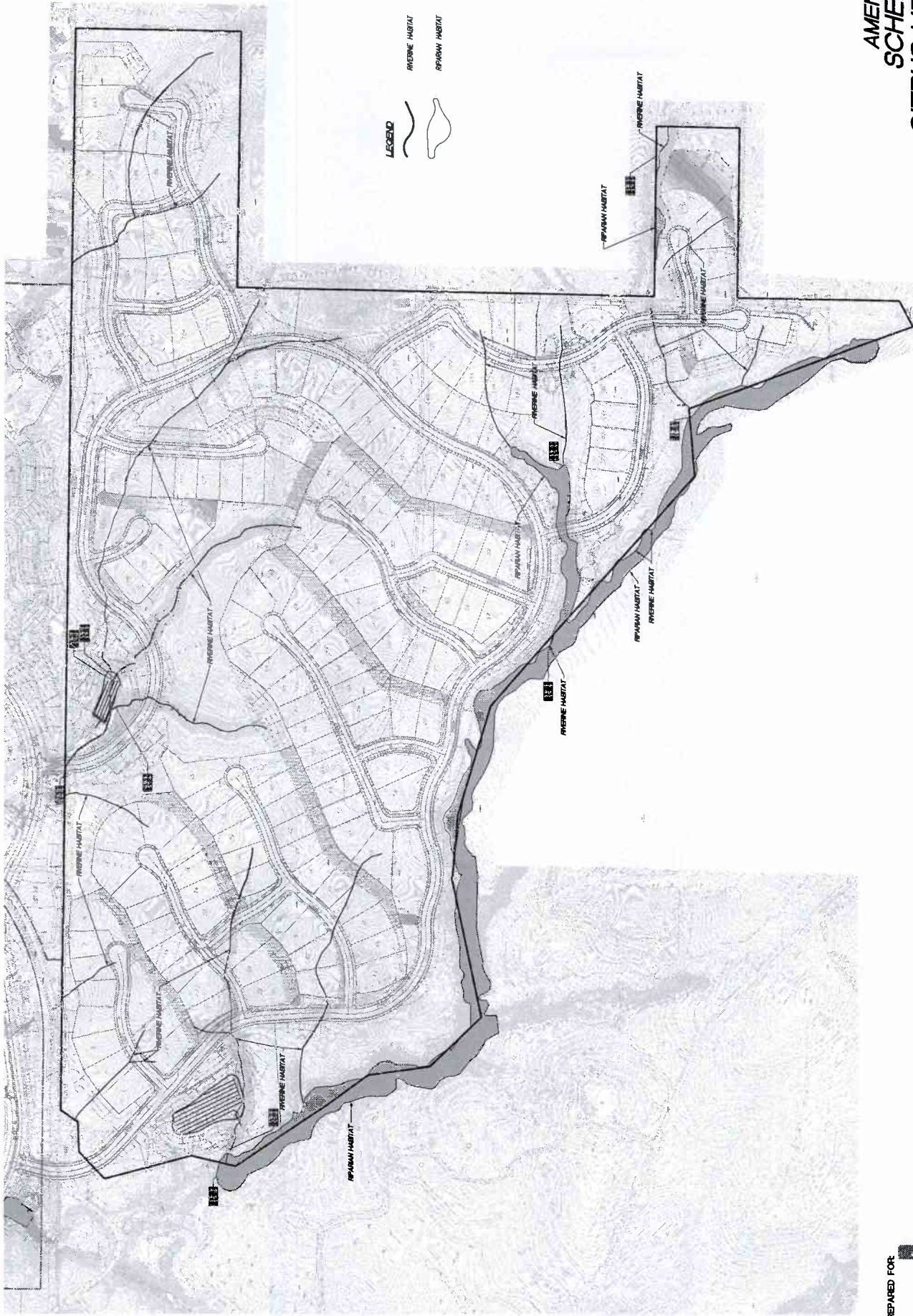
PREPARED BY:



MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS



AMENDED NO. 1
 SCHEDULE 'A'
 CITRUS HEIGHTS II
**MULTIPLE SPECIES HABITAT
 CONSERVATION PLAN (MSHCP)**
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 SHEET 7 OF 7



PREPARED FOR:



CV Communities

PREPARED BY:



MDS CONSULTING

DATE	DESCRIPTION



Utilities:
 Electric: Southern California Edison
 Gas: Pacific Gas & Electric Company
 Telephone: Pacific Bell
 Water: Western Municipal Water District
 Sewer: Western Municipal Water District
 Cable: Adelphi Cable
 Solid Waste: Riverside County Waste Mgt.

Existing / Proposed Zoning:
 A-1-10 / R-1

Existing / Proposed Land Use:
 RC-VLDR & RC-EDR / VDR

Zoning Legend:
 A-1-10 Light Agriculture (10 Ac. Min.)
 R-A Residential Agriculture
 R-A-1 Residential Agriculture (1.0 Ac. Min.)
 SF ZONE Specific Plan

FEMA Zone Designation:
 "C" (Not in 100-Year Flood Hazard)

Applicant/Developer:
 CV Communities, LLC
 2550 Rockwell Avenue, Suite 200
 Santa Ana, CA 92705
 (949) 251-0825

Land Owner:
 CV Communities, LLC
 2550 Rockwell Avenue, Suite 200
 Santa Ana, CA 92705
 (949) 251-0825

Acre of Property:
 166.35 Acres

Thomas Bros. Map Page:
 2007 Ed., San Bernardino & Riverside Counties
 Page 745, Grid M4, 84-5

Assessor's Parcel Numbers:
 270-070-004
 270-080-017
 270-090-002
 270-090-002

**Parcel 1: (APN 270-090-004)
 166.35 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1**

**Parcel 2: (APN 270-080-017)
 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1**

**Parcel 3: (APN 270-090-002)
 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1**

**Parcel 4: (APN 270-090-002)
 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1**

Parcel 1: (APN 270-090-004)
 166.35 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 2: (APN 270-080-017)
 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 3: (APN 270-090-002)
 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 4: (APN 270-090-002)
 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 1: (APN 270-090-004)
 166.35 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 2: (APN 270-080-017)
 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

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 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

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 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 1: (APN 270-090-004)
 166.35 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 2: (APN 270-080-017)
 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 3: (APN 270-090-002)
 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 4: (APN 270-090-002)
 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 1: (APN 270-090-004)
 166.35 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 2: (APN 270-080-017)
 2.00 Acres
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1

Parcel 3: (APN 270-090-002)
 2.00 Acres
 EXISTING ZONING: A-1-10
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Parcel 4: (APN 270-090-002)
 2.00 Acres
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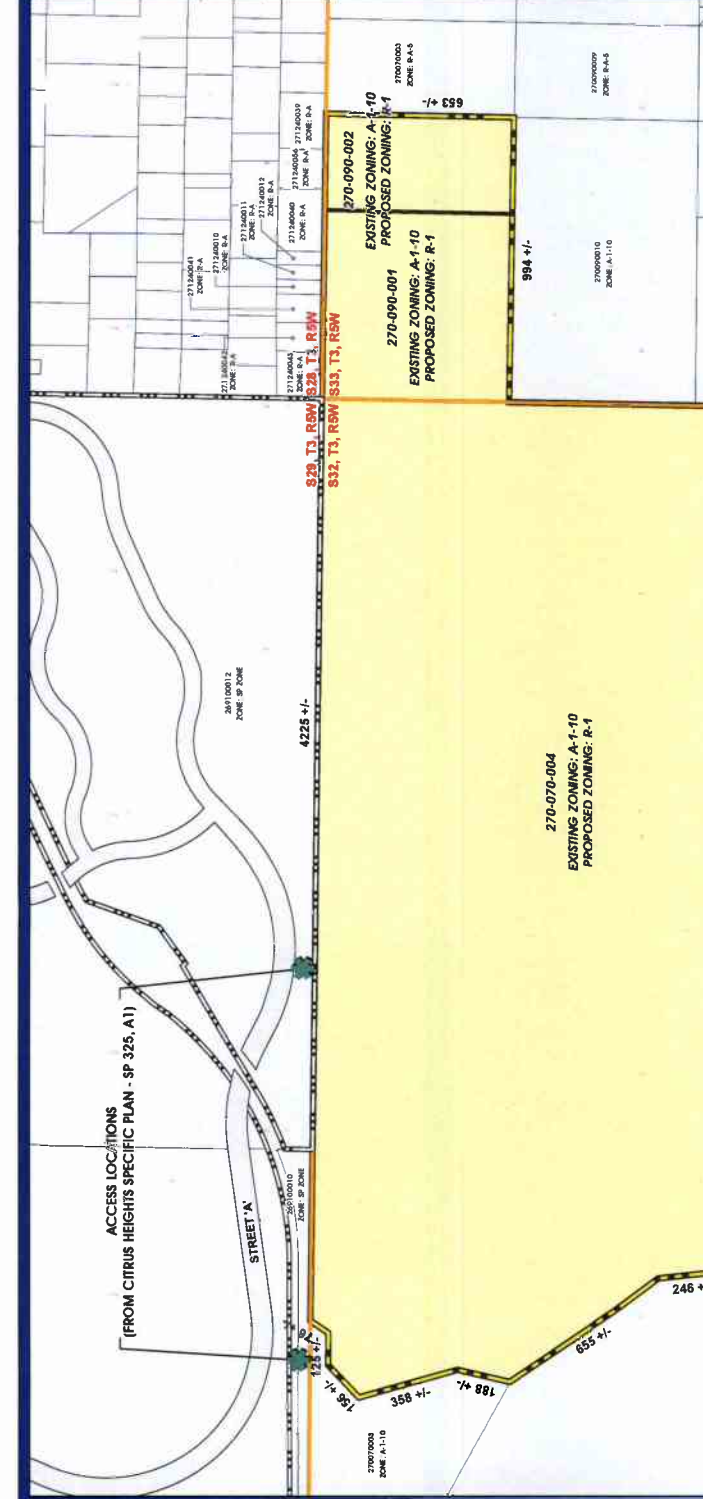
Change of Zone Plot Map

CITRUS HEIGHTS II

Riverside County

DATE: 11-05-2013

11/15/13 11:55:13 AM



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 PROPOSED ZONING: R-1

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 PROPOSED ZONING: R-1

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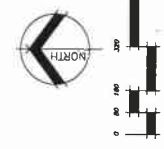
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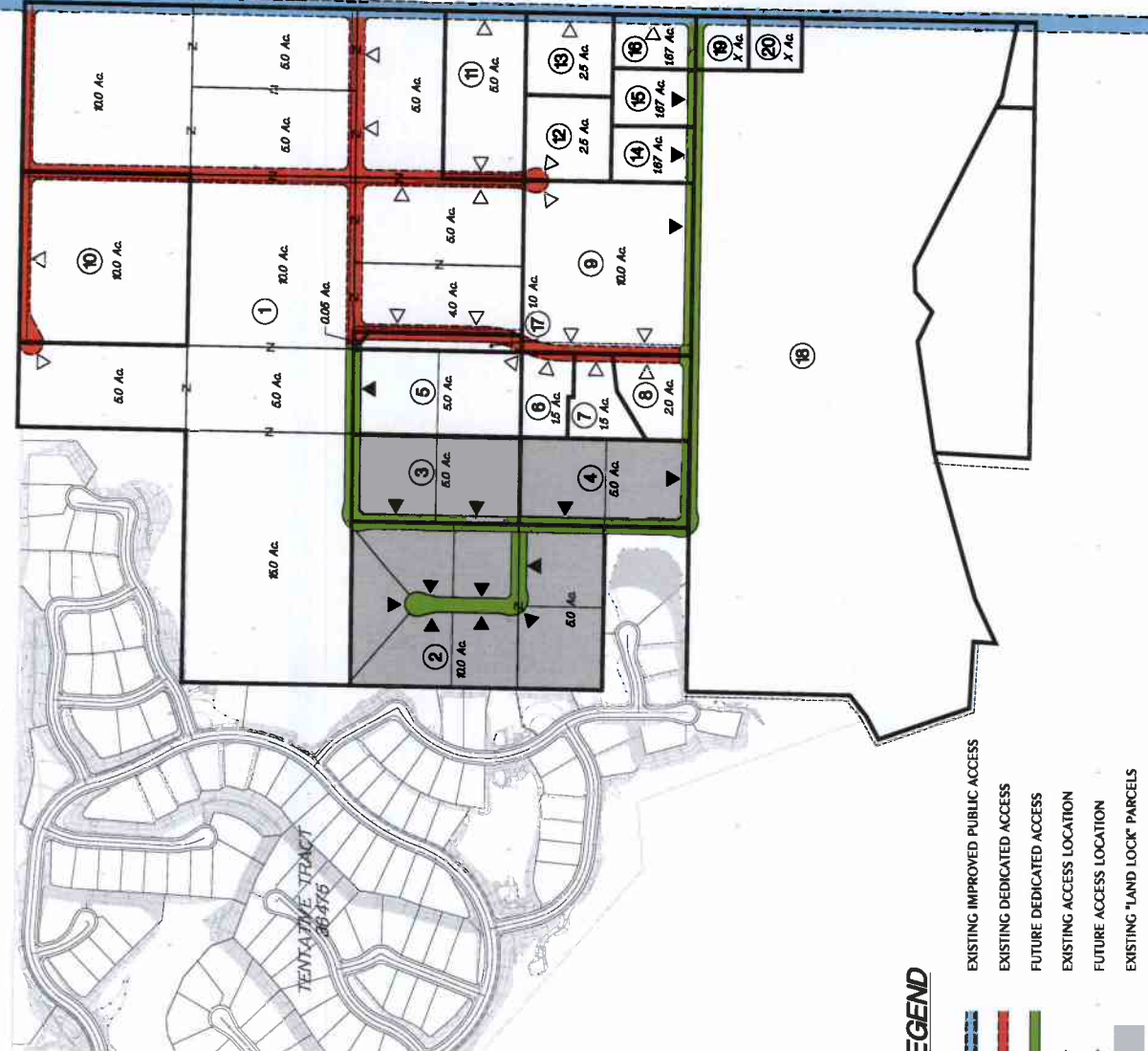
**CITRUS HEIGHTS II
TENTATIVE TRACT 36475
ADJOINING PROPERTIES ACCESS EXHIBIT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

1/25/21

- | | |
|---|---|
| ① GENERAL PLAN: ESTATE RESID.
(2 AC. MIN.)
APN: 270-080-003 | ⑩ GENERAL PLAN: ESTATE RESID.
(2 AC. MIN.)
APN: 270-080-004 |
| ② GENERAL PLAN: ESTATE RESID.
(2 AC. MIN.)
APN: 270-080-010 | ⑪ GENERAL PLAN: ESTATE RESID.
(2 AC. MIN.)
APN: 270-080-007 |
| ③ GENERAL PLAN: ESTATE RESID.
(2 AC. MIN.)
APN: 270-080-011 | ⑫ GENERAL PLAN: ESTATE RESID.
(2 AC. MIN.)
APN: 270-080-028 |
| ④ GENERAL PLAN: ESTATE RESID.
(2 AC. MIN.)
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(2 AC. MIN.)
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(2 AC. MIN.)
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(2 AC. MIN.)
APN: 270-080-029 |
| ⑥ GENERAL PLAN: ESTATE RESID.
(2 AC. MIN.)
APN: 270-080-030 | ⑮ GENERAL PLAN: ESTATE RESID.
(2 AC. MIN.)
APN: 270-080-010 |
| ⑦ GENERAL PLAN: ESTATE RESID.
(2 AC. MIN.)
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(2 AC. MIN.)
APN: 270-080-009 |
| ⑧ GENERAL PLAN: ESTATE RESID.
(2 AC. MIN.)
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(2 AC. MIN.)
APN: 270-080-020 |
| ⑨ GENERAL PLAN: ESTATE RESID.
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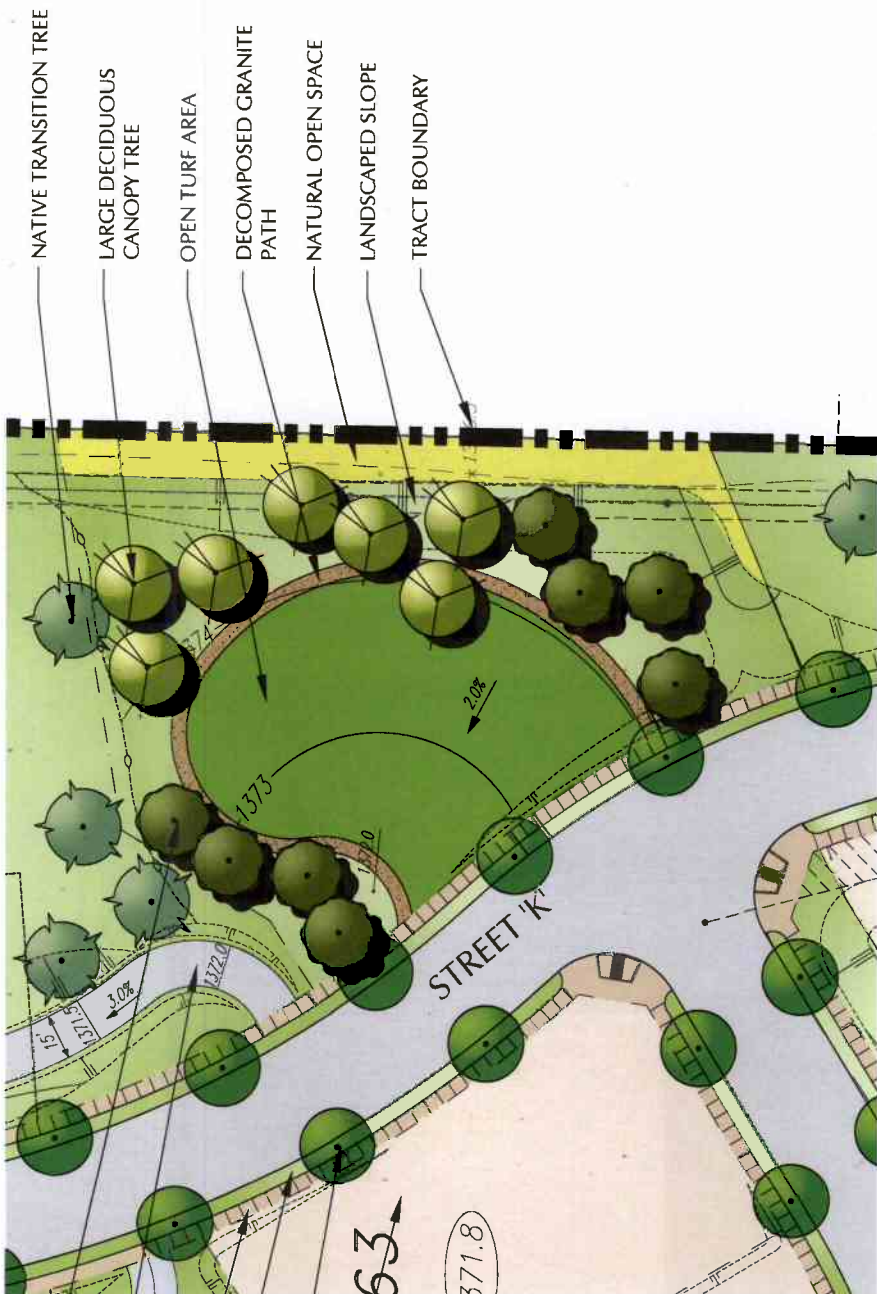


VISTA DEL LAGO DRIVE



LEGEND

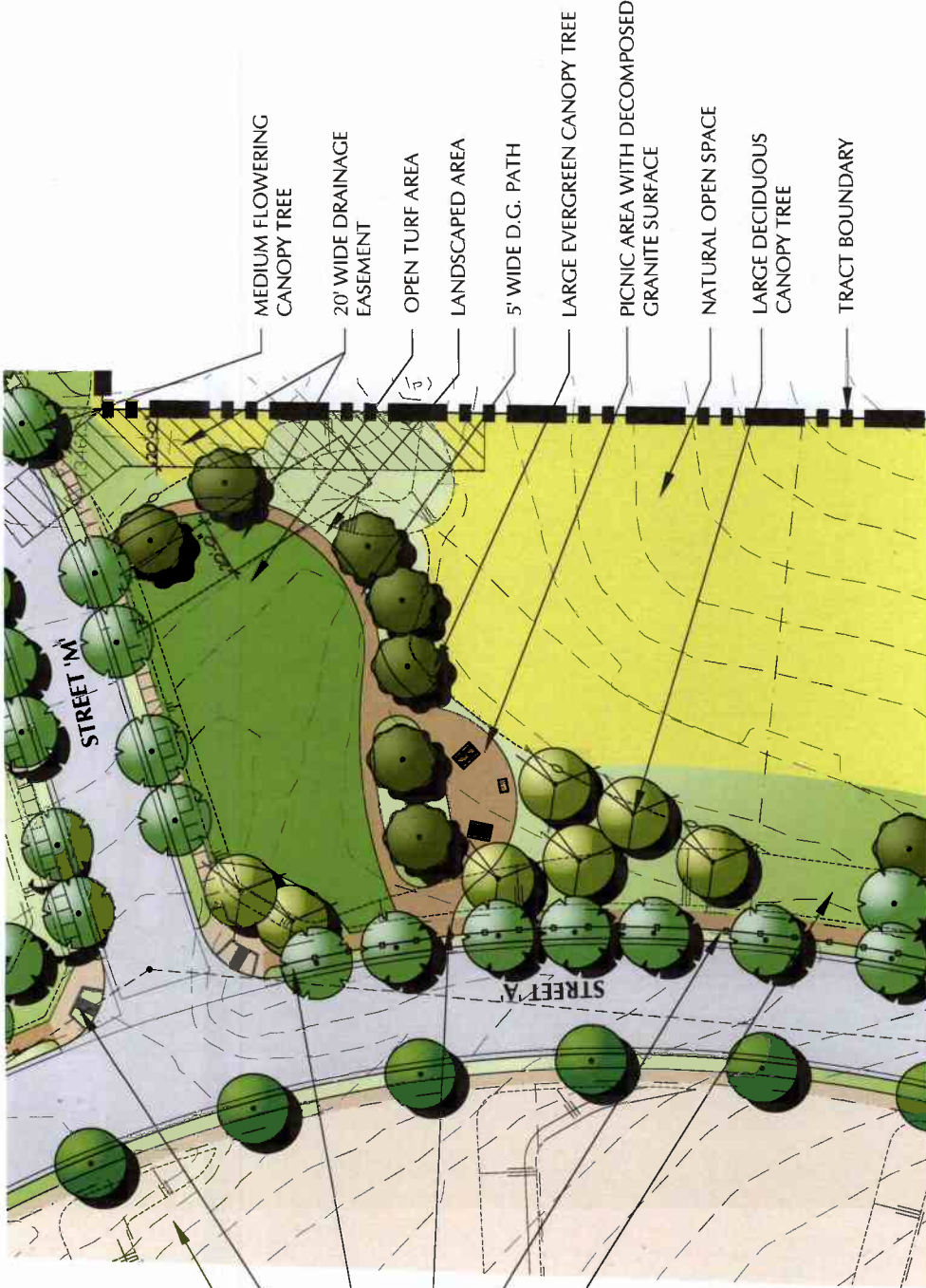
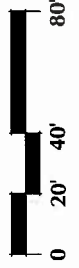
- EXISTING IMPROVED PUBLIC ACCESS
- EXISTING DEDICATED ACCESS
- FUTURE DEDICATED ACCESS
- EXISTING ACCESS LOCATION
- FUTURE ACCESS LOCATION
- EXISTING "LAND LOCK" PARCELS



NATIVE TRANSITION TREE
 LARGE DECIDUOUS CANOPY TREE
 OPEN TURF AREA
 DECOMPOSED GRANITE PATH
 NATURAL OPEN SPACE
 LANDSCAPED SLOPE
 TRACT BOUNDARY

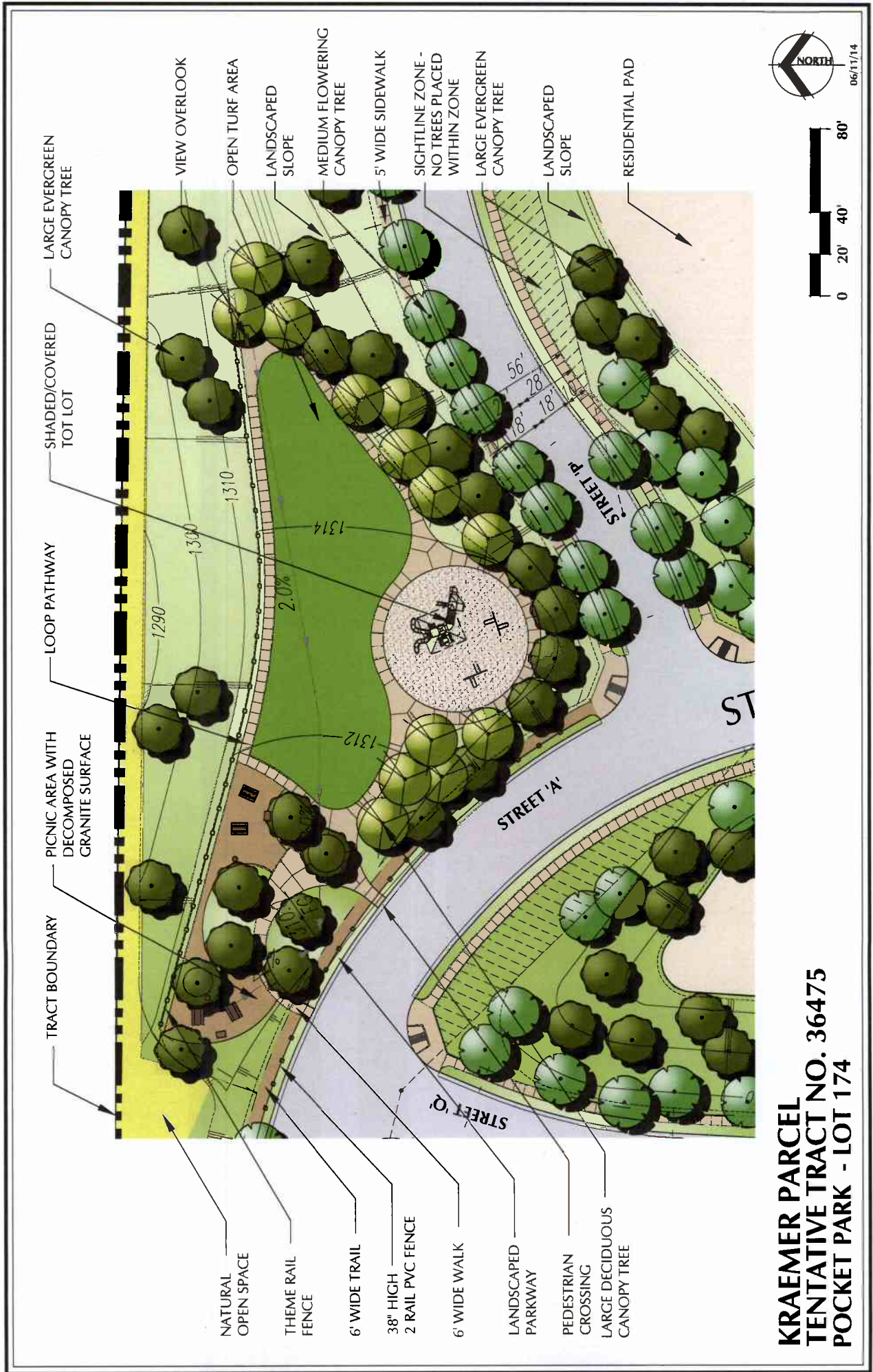
LARGE EVERGREEN CANOPY TREE
 MAINTENANCE ACCESS ROAD
 5' WIDE SIDEWALK
 LANDSCAPED PARKWAY
 STREET TREE
 RESIDENTIAL PAD

KRAEMER PARCEL
 TENTATIVE TRACT NO. 36475
 POCKET PARK - LOT 177



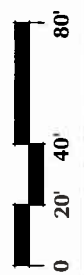
- RESIDENTIAL PAD
- PEDESTRIAN CROSSING
- LANDSCAPED PARKWAY
- 6' WIDE TRAIL
- 38" HIGH 2 RAIL PVC FENCE
- LANDSCAPED AREA
- MEDIUM FLOWERING CANOPY TREE
- 20' WIDE DRAINAGE EASEMENT
- OPEN TURF AREA
- LANDSCAPED AREA
- 5' WIDE D.G. PATH
- LARGE EVERGREEN CANOPY TREE
- PICNIC AREA WITH DECOMPOSED GRANITE SURFACE
- NATURAL OPEN SPACE
- LARGE DECIDUOUS CANOPY TREE
- TRACT BOUNDARY

**KRAEMER PARCEL
TENTATIVE TRACT NO. 36475
POCKET PARK - LOT 175**

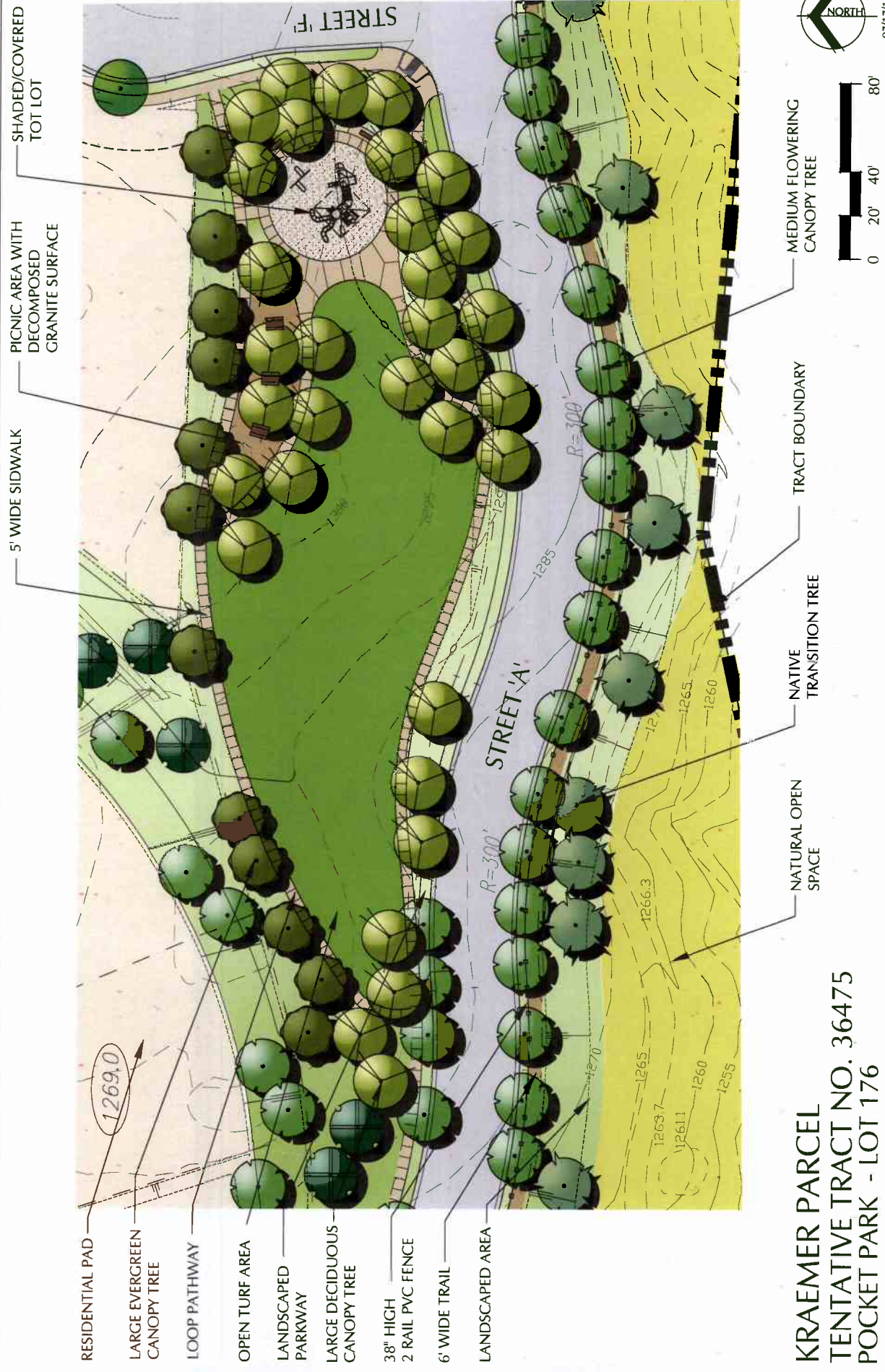


- VIEW OVERLOOK
- OPEN TURF AREA
- LANDSCAPED SLOPE
- MEDIUM FLOWERING CANOPY TREE
- 5' WIDE SIDEWALK
- SIGHTLINE ZONE - NO TREES PLACED WITHIN ZONE
- LARGE EVERGREEN CANOPY TREE
- LANDSCAPED SLOPE
- RESIDENTIAL PAD
- SHADED/COVERED TOT LOT
- LARGE EVERGREEN CANOPY TREE
- LOOP PATHWAY
- PICNIC AREA WITH DECOMPOSED GRANITE SURFACE
- TRACT BOUNDARY
- NATURAL OPEN SPACE
- THEME RAIL FENCE
- 6' WIDE TRAIL
- 38" HIGH 2 RAIL PVC FENCE
- 6' WIDE WALK
- LANDSCAPED PARKWAY
- PEDESTRIAN CROSSING
- LARGE DECIDUOUS CANOPY TREE
- 1290
- 1300
- 1310
- 1312
- 1314
- 1318
- 56'
- 28'
- 18'
- 18'
- STREET 'A'
- STREET 'B'
- STREET 'C'
- STREET 'D'

**KRAEMER PARCEL
TENTATIVE TRACT NO. 36475
POCKET PARK - LOT 174**



06/11/14



**KRAEMER PARCEL
TENTATIVE TRACT NO. 36475
POCKET PARK - LOT 176**



07/17/14



MEMORANDUM

To: Matt Straite
Riverside County Planning Department

From: Tracy Zinn, Principal

Re: **INTERPRETATION AND ANALYSIS OF GENERAL PLAN POLICY LMWAP 1.1**

Date: May 1, 2015

CONCLUSION

LMWAP Policy 1.1 allows for a maximum of 2,204 dwelling units within the El Sobrante Policy Area.

NOTE: This memorandum supersedes all prior memoranda prepared by T&B Planning, Inc. on the topic of Policy LMWAP 1.1. Any and all other prior correspondence regarding the interpretation of Policy LMWAP 1.1 shall be considered void.

Introduction

In 2003, Riverside County adopted an updated General Plan, which included an update to the Lake Mathews/Woodcrest Area Plan (LMWAP). As part of the updated LMWAP, the County established the El Sobrante Policy Area (hereafter referred to as "Policy Area") and adopted ten policies that pertain to lands within the policy area. These policies generally promote preservation of the area's rural character while ensuring the provision of adequate infrastructure.

General Plan Policy LMWAP 1.1 places restrictions on development by limiting the number of new dwelling units allowed within the Policy Area, as indicated in the second sentence of Policy LMWAP 1.1 (underlined below).

LMWAP Policy 1.1: Require the provision of adequate and available infrastructure to support development. To sustain the rural lifestyle found within the area, while still providing an acceptable level of service on local roadways, the total number of dwelling units within the Policy Area shall not exceed an additional 1,500 dwelling units. The circulation system, which would support the development of these additional dwelling units and which would, in part, be funded by their development, includes the following roadway improvements: the McAllister Street/Dufferin Avenue Loop and the construction of a new connection ("A" Street) between McAllister Street/Dufferin Avenue Loop and Van Buren Boulevard, south of Dufferin Avenue. In addition to these improvements, other circulation connections between the Policy Area and the adjacent City of Riverside would be closed. These closures would direct high traffic volumes away from rural residential and green belt streets and toward more appropriate thoroughfares. Limiting the number of dwelling units within the Policy Area will help to maintain acceptable



INTERPRETATION AND ANALYSIS OF GENERAL PLAN POLICY LMWAP 1.1

May 1, 2015

Page 2 of 5

levels of service on local roadways both within the County and adjacent green belt areas of the City of Riverside. Limiting the number of dwelling units will also contribute to the continuation of the rural lifestyle enjoyed by area residents.

Provided below is a definition of the word “additional” in the Policy’s phrase “an additional 1,500 dwelling units” and an analysis and discussion as to how the “additional 1,500 dwelling units” relate to existing development, approved entitlements (i.e., tract maps and Specific Plans), and parcelization that existed within the Policy Area at the time the General Plan was updated in October 2003. A discussion and analysis of approved, proposed, and potential development since 2003 also is summarized below. Finally, an analysis is presented to demonstrate how existing, approved, currently proposed, and potential future development within the Policy Area would not exceed the dwelling unit restriction specified by LMWAP Policy 1.1, assuming maximum buildout of all properties in accordance with densities allowed by the General Plan.

El Sobrante Policy Area Maximum Number of Dwelling Units

When the General Plan Update was approved in 2003, development in the El Sobrante Policy Area was sparse, although several subdivisions and land entitlements had previously been approved. Specifically, two small-lot tracts (McAllister and Perkins) were recorded and together had the legal right to 312 dwelling units. In addition, the Lake Mathews Golf and Country Club Specific Plan (SP No. 325) was approved, with legal right to 295 dwelling units (SP No. 325 has since been renamed Citrus Heights I). In addition, in 2003 there were 97 existing legal lots within the Policy Area that were of a size and configuration that could accommodate the construction of one (1) single family home by right. As summarized in Table 1, *El Sobrante Policy Area Maximum Allowed Number of Dwelling Units*, 704 residential dwelling units could have been constructed within the Policy Area by right in 2003. These 704 dwelling units are the base number to which the 1,500 additional dwelling units are intended to be added by LMWAP Policy 1.1. Thus, the total number of residential dwelling units allowed within the El Sobrante Policy Area is 2,204 units.

TABLE 1: EL SOBRANTE POLICY AREA MAXIMUM ALLOWED NUMBER OF DWELLING UNITS

Use	Allowed Dwelling Units
Dwelling Units Exempt from LMWAP Policy 1.1	
McAllister Small Lot Tract	208
Perkins Small Lot Tract	104
Citrus Heights I (SP No. 325)	295
Other Existing Legal Lots	97
Total Dwelling Units Exempt from Policy LMWAP 1.1:¹	704
Total Additional Dwelling Units Allowed per Policy LMWAP 1.1:	1,500
Total Dwelling Units Allowed:	2,204

1. Dwelling Units indicated are those that were allocated pursuant to recorded tract maps, Specific Plans, and other existing legal lots. Legal lots that were designated for residential development as of 2003 are allocated one (1) dwelling unit.



Potential Development within the El Sobrante Policy Area

Since 2003, there have been several residential developments approved or proposed within the Policy Area. In addition, there is additional residential development potential based on future buildout of General Plan residential land use designations within the Policy Area. Provided below is a tabulation of the amount of remaining residential development potential that currently exists within the Policy Area.

Approved and Proposed Dwelling Unit Allocation Since 2003

Since 2003, Riverside County has approved one tentative tract map (TTM) in the Policy Area (TTM No. 36390 associated with SP 325 Amendment No. 1 (Citrus Heights I). Two TTMs are currently proposed in the Policy Area (TTM No. 36475 (Citrus Heights II) and TTM No. 36730 (Lake Ranch)). As shown in Table 2, *Approved and Proposed Unit Allocations Since 2003*, these TTMs would collectively result in the development of 786 residential dwelling units. Of these, 304 dwelling units (295 for Citrus Heights I, 4 for Citrus Heights II, and 5 for Lake Ranch) had the legal right to be implemented in 2003. Accordingly, buildout in accordance with these approved and proposed TTMs would result in an additional 482 dwelling units within the Policy Area.

TABLE 2: APPROVED AND PROPOSED UNIT ALLOCATIONS SINCE 2003

	Dwelling Units Allowed by Right in 2003	Current Dwelling Unit Allocations	Additional Dwelling Unit Allocations Since 2003
Citrus Heights I (SP 325)	295	343 (approved)	48 (approved)
Citrus Heights II (TTM No. 36475)	4	171 (proposed)	167 (proposed)
Lake Ranch (TTM No. 36730)	5	272 (proposed)	267 (proposed)
Total:	304	786	482

The 482 approved and proposed dwelling unit allocations are part of the “additional 1,500 dwelling units” allowed by Policy 1.1. Thus, 1,018 dwelling units are yet to be allocated.

1,500 additional units – 482 units approved and proposed for allocation = 1,018 units remain to be allocated

Remaining Development Potential within the Policy Area

As shown in Table 3, *Development Potential of Remaining Areas*, if all parcels in the Policy Area that could be further subdivided to achieve the maximum residential development densities allowed by the County’s General Plan, an additional 867 dwelling units would be allocated within the Policy Area.



INTERPRETATION AND ANALYSIS OF GENERAL PLAN POLICY LMWAP 1.1

May 1, 2015

Page 4 of 5

TABLE 3: DEVELOPMENT POTENTIAL OF REMAINING AREAS¹

Land Use ²	Acres	Allowable General Plan Density (du/ac)	Total Potential Dwelling Units ³	2003 Dwelling Unit Allocations	Net Additional Dwelling Unit Allocations per Maximum General Plan Buildout
RR	37.6	0.2	12	12	0
RC-EDR	272.1	0.5	129	39	90
RC-VLDR	121.2	1.0	118	5	113
RC-LDR	338.5	2.0	661	30	631
VLDR	2.0	1.0	2	0	2
MDR	10.7	3.0	32	1	31
Totals:			954	71	867

1. Table excludes land within the small-lot McAllister and Perkins subdivisions, approved Specific Plan No. 325 (Citrus Heights I), proposed Tentative Tract Map No. 36475 (Citrus Heights II), and Tentative Tract Map No. 36730, where no additional dwelling unit allocations would be possible.
2. RR = Rural Residential; RC-EDR = Rural Community – Estate Density Residential; RC-VLDR = Rural Community – Very Low Density Residential; RC-LDR = Rural Community – Low Density Residential; VLDR = Very Low Density Residential; MDR = Medium Density Residential.
3. Adjustments have been made to Total Potential Dwelling Units based on the configuration of individual lots. Where fractional units are identified for individual properties, Total Potential Dwelling Units is rounded down. For example, a 1.25-acre lot that is designated for VLDR land uses (1 du/ac) would yield a total development potential of one (1) dwelling unit. Conversely, because land owners are entitled to a minimum of one (1) dwelling unit per legal lot regardless as to whether the lot conforms to the minimum lot size specified by the underlying General Plan land use designation, one (1) unit has been allocated to undersized parcels.

Conclusion of Compliance with LMWAP Policy 1.1

As summarized in Table 4, *Analysis of Policy Area Compliance with LMWAP Policy 1.1*, all existing, current proposed, and potential development within the Policy Area would be fully consistent with the dwelling unit restrictions specified by Policy LMWAP 1.1, with a margin of 151 units. Any future allocations of the 151 units remaining would require a General Plan Amendment.

TABLE 4: ANALYSIS OF POLICY AREA COMPLIANCE WITH LMWAP POLICY 1.1

Unit Allocations	Dwelling Units
Additional Dwelling Units Allowed by LMWAP Policy 1.1	1,500
Approved Allocation Since 2003 (SP 325A1 - Citrus Heights I)	-48
Proposed Allocation Since 2003 (TTM Nos. 36475 & 36730)	-434
Future Allocation Potential per Maximum General Plan Buildout	-867
Total Units Available for Additional Allocation (would require a GPA):	151



Justification for Unit Allocations Associated with GPAs

The purpose of LMWAP Policy 1.1 is to “sustain the rural lifestyle found within the area, while still providing an acceptable level of service on local roadways.” The Policy goes on to discuss that the additional dwelling units allowed by the Policy would help to fund certain roadway improvements and that “...limiting the number of dwelling units within the Policy Area will help to maintain acceptable levels of service on local roadways.”

In light of the Policy’s intent, it is reasonable to infer that General Plan Amendments (GPAs) that would reduce traffic generation and/or advance the funding or construction of any of the roadway improvements identified in the Policy, would be favorable. Thus, GPAs that propose to increase residential unit allocations and thereby absorb any of the 151 units available for allocation shown by Table 4, should be carefully considered in light of their ability to reduce traffic or improve the roadway system.

An analysis of the traffic volume reductions that would be achieved by SP 325A1 (Citrus Heights I - approved), TTM No. 36475 (Citrus Heights II – proposed), and TTM No. 36730 (Lake Ranch – proposed), are documented in a letter prepared by Urban Crossroads, attached to this memorandum. In addition, Citrus Heights I and Citrus Heights II are advancing the funding of “A” Street between McAllister Street and Van Buren Boulevard, which is one of the roadway improvements specified in LMWAP Policy 1.1. Lake Ranch proposes to substantially reduce projected traffic volumes by eliminating planned commercial uses on its property. Lake Ranch also will complete the ultimate width improvements on McAllister Street along the project’s frontage by adding 10 feet of roadway, curb and gutter, and full parkway improvements. On El Sobrante Road, Lake Ranch will add one additional westbound travel lane, one park lane, and full parkway improvements on the north side of the project’s frontage. After the proposed Lake Ranch improvements, there will be two westbound travel lanes and one eastbound travel lane on El Sobrante Road.

Attachment: “El Sobrante Policy Area Trip Generation Evaluation” prepared by Urban Crossroads, dated May 1, 2015.

May 1, 2015

Mr. Kevin Tsang
County of Riverside
4080 Lemon Street
Riverside, CA 92501

SUBJECT: EL SOBRANTE POLICY AREA TRIP GENERATION EVALUATION

Dear Mr. Kevin Tsang:

The firm of Urban Crossroads, Inc. is pleased to submit the following Trip Generation Evaluation for the approved Citrus Heights I Specific Plan Amendment project, the proposed Citrus Heights II Tract Map project (Kraemer Ranch) and the proposed Lake Ranch Tract Map project, all of which are located in the El Sobrante Policy Area of Riverside County's Lake Matthews / Winchester Area Plan ("Project"). The purpose of this trip generation analysis is to compare the trip generation for Citrus Heights I, Citrus Heights II, and Lake Ranch to that previously assumed and analyzed in the Lake Mathews Golf & Country Club Traffic Impact Analysis (Revised) (prepared by Urban Crossroads, Inc. in January 30, 2003) and the traffic that would have been generated by development on the Citrus Heights II property and Lake Ranch property as allowed by full buildout of the County's adopted (2003) General Plan.

PROJECT DESCRIPTION

In 2003, the following development intensities could have occurred pursuant to the County's adopted 2003 General Plan:

- Citrus Heights I: 295 single-family homes, 18-hole golf course, and clubhouse complex
- Citrus Heights II: 158 single-family homes
- Lake Ranch: 225 single-family homes and 176,854 SF of commercial retail

The following development intensities are approved (Citrus Heights I) and proposed (Citrus Heights II and Lake Ranch):

- Citrus Heights I: 343 single-family homes (SP 325A1 and TTM 36390 approved in 2013)
- Citrus Heights II: 171 single-family homes (proposed TTM 36475)
- Lake Ranch: 272 single-family homes (proposed TTM 36730)

PROJECT TRIP GENERATION

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development. The trip generation rates used for this assessment are based upon information collected by the Institute of Transportation Engineers (ITE) as provided in their *Trip Generation* manual, 9th Edition, 2012. The ITE *Trip Generation* manual is a nationally recognized source for estimating site specific trip generation.

CITRUS HEIGHTS I (APPROVED SP 325A1 AND TENTATIVE TRACT MAP NO. 36390)

TRIP GENERATION FOR APPROVED SP 325A1 AND TTM 36390

Riverside County approved Amendment No. 1 to Specific Plan No. 325 (SP 325A1) and TTM 36390 (Citrus Heights I) in 2013. Citrus Heights I is approved for 343 single-family homes. For purposes of this trip generation analysis, ITE land use code 210 (Single Family Detached Residential) has been utilized to derive specific trip generation estimates for the approved Citrus Heights I Project.

Trip generation and daily and peak hour trip generation for Citrus Heights I are shown in Table 1. Citrus Heights I is calculated to generate a net total of approximately 3,265 trip-ends per day with 257 AM peak hour trips and 343 PM peak hour trips.

TABLE 1: CITRUS HEIGHTS I PROPOSED PROJECT TRIP GENERATION SUMMARY

Land Use	Units ¹	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates: ²									
Single Family Detached Residential	DU	210	0.19	0.56	0.75	0.63	0.37	1.00	9.52
Land Use	Units ¹	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Summary:									
Citrus Heights I	DU	343	65	192	257	216	127	343	3,265

¹ DU = Dwelling Units

² Trip Generation Source: Institute of Transportation Engineers (ITE), *Trip Generation Manual*, Ninth Edition (2012).

2003 TRIP GENERATION FOR LAKE MATHEWS SPECIFIC PLAN NO. 325

The Lake Mathews Specific Plan (SP 325, and later named Citrus Heights I) was adopted by Riverside County in 2003. The trip generation rates and trip generation summary for the Lake Mathews Specific Plan (SP) (Citrus Heights I) were obtained from the *Lake Mathews Golf & Country Club Traffic Impact Analysis (Revised)* and adjusted to account for the number of residential dwelling units that were

actually approved (295 units). The traffic impact study report utilized the trip generation rates from the ITE *Trip Generation* manual, 6th Edition, 1997 for single family residential (ITE Land Use Code 210) and a golf course (ITE Land Use Code 430). It should be noted that the use of 9th Edition ITE trip generation rates is not anticipated to significantly alter the results. As such, the trip generation for the Lake Mathews SP was updated with the current 9th Edition trip generation rates. In addition to the 295 single family residential dwelling units, the approved project included an 18-hole golf course and clubhouse complex within Citrus Heights I boundary.

Table 2 summarizes the resulting trip generation estimates based on the Lake Mathews SP, and is calculated to generate a net total of approximately 3,452 trip-ends per day with 258 AM peak hour trips and 348 PM peak hour trips.

TABLE 2: 2003 ADOPTED LAKE MATHEWS SPECIFIC PLAN NO. 325 LAND USE TRIP GENERATION SUMMARY

Land Use	Units ¹	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates: ²									
Single Family Detached Residential	DU	210	0.19	0.56	0.75	0.65	0.36	1.01	9.57
Golf Course	Holes	430	1.75	0.47	2.22	1.21	1.53	2.74	35.74
Land Use	Units ¹	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Summary:									
Lake Mathews SP (Residential)	DU	295	56	165	221	186	109	295	2,808
Lake Mathews SP (Golf Course)	Holes	18	29	8	37	27	26	53	643
Total			85	173	258	213	135	348	3,452

¹ DU = Dwelling Units

² Trip Generation Source: Institute of Transportation Engineers (ITE), *Trip Generation Manual*, Ninth Edition (2012).

CITRUS HEIGHTS II (PROPOSED TENTATIVE TRACT MAP NO. 36475 (ALSO KNOWN AS KRAEMER RANCH))

TRIP GENERATION FOR PROPOSED TTM 36475

Trip generation rates and the daily and peak hour trip generation for Citrus Heights II are also shown in Table 3. Citrus Heights II is calculated to generate a net total of approximately 1,628 based trip-ends per day with 128 based AM peak hour trips and 171 based PM peak hour trips.

TABLE 3: CITRUS HEIGHTS II (TTM 36475) PROPOSED PROJECT TRIP GENERATION SUMMARY

Land Use	Units ¹	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates: ²									
Single Family Detached Residential	DU	210	0.19	0.56	0.75	0.63	0.37	1.00	9.52
Land Use	Units ¹	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Summary:									
Citrus Heights II	DU	171	32	96	128	108	63	171	1,628

¹ DU = Dwelling Units

² Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Ninth Edition (2012).

2003 TRIP GENERATION ASSUMING ADOPTED GENERAL PLAN LAND USE

Table 4 summarizes the resulting trip generation estimates based on the Riverside County's adopted 2003 General Plan for the area within the Citrus Heights II Project boundary. Assuming General Plan land uses, the area of Citrus Heights II is calculated to generate a net total of approximately 1,504 trip-ends per day with 119 AM peak hour trips and 158 PM peak hour trips.

TABLE 4: ADOPTED GENERAL PLAN LAND USE TRIP GENERATION SUMMARY FOR CITRUS HEIGHTS II

Land Use	Units ¹	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates: ²									
Single Family Detached Residential	DU	210	0.19	0.56	0.75	0.63	0.37	1.00	9.52
Land Use	Units ¹	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Summary:									
Citrus Heights II (Residential)	DU	158	30	88	119	100	58	158	1,504

¹ DU = Dwelling Units

² Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Ninth Edition (2012).

LAKE RANCH (PROPOSED TENTATIVE TRACT MAP NO. 36730)

TRIP GENERATION FOR PROPOSED TTM 36730

Trip generation rates and daily and peak hour trip generation for Lake Ranch are also shown in Table 5. Lake Ranch is calculated to generate a net total of approximately 2,589 trip-ends per day with 204 AM peak hour trips and 272 PM peak hour trips.

TABLE 5: LAKE RANCH (TTM 36730) PROPOSED PROJECT TRIP GENERATION SUMMARY

Land Use	Units ¹	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates: ²									
Single Family Detached Residential	DU	210	0.19	0.56	0.75	0.63	0.37	1.00	9.52
Land Use	Units ¹	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Summary:									
Lake Ranch	DU	272	52	152	204	171	101	272	2,589

¹ DU = Dwelling Units

² Trip Generation Source: Institute of Transportation Engineers (ITE), *Trip Generation Manual*, Ninth Edition (2012).

2003 TRIP GENERATION ASSUMING ADOPTED GENERAL PLAN LAND USE

Table 6 summarizes the resulting trip generation estimates based on the County's adopted General Plan for the area within the Lake Ranch Project boundary, and is calculated to generate a net total of approximately 7,374 trip-ends per day with 362 AM peak hour trips and 668 PM peak hour trips.

TABLE 6: ADOPTED GENERAL PLAN LAND USE TRIP GENERATION SUMMARY FOR LAKE RANCH

Land Use	Units ¹	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates: ²									
Single Family Detached Residential	DU	210	0.19	0.56	0.75	0.63	0.37	1.00	9.52
Commercial Retail	TSF	820	0.77	0.47	1.24	2.38	2.58	4.96	55.63
Land Use	Units ¹	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Summary:									
Single Family Detached Residential	DU	225	43	126	169	142	83	225	2,142
Internal Capture to Commercial Retail ³			-6	-7	-13	-44	-38	-82	-760
Commercial Retail ⁴	TSF	176.854	136	83	219	421	456	877	9,838
Internal Capture to Residential ³			-7	-6	-13	-38	-44	-82	-760
Pass-by (34% PM and Daily) ³			0	0	0	-130	-140	-270	-3,087
Total			166	196	362	350	317	668	7,374

¹ DU = Dwelling Units; TSF = Thousand Square Feet

² Trip Generation Source: Institute of Transportation Engineers (ITE), *Trip Generation Manual*, Ninth Edition (2012).

Trip generation rates for the commercial retail use is based on the regression equation (not the average rates).

³ Internal capture based on NCHRP 684 and pass-by percentage are based on the ITE *Trip Generation Handbook*, 3rd Edition (2014).

⁴ Commercial retail use is based on 11.6 acres of General Plan commercial retail zoning at 0.35 floor-to-area-ratio (FAR).

Mr. Kevin Tsang
County of Riverside
May 1, 2015
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TRIP GENERATION COMPARISON

As shown in Table 7, the development of the approved Citrus Heights I project, the proposed Citrus Heights II project, and the proposed Lake Ranch project is calculated to generate 4,847 fewer trip-ends per day with 149 fewer AM peak hour trip and 387 fewer PM peak hour trips as compared to the 2003 adopted land uses and intensities.

TABLE 7: TRIP GENERATION COMPARISON

Land Use	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Currently Proposed ¹	149	440	590	495	291	786	7,483
Previous SP TIA & Adopted GP ²	281	458	739	663	511	1,173	12,330
Variance³	-132	-17	-149	-168	-220	-387	-4,847

¹ Currently proposed Citrus Heights I, Citrus Heights II, and Lake Ranch (see Tables 1, 3 and 5).

² Trip generation based on Lake Mathews SP No. 325 (adopted in 2003) and 2003 adopted General Plan land use for area with the Citrus Heights II and Lake Ranch boundaries (sum of totals shown on Tables 2, 4, and 6).

³ Variance = Proposed - Previous SP/Adopted GP.

If you have any questions, please contact me directly at (949) 336-5978.

Respectfully submitted,

URBAN CROSSROADS, INC.



Aric Evatt, PTP
Principal



Charlene So, PE
Senior Transportation Engineer

MITIGATED NEGATIVE DECLARATION

GENERAL PLAN AMENDMENT 1132, CHANGE OF ZONE 7816, TRACT MAP 36475, AND
AGRICULTURAL PRESERVE DIMINISHMENT 1044

ENVIRONMENTAL ASSESSMENT No. 42652

LEAD AGENCY:

County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

PROJECT APPLICANT:

CV Communities, LLC
1900 Quail Street
Newport Beach, CA 92660

CEQA CONSULTANT:



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

April 29, 2015
Public Review Draft

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B	Biological Technical Report
C	Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis
D	Phase I and Phase II Cultural Resource Assessment
E	Preliminary Geotechnical Investigation
F	Hydrology Report
G	Water Quality Management Plan
H	Greenhouse Gas Emissions Analysis
I	Phase I Environmental Site Assessment
J	Soil Pesticide and Herbicide Screen
K	Traffic Study
L	Fire Behavior Report

ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ACM	asbestos containing materials
AMSL	above mean sea level
AQMP	Air Quality Management Plan
ASTs	above-ground storage tanks
ASTM	American Society for Testing and Materials
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CalTrans	California Department of Transportation
CAPSSA	Criteria Area Plant Species Survey Areas
CARB	California Air Resources Board
CBC	California Building Code
CBSC	California Building Standards Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFP	California Fully Protected
CFR	Code of Federal Regulations
CIWMP	Countywide Integrated Waste Management Plan
CMP	Congestion Management Plan
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CSA	County Service Area
CWA	Clean Water Act
c.y.	cubic yards
CZ	Change of Zone
DBESP	Determination of Biologically Equivalent or Environmentally Superior Preservation
DIF	Development Impact Fee
DTSC	Department of Toxic Substances Control
du/ac	dwelling units per acre
E.A.	Environmental Assessment
E+A+P	Existing plus Ambient Growth plus Project Conditions
E+A+P+C	Existing plus Ambient Growth plus Project Conditions plus Cumulative Conditions
E+P	Existing plus Project Conditions
EIR	Environmental Impact Report
EDR	Estate Density Residential

EPA	Environmental Protection Agency
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
GHG	greenhouse gas
GPA	General Plan Amendment
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HCP	habitat conservation plan
IA	Implementing Agreement
IRWMP	Integrated Regional Water Management Plan
JPR	Joint Project Review
LMWAP	Lake Mathews/Woodcrest Area Plan
LOS	level of service
mgd	million gallons per day
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MSHCP	Western Riverside County Multiple Species Conservation Plan
MTCO ₂ e	metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NAHC	California Native American Heritage Commission
NEPSSA	Narrow Endemic Plant Species Survey Areas
NESHAP	National Emission Standards for Hazardous Air Pollutants
NOD	Notice of Determination
NOI	Notice of Intent
NOP	Notice of Preparation
NOX	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
PM _{2.5}	Fine Particulate Matter (2.5 microns or smaller)
PM ₁₀	Fine Particulate Matter (10 microns or smaller)
ppm	parts per million
PRGs	Preliminary Remedial Goals
RC	Rural Community
RC-EDR	Rural Community Estate Density Residential
RC-VLDR	Rural Community Very Low Density Residential

RC-LDR	Rural Community Low Density Residential
RCLIS	Riverside County Land Information System
RCTC	Riverside County Transportation Commission
RCWMD	Riverside County Waste Management Department
RUSD	Riverside Unified School District
RWQCB	Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SCGC	Southern California Gas Company
SKR	Stephens' kangaroo rat
SOX	Sulfur Oxides
SP	Specific Plan
SR-91	State Route 91
SSC	Species of Special Concern
SWPPP	Storm Water Pollution Prevention Plan
s.f.	square foot
TIA	Traffic Impact Analysis
TUMF	Transportation Uniform Mitigation Fees
UBC	Uniform Building Code
UWMP	Urban Water Management Plan
VLDR	Very Low Density Residential
VOCs	Volatile Organic Compounds
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan
WRCRWA	Western Riverside County Regional Wastewater Authority
WTP	Wastewater Treatment Plant

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

This document is a Mitigated Negative Declaration (MND) prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code §21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §15000 et seq.). This MND is an informational document intended for use by the County of Riverside, Trustee and Responsible agencies, and members of the general public in evaluating the physical environmental effects of the proposed Kraemer Ranch Project (hereafter “the Project” and as further described in Section 3.0).

This MND was compiled by the County of Riverside Planning Department, serving as the Lead Agency for the proposed Project pursuant to CEQA §21067 and CEQA Guidelines Article 4 and §15367. “Lead Agency” refers to the public agency that has the principal responsibility for carrying out or approving a project.

This *Introduction* provides general information regarding: 1) a summary of the location and history of the Project site; 2) a summary of Initial Study findings supporting the County of Riverside’s decision to prepare a MND for the proposed Project; 3) standards of adequacy for a MND under CEQA; 4) a description of the format and content of this MND; and 5) the governmental processing requirements to consider the proposed Project for approval.

1.2 HISTORY OF THE PROJECT SITE

The Project site consists of 168.3 acres of disturbed, undeveloped land in the El Sobrante area of unincorporated Riverside County. The Project site is located north of El Sobrante Road, south of Dove Canyon Road, east of McAllister Street, and west of Vista del Lago Drive. The Project site was vacant until approximately 1967, when it was utilized for agricultural production (orange groves at first, then followed by dry-land cultivation). Agricultural activities continued on the property until 2005, when the crops were removed. The Project site has remained generally vacant to present. An abandoned barn structure associated with the site’s previous agricultural uses is located along the site’s eastern boundary. (GeoKinetics, 2013, pp. 3-5)

1.3 PROJECT SUMMARY

The proposed Project consists of applications for a General Plan Amendment (GPA 1132), Change of Zone (CZ 7816), Tract Map (TR 36475), and Agricultural Preserve Diminishment (AG 1044). GPA 1132 proposes to amend the Riverside County General Plan Land Use Element and the Lake Mathews/Woodcrest Area Plan (LMWAP) Land Use Plan land use designations as they pertain to the site from “Rural Community: Estate Density Residential (RC-EDR)” and “Rural Community: Very Low Density Residential (RC-VLDR)” to “Rural Community: Low Density Residential (RC-LDR),” which would allow for development of the site with single-family residences at densities up to 2.0 dwelling units per acre (du/ac). CZ 7816 proposes to change the zoning designation for the 168.3-acre site from “Light Agriculture, 10-acre minimum lot size (A-1-10)” to “One Family Dwellings (R-1),”

which would allow for development of the site with single-family residential uses on minimum 7,200 square foot (s.f.) lot sizes. TR 36475 proposes to subdivide the 168.3-acre site to provide for 171 single-family residential lots on approximately 79.6 acres (minimum 13,946 square foot lots); four (4) park sites on approximately 3.8 acres; two (2) water quality/detention basins on approximately 5.3 acres; and 21 open space lots on approximately 50.6 acres. TR 36475 also would provide approximately 29.2 acres of public streets and allow for 1.5 acres of off-site grading. AG 1044 would remove the Project site from the El Sobrante No. 1 Agricultural Preserve. Please refer to Section 3.0, *Project Description*, for a comprehensive description of the proposed Project.

1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.4.1 CEQA Objectives

CEQA (Public Resources Code §21000, et seq.) requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment. The principal objectives of CEQA are to: 1) inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities; 2) identify the ways that environmental damage can be avoided or significantly reduced; 3) prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and 4) disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.4.2 CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines §15125[a]). In the case of the proposed Project, the Initial Study determined that a MND is the appropriate form of CEQA compliance document (refer to 1.4.4, *Initial Study Findings*, below), which does not require a Notice of Preparation (NOP). Thus, the environmental setting for the proposed Project is the approximate date that the Project's environmental analysis commenced.

The Project Applicant submitted applications for the proposed Project to the County of Riverside in November 2013 and the environmental analysis for the Project was initiated in December 2013. Accordingly, the environmental setting for the proposed Project is defined as the physical environmental conditions on the Project site and in the vicinity of the Project site as they existed in December 2013.

1.4.3 CEQA Requirements for Mitigated Negative Declarations (MNDs)

A MND is a written statement by the Lead Agency briefly describing the reasons why a proposed project, which is not exempt from the requirements of CEQA, will not have a significant effect on the

environment and therefore does not require preparation of an Environmental Impact Report (EIR) (CEQA Guidelines §15371). The CEQA Guidelines require the preparation of a MND if the Initial Study prepared for a project identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and 2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project as revised may have a significant effect on the environment. If the potentially significant effects associated with a project cannot be mitigated to a level below significance, then an EIR must be prepared. (CEQA Guidelines §15070[b])

1.4.4 Initial Study Findings

Section 4.0 of this document contains the Initial Study that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (Riverside County Environmental Assessment/Initial Study 42652). The Initial Study determined that implementation of the proposed Project would not result in any significant environmental effects under the impact areas of aesthetics, agriculture/forest resources, air quality, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, population/housing, public services, recreation, or utilities/service systems. The Initial Study determined that the proposed Project would result in potentially significant effects to the following issue areas, but the applicant has agreed to incorporate mitigation measures that would avoid or mitigate the effects to a point where clearly no significant effects would occur: biological resources, cultural resources, and transportation/traffic. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (County of Riverside), that the Project as revised may have a significant effect on the environment. Therefore, and based on the findings of the Initial Study, the County of Riverside determined that a MND shall be prepared for the proposed Project pursuant to CEQA Guidelines §15070(b).

1.4.5 Format and Content of Mitigated Negative Declaration

The following components comprise the MND in its entirety:

- 1) This document, including all sections. Section 4.0 comprises the completed Environmental Assessment/Initial Study Checklist (“Initial Study”) and its associated analyses which document the reasons to support the findings and conclusions of the Initial Study. Section 5.0 comprises the Mitigation Monitoring and Reporting Program (MMRP), which includes all mitigation measures imposed on the proposed Project to ensure that effects to the environment are reduced to less-than-significant levels. The MMRP also indicates the required timing for the implementation of each mitigation measure and identifies the parties responsible for implementing and monitoring each mitigation measure.
- 2) Twelve (12) technical reports that evaluate the effects of the proposed Project, which are attached as Technical Appendices A-L. Each of the appendices listed below are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, California, and are hereby incorporated by reference pursuant to CEQA Guidelines §15150.

- Appendix A Air Quality Impact Analysis prepared by Urban Crossroads and dated September 20, 2014
 - Appendix B Biological Technical Report, prepared by Glenn Lukos Associates Inc. and dated October 13, 2014
 - Appendix C Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis prepared by Glenn Lukos Associates Inc. and dated February 26, 2015
 - Appendix D Phase I and Phase II Cultural Resource Assessment prepared by Brian F. Smith Associates and dated October 23, 2014
 - Appendix E Preliminary Geotechnical Investigation prepared by Alta California Geotechnical Inc. and dated June 28, 2013
 - Appendix F Preliminary Hydrology Report prepared by MDS Consulting and dated October 16, 2014
 - Appendix G Project Specific Water Quality Management Plan prepared by MDS Consulting and dated October 15, 2014
 - Appendix H Greenhouse Gas Analysis prepared by Urban Crossroads and dated September 20, 2014
 - Appendix I Phase I Environmental Site Assessment prepared by GeoKinetics and dated August 14, 2013
 - Appendix J Results of Soil Pesticide and Herbicide Screening Survey prepared by GeoKinetics and dated July 26, 2013
 - Appendix K Traffic Impact Analysis prepared by Urban Crossroads and dated December 2, 2014
 - Appendix L Fire Behavior Report prepared by Firesafe Planning Solutions and dated July 16, 2014
- 3) All plans, policies, regulatory requirements, and other documentation that is incorporated by reference in this document pursuant to CEQA Guidelines §15150.

1.4.6 Mitigated Negative Declaration Processing

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

Following completion of this MND, a Notice of Intent (NOI) to adopt the MND will be distributed to the following entities for a 30-day public review period: 1) organizations and individuals who have previously requested such notice in writing to the County of Riverside; 2) owners of contiguous property shown on the latest equalized assessment roll; 3) responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); 4) the State Clearinghouse; and 5) the Riverside County Clerk. The NOI will identify the location(s) where the MND, Initial Study, MMRP, and associated technical reports are available for public review.

During the 30-day public review period, comments on the adequacy of the MND document may be submitted to the County of Riverside Planning Department.

Following the 30-day public review period, the County of Riverside will review any comment letters received and determine whether any substantive comments were provided that may warrant revisions to the MND document. If substantial revisions are not necessary (as defined by CEQA Guidelines §15073.5(b)), then the MND will be finalized and forwarded to the Riverside County Board of Supervisors for review as part of their deliberations concerning the proposed Project.

The Riverside County Board of Supervisors has approved a "Fast Track" authorization for the proposed Project. Under the provisions of the County of Riverside's "Fast Track" procedures, Planning Commission review of a project is bypassed, and the Board of Supervisors has exclusive authority to hear, approve, conditionally approve, or disapprove a project. Accordingly, a public hearing will be held before the Board of Supervisors to consider the proposed Project and the adequacy of this MND. Public comments will be heard and considered at the hearing. At the conclusion of the public hearing process, the Board of Supervisors will take action to approve, conditionally approve, or deny the proposed Project. If approved, the Board of Supervisors will adopt findings relative to the Project's environmental effects as disclosed in the MND and a Notice of Determination (NOD) will be filed with the Riverside County Clerk.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT SETTING

2.1.1 Project Location

Figure 2-1, *Regional Map*, and Figure 2-2, *Vicinity Map*, depict the location of the Project site. The Project site is located within the El Sobrante community within the LMWAP of unincorporated Riverside County. Specifically, the Project site is located approximately 0.5-mile north of El Sobrante Road, 0.4-mile east of McAllister Street, and approximately 0.5-mile west of Vista del Lago Drive. The Project site is located within the Sphere of Influence of the City of Riverside. The subject property encompasses Assessor's Parcel Numbers 270-070-004, 270-080-017, 270-090-001, 270-090-002, and is located within Sections 32 and 33, Township 3 South, Range 5 West, San Bernardino Baseline and Meridian.

2.1.2 Surrounding Land Uses and Development

Figure 2-3, *Surrounding Land Uses and Development*, depicts the existing land uses immediately surrounding the Project site. As shown, existing surrounding land uses include undeveloped land to the north, west, and south (the property to the north is approved for development as a master-planned residential community with 343 homes, marketing name "Citrus Heights"). Further west (east of McAllister Street) and south (north of El Sobrante Road) are small-scale agricultural operations and nurseries. Low density residential land uses are located to the northeast of the Project site, and scattered rural residences are located east of the Project site. Lake Matthews is located approximately 1.25-mile south of the Project site.

2.2 EXISTING SITE AND AREA CHARACTERISTICS

Pursuant to CEQA Guidelines §15125, the physical environmental condition for purposes of establishing the setting of an MND is the environment as it existed at the time the Lead Agency commenced the environmental analysis for the project. The environmental analysis for the Project commenced in December 2013. As such, the environmental baseline for the Project is established as December 2013 and the following subsections provide a description of the Project site's physical environmental condition as of that approximate date. Topics are presented in no particular order of importance.

2.2.1 Land Use

From approximately 1967 to 2003, the Project site was an active citrus orchard. In 2003, the site transitioned to dryland agricultural activities until 2005, when the agricultural activities on the subject property ceased. The Project site is located within the El Sobrante No. 1 Agricultural Preserve, but is not subject to an active Williamson Act Contract. Figure 2-4, *Aerial Photograph*, depicts the existing conditions of the Project site. As shown, the site is currently vacant and undeveloped. The entire property is subjected to frequent, unauthorized off-road vehicle use, which has formed dirt access roads, motorcycle and bicycle trails, and tire ruts across the entire site. The only structure on the Project site is an abandoned storage barn located near the site's eastern boundary.

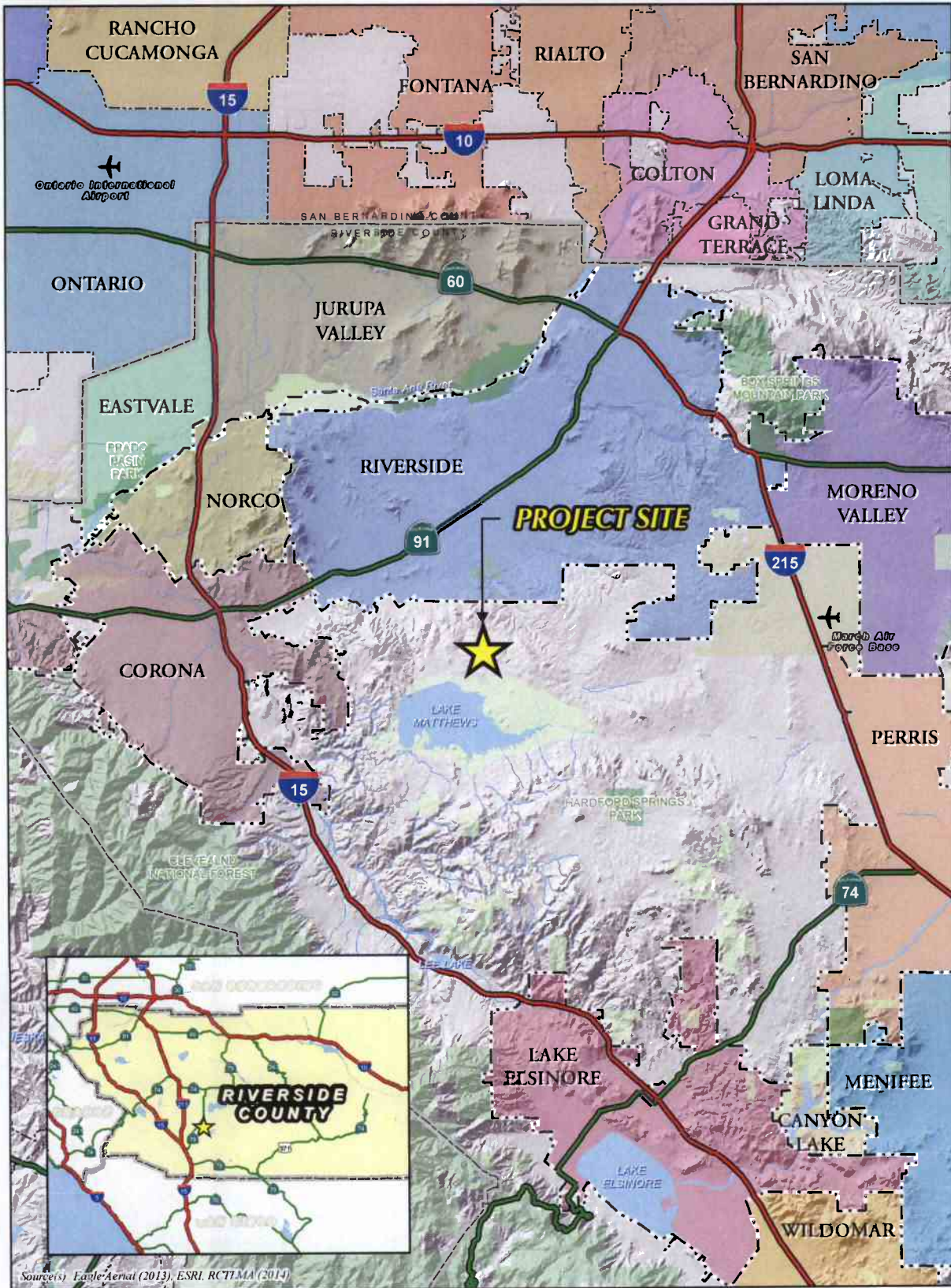


Figure 2-1

REGIONAL MAP



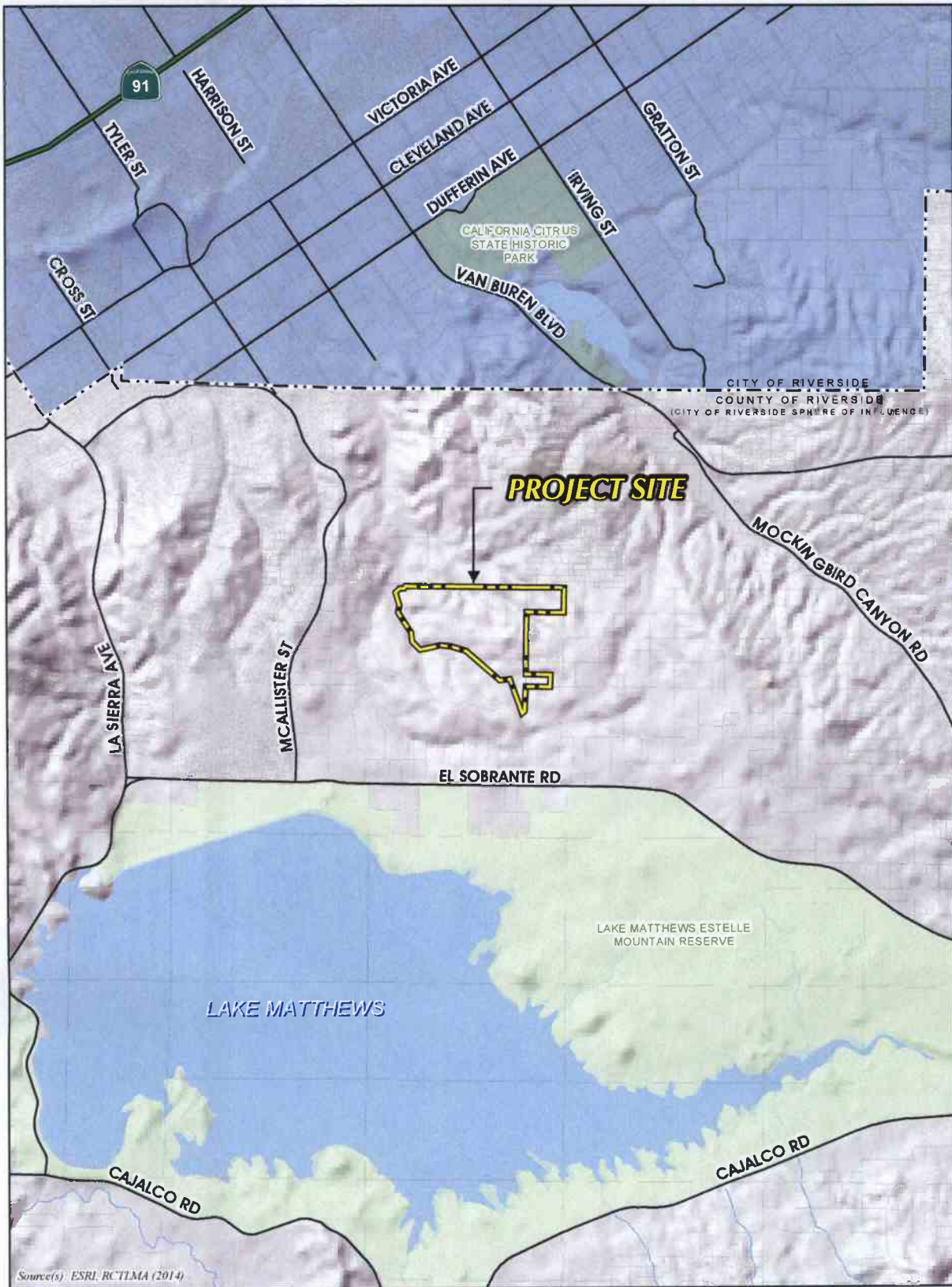


Figure 2-2

VICINITY MAP



Figure 2-3

SURROUNDING LAND USES AND DEVELOPMENT





Figure 2-4

AERIAL PHOTOGRAPH



2.2.2 Site Access

No paved access roads abut the Project site. Access to the Project site is provided via unimproved dirt roads that connect to Vista Del Lago Drive (approximately 0.5-mile to the east of the subject property). The Project site is located approximately 2.8 miles southeast of State Route 91 (SR-91), which is an east-west oriented facility operated by the California Department of Transportation (CalTrans). SR-91 provides a connection between Interstate 215 (I-215) to the east and Interstate 15 (I-15) to the west.

2.2.3 Utilities and Service Systems

The Project site is located within the service area of the Western Municipal Water District (WMWD) for domestic water and sewer service. Under existing conditions, no domestic water or sewer connections are provided to the Project site.

2.2.4 Aesthetics and Topographic Features

The majority of the site is characterized by undulating terrain, with some hillside and canyon topography, and generally slopes from east to west (see Figure 2-5, *USGS Topographic Map*). The topographic high point on the property occurs in the north-central portion of the site, at approximately 1,445 feet above mean sea level (amsl). The topographic low point occurs along the northwestern property boundary at 1,160 feet amsl. Overall topographic relief across the Project site is approximately 285 feet.

2.2.5 Geology

Regionally, the Project site is located in the Peninsular Ranges geomorphic province, a prominent natural geomorphic province that extends from the Santa Monica Mountains approximately 900 miles south to the tip of Baja California, Mexico, and is bounded to the east by the Colorado Desert. The Peninsular Ranges province is composed of plutonic and metamorphic rock, lesser amounts of Tertiary Volcanic and sedimentary rock, and Quaternary drainage in-fills and sedimentary veneers. The Project site is located within the Riverside sub-block, which is bounded by the Elsinore fault zone on the west and the San Jacinto fault zone on the east. (Alta, 2013, p. 7)

There are no known active or potentially active earthquake faults on the Project site or in the immediate area, and the Project site is not located within an "Alquist-Priolo" Special Studies Zone. Regional faults occurring near the Project site include the Elsinore Fault Zone, located approximately 7.8-miles to the southwest; the Chino Hills fault zone, located approximately 8.9-miles to the northwest; the San Jacinto fault zone, located approximately 14.7-miles to the northeast; and the San Andreas fault zone, located approximately 22.5-miles to the northeast. (Alta, 2013, p. 10) Similar to other properties throughout Southern California, the Project site is located within a seismically active region and is subject to ground shaking during seismic events. Groundwater was not encountered during subsurface investigations conducted on the Project site in 2012 (Alta, 2013, p. 11).

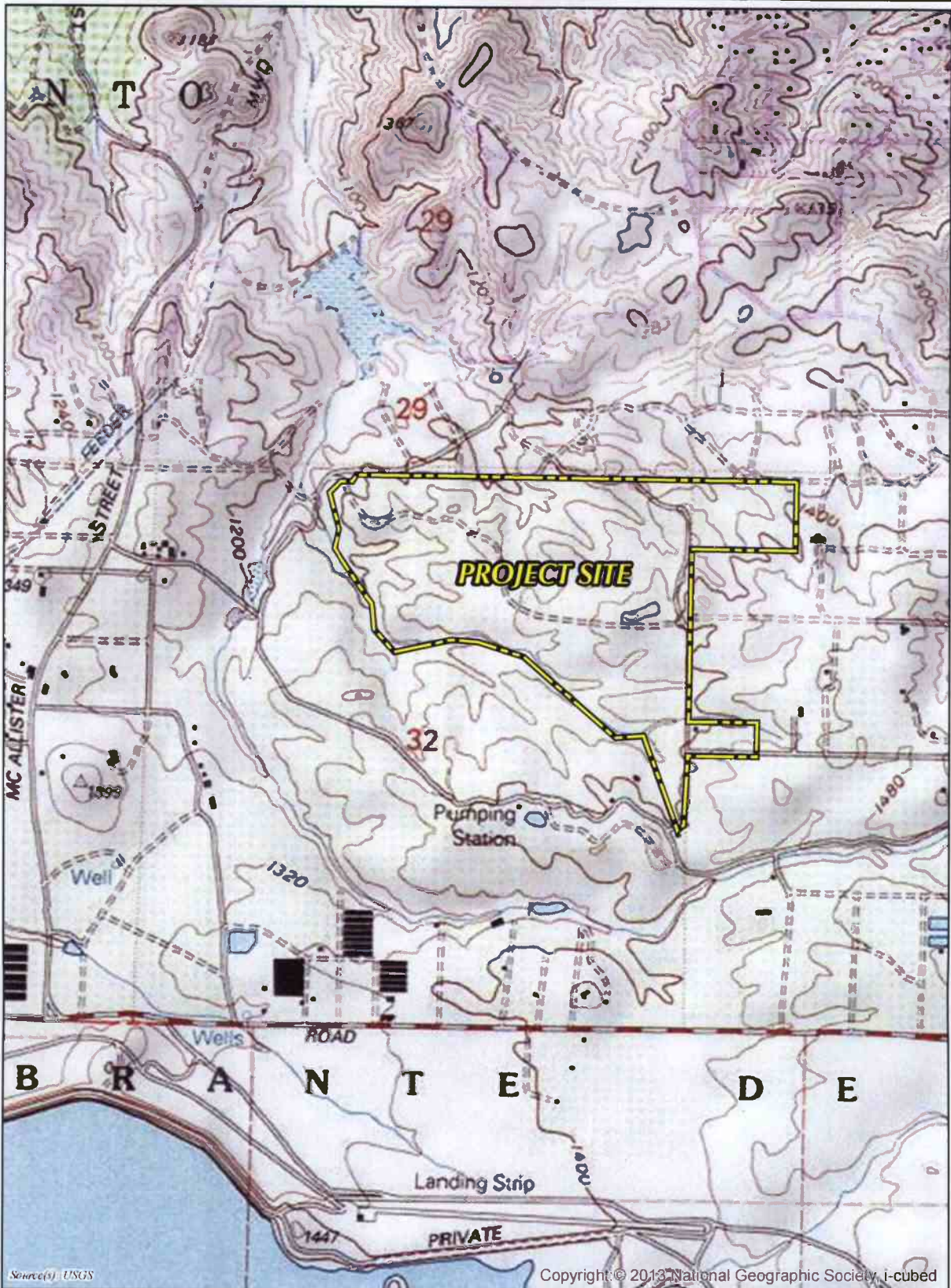


Figure 2-5

USGS TOPOGRAPHIC MAP

2.2.6 Soils

The Project site features a thin veneer of undocumented fill at its surface and is underlain by “Alluvium and Colluvium,” “Older Alluvium,” and “Granodiorite and gabbro, undifferentiated” soils. The undocumented fill consists of mixtures of silty sands in a loose to medium dense, dry to damp condition. “Alluvium and Colluvium” consists of orange tan fine grained sandy silts, silt, and silty sand in a dry to damp, soft/loose and porous condition with roots, a few small gravel and many krotovinas. “Older Alluvium” consists of primarily reddish yellow to yellowish brown silty sand and clayey sand that is slightly moist and medium dense. “Granodiorite and gabbro, undifferentiated” is a bedrock material that consists of fine- to coarse-grained sand with some silt with colors ranging from orange tan (in the near surface) to various shades of gray (with depth) and in a dry and dense condition. (Alta, 2013, pp. 8-9)

2.2.7 Hydrology

The Project site is located in the Santa Ana River watershed, which drains an approximately 2,650 square-mile area and is the principal surface flow water body within the region. The Santa Ana River starts in the San Bernardino Mountains, approximately 36 miles northeast of the Project site, and flows southwesterly for approximately 96 miles across San Bernardino, Riverside, Los Angeles, and Orange counties before spilling into the Pacific Ocean.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C1385G (dated August 28, 2008), the entire Project site is located within “Flood Zone X (unshaded),” which corresponds with areas of minimal flood hazard (less than 0.2-percent annual chance of flood). (FEMA, 2008)

The general trend of the natural drainage on the Project site is from the southeast towards the northwest. The site’s southwestern boundary contains a natural canyon/drainage that collects the majority of the Project site’s runoff. Two (2) drainage corridors extend eastwards from the southwestern boundary into the site’s interior. Under existing conditions, the Project site accepts storm water runoff from an off-site tributary area located to the east (approximately 78.8 acres in size). Storm water runoff is conveyed across the site as sheet flow from southeast to northwest to one of the natural canyon/drainage courses that are located along the subject property’s northern, western, and southern boundaries. These drainage courses convey storm water away from the Project site and to the north, toward Harrison Dam.

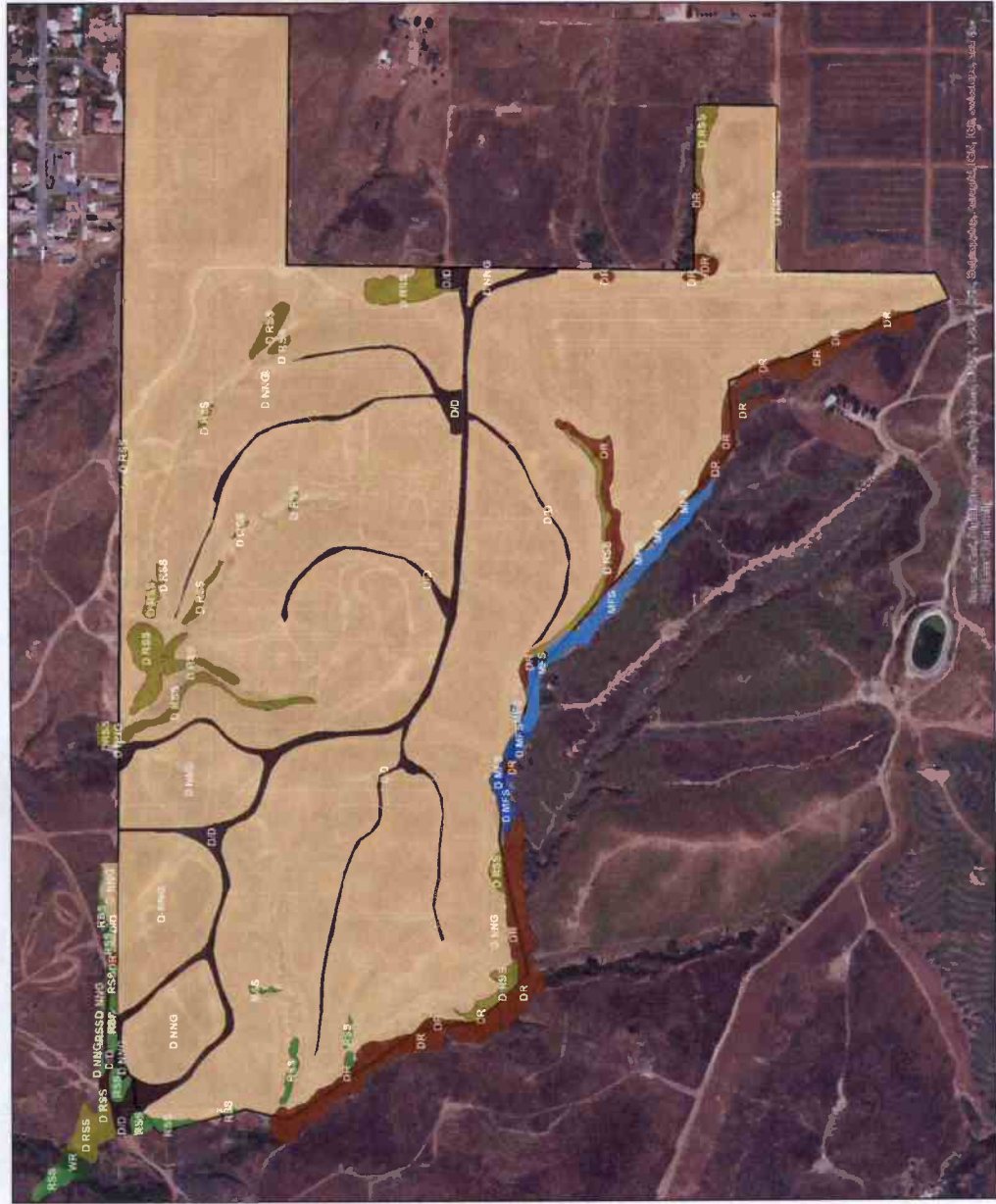
2.2.8 Vegetation

Most of the Project site was used for agriculture over a period of approximately 40 years, from approximately 1967 to 2005. Since agriculture activities ceased, the property has been subject to routine maintenance (i.e., discing for fire fuel management). Therefore, a majority of the site is disturbed with the exception of small pockets of natural vegetation located along the western and northern Project site boundaries.

Eight (8) vegetation communities were identified on the Project site and in the Project’s off-site study area by the Project biologist (Glenn Lukos Associates). The Project’s off-site study area includes

proposed off-site improvements (two short roadway connections and associated storm water drainage improvements) and a buffer area. The location and extent of these vegetation communities are illustrated on Figure 2-6, *Existing Vegetation Map*, and summarized on the following pages.

- Riversidean Sage Scrub. Approximately 0.47-acre of the Project site consists of a scrub community dominated by brittlebush (*Encelia farinosa*), California buckwheat (*Eriogonum fasciculatum*), and coastal sagebrush (*Artemisia californica*). The understory includes a mixture of non-native grasses and native forbs. Approximately 1.11 acres of Riversidean sage scrub is located within the Project's off-site study area. (GLA, 2014, p. 24)
- Disturbed Riversidean Sage Scrub. Approximately 4.70 acres of the Project site consists of areas of Riversidean sage scrub that have been disturbed in the past. These areas have a relatively low cover of native shrubs (generally less than 15 percent), and either support a predominance of ruderal vegetation and non-native grasses, or are predominately unvegetated. Approximately 0.84-acre of disturbed Riversidean sage scrub occurs within the Project's off-site study area. (GLA, 2014, p. 24)
- Disturbed Non-Native Grassland. Approximately 153.22 acres of the Project site consists of a regularly disturbed grassland community dominated by annual (non-native) grasses. Dominant grasses include wild oat (*Avena fatua*), slender wild oat (*Avena barbata*), riggut brome (*Bromus diandrus*), red brome (*Bromus madritensis* ssp. *rubens*), and soft chess (*Bromus hordeaceus*). Additional species include deerweed (*Acmispon glaber*), black mustard (*Brassica nigra*), and fascicled tarweed (*Deinandra fasciculata*). Approximately 0.62-acre of disturbed non-native grassland is located within the Project's off-site study area. (GLA, 2014, p. 24)
- Mule Fat Scrub. Approximately 0.22-acre of the Project site consists of a riparian community dominated by mule fat (*Baccharis salicifolia*). Additional species include willow (*Salix* sp.). Approximately 1.37 acres of mule fat scrub occurs within the Project's off-site study area. (GLA, 2014, p. 25)
- Disturbed Mule Fat Scrub. Approximately 0.23-acre of the Project site consists of a disturbed riparian community comprised of sparsely growing mule fat as well as several non-native species, including Russian thistle (*Salsola tragus*), black mustard, and tree tobacco (*Nicotiana glauca*). Additional species include willow (*Salix* sp.). Approximately 0.32-acre of disturbed mule fat scrub is located within the Project's off-site study area. (GLA, 2014, p. 25)
- Willow Riparian. Approximately 0.22-acre of the Project's off-site study area is comprised of a riparian community dominated by black willow (*Salix gooddingii*) and arroyo willow (*Salix lasiolepis*). Additional species include blue elderberry (*Sambucus nigra* subsp. *Caerulea*), mule fat, and stinging nettle (*Urtica dioica*).



- Legend**
- Project Boundary
 - Disturbed Mulefat Scrub
 - Disturbed Riparian
 - Disturbed Riverside Sage Scrub
 - Disturbed/Developed
 - Disturbed/Non-Native Grassland
 - Mulefat Scrub
 - Riverside Sage Scrub
 - Riverside Sage Scrub/Non-Native Grassland
 - Willow Riparian

Figure 2-6
 EXISTING VEGETATION MAP
 April 29, 2015

Source: (Home Editor Associates) 07-14-2014

- Disturbed Riparian. Approximately 2.94 acres of the Project site consists of a riparian community that was disturbed at some time in the past. These areas exhibit a lack of cover by native riparian species such as willow (*Salix* sp.) and are dominated by non-native/ornamental species such as Mexican fan palm (*Washingtonia robusta*), Canary Island date palm (*Phoenix dactylifera*) and Peruvian pepper tree (*Schinus molle*). Additional species include black mustard, tree tobacco, and castor bean (*Ricinus communis*). Approximately 4.20 acres of disturbed riparian habitat occurs within the Project's off-site study area. (GLA, 2014, p. 25)
- Disturbed/Developed Areas. Approximately 6.55 acres of the Project site consists of disturbed/developed areas, including unvegetated dirt roads and structures. Approximately 0.70-acre of disturbed/developed areas is located in the Project's off-site study area. (GLA, 2014, pp. 23-25)

No special-status plant species were observed on the Project site during surveys conducted by Glenn Lukos Associates. Eight (8) special-status plant species have a "low" potential to occur on-site: Intermediate mariposa lily (*Calochortus weedii* var. *intermedius*), Long-spined spineflower (*Chorizanthe polygonoides* var. *longispina*), Palmer's grapplinghook (*Harpagonella palmeri*), Paniculate tarplant (*Deinandra paniculata*), Parry's spineflower (*Chorizanthe parryi* var. *parryi*), Payson's jewelflower (*Caulanthus simulans*), Small-flowered microseris (*Microseris douglasii* ssp. *platycarpa*), and Small-flowered morning glory (*Convolvulus simulans*). (GLA, 2014, pp. 25-29)

2.2.9 Wildlife

Five (5) special-status wildlife species were observed on the Project site during wildlife surveys conducted by Glenn Lukos Associates, including: Orangethroat whiptail (*Aspidoscelis hyperthra*), coastal California gnatcatcher (*Polioptila californica californica*), Cooper's hawk (*Accipiter cooperii*), Northern harrier (*Circus cyaneus*), and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*). (GLA, 2014, pp. 29-35)

In addition to those species observed on-site, the Project site contains suitable habitat with the potential to support other special-status animals, including the Coast horned lizard (*Phrynosoma blainvillii*), Coast patch-nosed snake (*Salvadora hexalepis virgulata*), Coastal whiptail (*Aspidoscelis tigris*), Red-diamond rattlesnake (*Crotalus exsul*), Rosy boa (*Charina trivirgata*), Silvery legless lizard (*Anniella pulchra pulchra*), Bell's sage sparrow (*Amphispiza belli belli*), Burrowing owl (*Athene cunicularia*), Ferruginous hawk (wintering) (*Buteo regalis*), Golden eagle (*Aquila chrysaetos*), Least Bell's vireo (*Vireo bellii pusillus*), Loggerhead shrike (*Lanius ludovicianus*), Long-eared owl (nesting) (*Asio otus*), Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), White-tailed kite (nesting) (*Elanus leucurus*), Yellow-breasted chat (*Icteria virens*), Yellow warbler (*Setophaga petechial*), Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), San Diego desert woodrat (*Neotoma lepida intermedia*), Stephens' kangaroo rat (*Dipodomys stephensi*), Western mastiff bat (*Eumops perotis californicus*), Western yellow bat (*Lasiurus xanthinus*), Yuma Myotis (*Myotis yumanensis*). (GLA, 2014, pp. 29-35)

2.3 PLANNING CONTEXT

2.3.1 General Plan Land Use Designations

The prevailing planning document for the Project site and its surrounding area is the Riverside County General Plan. The General Plan is divided into a number of Area Plans that provide additional guidance for development. The Project site is located within the Lake Mathews/Woodcrest Area Plan (LMWAP).

Both the General Plan Land Use Element and the LMWAP assign the entire Project site to the “Rural Community (RC)” Foundation Component and further designate the site for “Very Low Density Residential (VLDR)” (approximately 148 acres) and “Estate Density Residential (EDR)” (approximately 20 acres) land uses. Refer to Figure 2-7, *Existing General Plan and Area Plan Designations*. The RC-VLDR designation calls for the development of detached single-family homes on 1-acre minimum lots, while the RC-EDR designation calls for the development of detached single-family homes on 2-acre minimum lots. If the Project site were built out in accordance with its existing, underlying land use designations, a maximum of 157 residential units could be constructed on the subject property.

2.3.2 General Plan Policy Areas

General Plan Policy Areas apply to portions of an Area Plan that contain special or unique characteristics that merit detailed attention and focused planning policies. The Project site is located within the LMWAP’s El Sobrante Policy Area. The purpose of the El Sobrante Policy Area is to address the infrastructure capacity within the policy area with an emphasis on preservation of the area’s rural lifestyle.

2.3.3 Zoning Designations

The Project site is zoned for “Light Agriculture, 10-acre minimum lot size (A-1-10)” land uses (refer to Figure 2-8, *Existing Zoning Designations*). The A-1-10 zoning designation allows for the development of single-family dwellings on minimum 10-acre lots and limited, non-intensive agricultural uses.

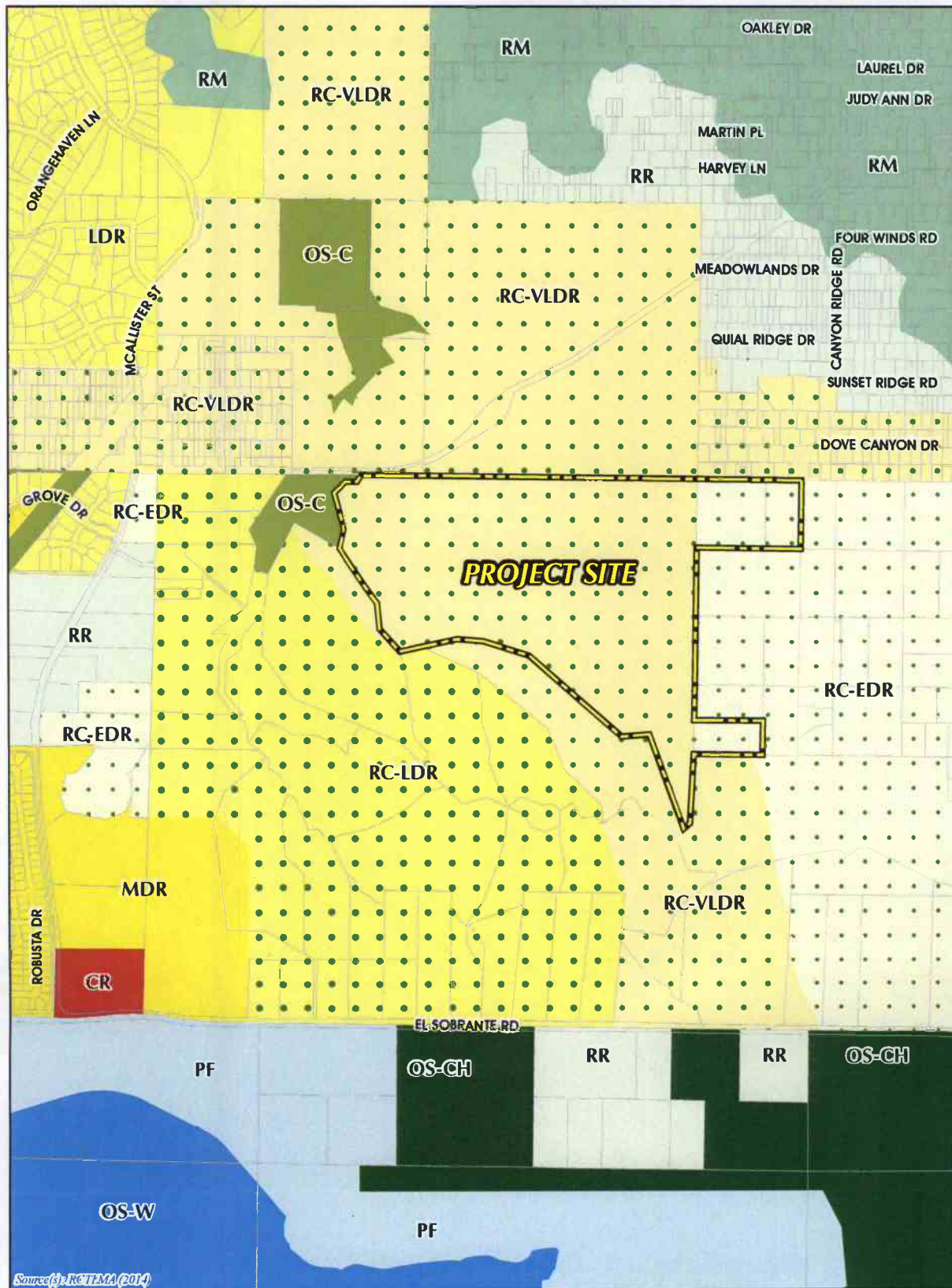


Figure 2-7



EXISTING GENERAL PLAN AND AREA PLAN DESIGNATIONS

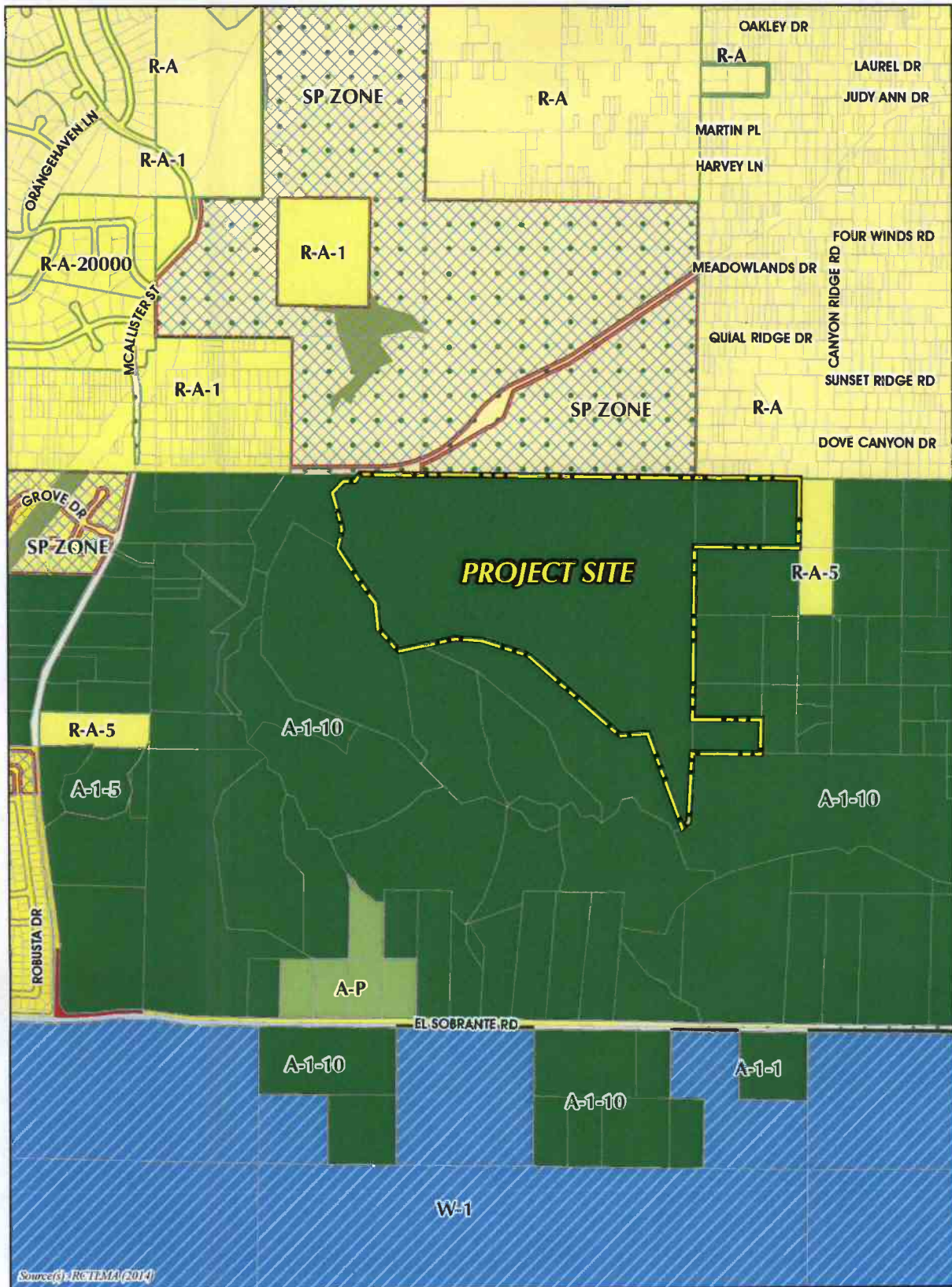


Figure 2-8



EXISTING GENERAL PLAN AND AREA PLAN DESIGNATIONS

3.0 PROJECT DESCRIPTION

The Project evaluated by this MND is located within the El Sobrante area of unincorporated Riverside County, California. The proposed Project consists of applications for a General Plan Amendment (GPA 1132), Change of Zone (CZ 7816), a Tract Map (TR 36475), and an Agricultural Preserve Diminishment (AG 1044). Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA §15150 and are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA. A detailed description of the proposed Project is provided herein.

3.1 PROPOSED DISCRETIONARY APPROVALS

3.1.1 General Plan Amendment 1132

General Plan Amendment 1132 (GPA 1132) proposes to amend the Riverside County General Plan Land Use Element and the LMWAP Land Use Plan land use designations as they pertain to the site from “Rural Community-Very Low Density Residential (RC-VLDR)” and “Rural Community-Estate Density Residential (RC-EDR)” to “Rural Community-Low Density Residential (RC-LDR).” The RC-LDR land use designation would allow for development of the Project site with detached single-family homes on minimum ½-acre lots (Riverside, 2013, p. LU 46). GPA 1132 would not alter the subject property’s Foundation Component assignment (Rural Community). Figure 3-1, *General Plan Amendment 1132*, illustrates the proposed General Plan and LMWAP land use designations.

3.1.2 Change of Zone 7816

Change of Zone 7816 (CZ 7816) proposes to change the zoning designation of the Project site from “Light Agriculture, 10-acre minimum lot size (A-1-10)” to “One Family Dwellings (R-1)”, which would allow for development of the subject property with detached single-family homes on minimum 7,200 square foot (s.f.) lot sizes. Figure 3-2, *Change of Zone 7816*, depicts the site’s proposed zoning designation.

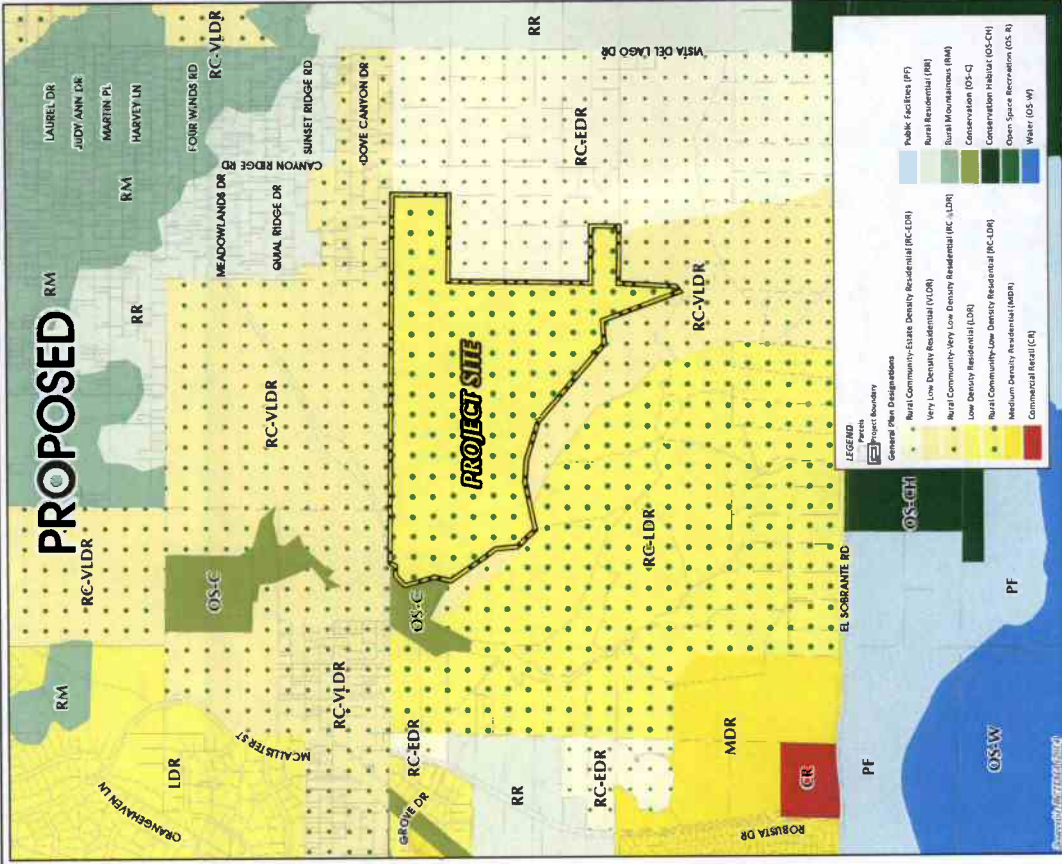
3.1.3 Tract Map 36475

A. *Land Use Summary*

Tract Map 36475 (TR 36475) is shown on Figure 3-3, *Tract Map 36475*. A summary of the lots proposed to be created through subdivision of the subject property as part of TR 36475 is presented in Table 3-1, *Summary of Tract Map 36475*. As shown in Table 3-1, TR 36475 would subdivide the 168.33-acre site into 171 single-family residential lots on 79.57 acres; two (2) water quality/detention basins on 5.26 acres; four (4) park sites on 3.78 acres; and 21 open space lots on 50.56 acres. TR 36475 also would provide 29.16 acres of on-site public streets. A detailed description of the various land uses that would result from the approval of TR 36475 is provided below.

- **Single Family Residential:** TR 36475 would subdivide the Project site into 171 single-family residential lots that would range in size from 13,946 s.f. (approximately 1/3-acre) to 113,270 s.f. (approximately 2.6 acres). The minimum building pad size on each lot would be 11,916 s.f.

MITIGATED NEGATIVE DECLARATION

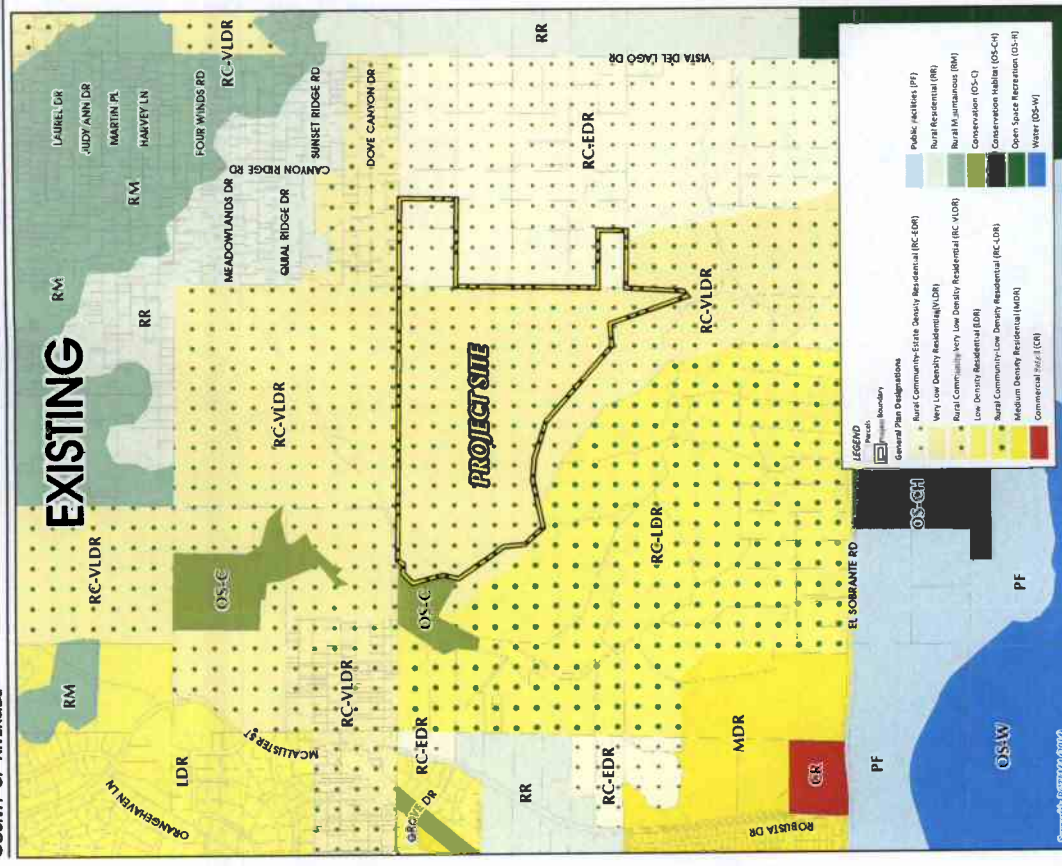


PROPOSED

PROJECT SITE



GPA 1132, CZ 7816, TR 36475, AG 1044
COUNTY OF RIVERSIDE



EXISTING

PROJECT SITE

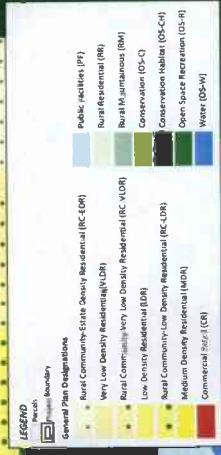
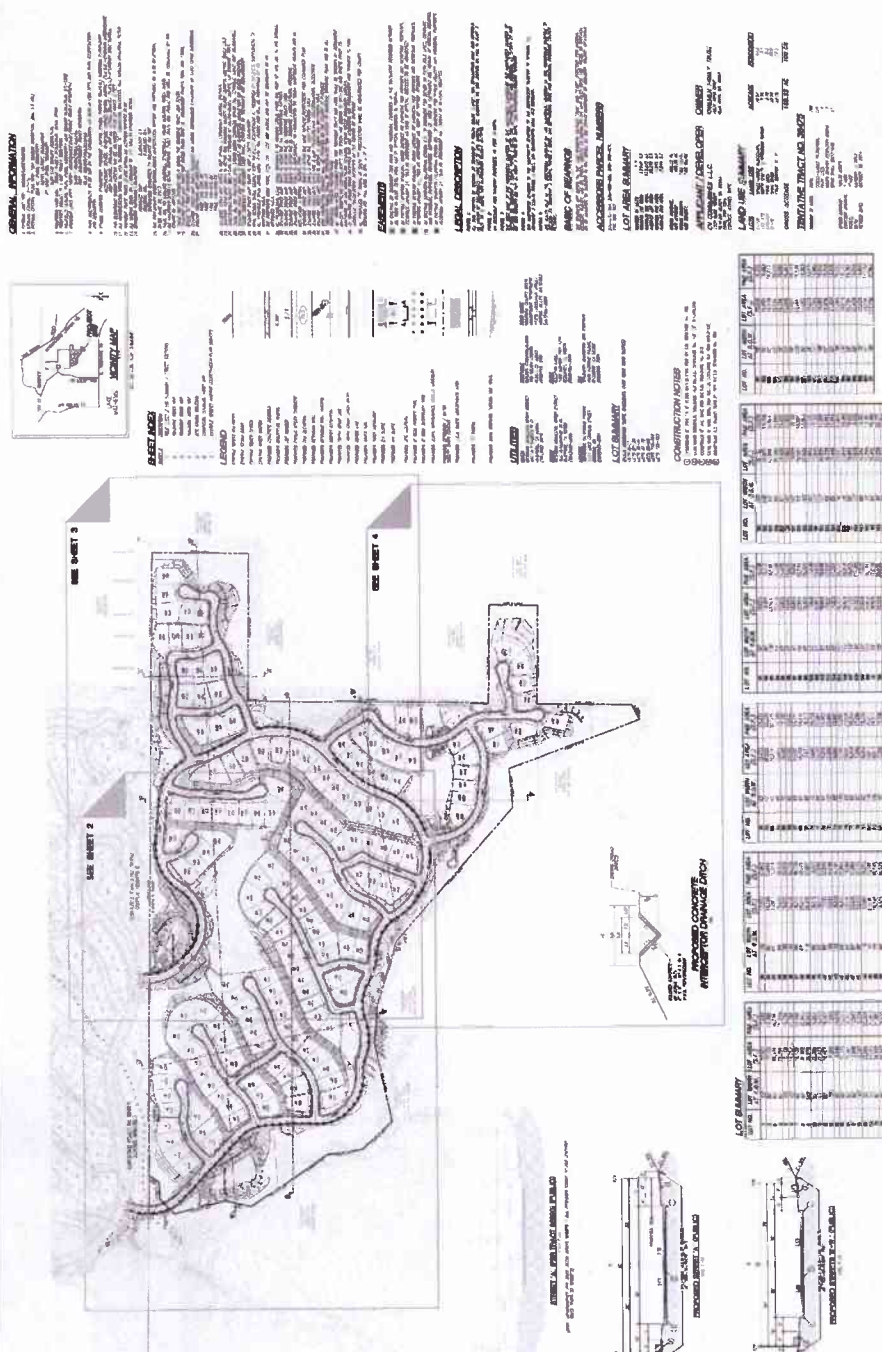


Figure 3-1

GENERAL PLAN AMENDMENT 1132

April 29, 2015



GENERAL REQUIREMENTS

1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY OF RIVERSIDE AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND VEGETATION UNLESS OTHERWISE SPECIFIED.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNLESS OTHERWISE SPECIFIED.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FLOOD CONTROL MEASURES UNLESS OTHERWISE SPECIFIED.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SEWER AND WASTEWATER TREATMENT PLANTS UNLESS OTHERWISE SPECIFIED.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING WATER SUPPLY SYSTEMS UNLESS OTHERWISE SPECIFIED.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING POWER AND TELEPHONE LINES UNLESS OTHERWISE SPECIFIED.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING GAS LINES UNLESS OTHERWISE SPECIFIED.
11. THE DEVELOPER SHALL MAINTAIN ALL EXISTING RAILROADS UNLESS OTHERWISE SPECIFIED.
12. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AIRWAYS UNLESS OTHERWISE SPECIFIED.
13. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC MONUMENTS UNLESS OTHERWISE SPECIFIED.
14. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CULTURAL RESOURCES UNLESS OTHERWISE SPECIFIED.
15. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ARCHAEOLGICAL RESOURCES UNLESS OTHERWISE SPECIFIED.
16. THE DEVELOPER SHALL MAINTAIN ALL EXISTING GEOLOGICALLY SENSITIVE AREAS UNLESS OTHERWISE SPECIFIED.
17. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SEISMICALLY HAZARDOUS AREAS UNLESS OTHERWISE SPECIFIED.
18. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AIR QUALITY SENSITIVE AREAS UNLESS OTHERWISE SPECIFIED.
19. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SOIL CONSERVATION AREAS UNLESS OTHERWISE SPECIFIED.
20. THE DEVELOPER SHALL MAINTAIN ALL EXISTING WETLANDS UNLESS OTHERWISE SPECIFIED.
21. THE DEVELOPER SHALL MAINTAIN ALL EXISTING RIVERS AND STREAMS UNLESS OTHERWISE SPECIFIED.
22. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LAKE AND RESERVOIR AREAS UNLESS OTHERWISE SPECIFIED.
23. THE DEVELOPER SHALL MAINTAIN ALL EXISTING COASTAL RESOURCES UNLESS OTHERWISE SPECIFIED.
24. THE DEVELOPER SHALL MAINTAIN ALL EXISTING MARINE RESOURCES UNLESS OTHERWISE SPECIFIED.
25. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC LANDMARKS UNLESS OTHERWISE SPECIFIED.
26. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC DISTRICTS UNLESS OTHERWISE SPECIFIED.
27. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC STRUCTURES UNLESS OTHERWISE SPECIFIED.
28. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC ARCHITECTURE UNLESS OTHERWISE SPECIFIED.
29. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC LANDSCAPE ARCHITECTURE UNLESS OTHERWISE SPECIFIED.
30. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC GARDENS UNLESS OTHERWISE SPECIFIED.
31. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC PARKS UNLESS OTHERWISE SPECIFIED.
32. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC MONUMENTS UNLESS OTHERWISE SPECIFIED.
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48. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC LANDSCAPE ARCHITECTURE UNLESS OTHERWISE SPECIFIED.
49. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC GARDENS UNLESS OTHERWISE SPECIFIED.
50. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC PARKS UNLESS OTHERWISE SPECIFIED.

AMENDED NO. 1
SCHEDULE 'A'
CITRUS HEIGHTS II
TENTATIVE TRACT NO. 36475
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 1 OF 7

Figure 3-3

TRACT MAP 36475

April 29, 2015



Source: MDS Consulting (06-13-2014)

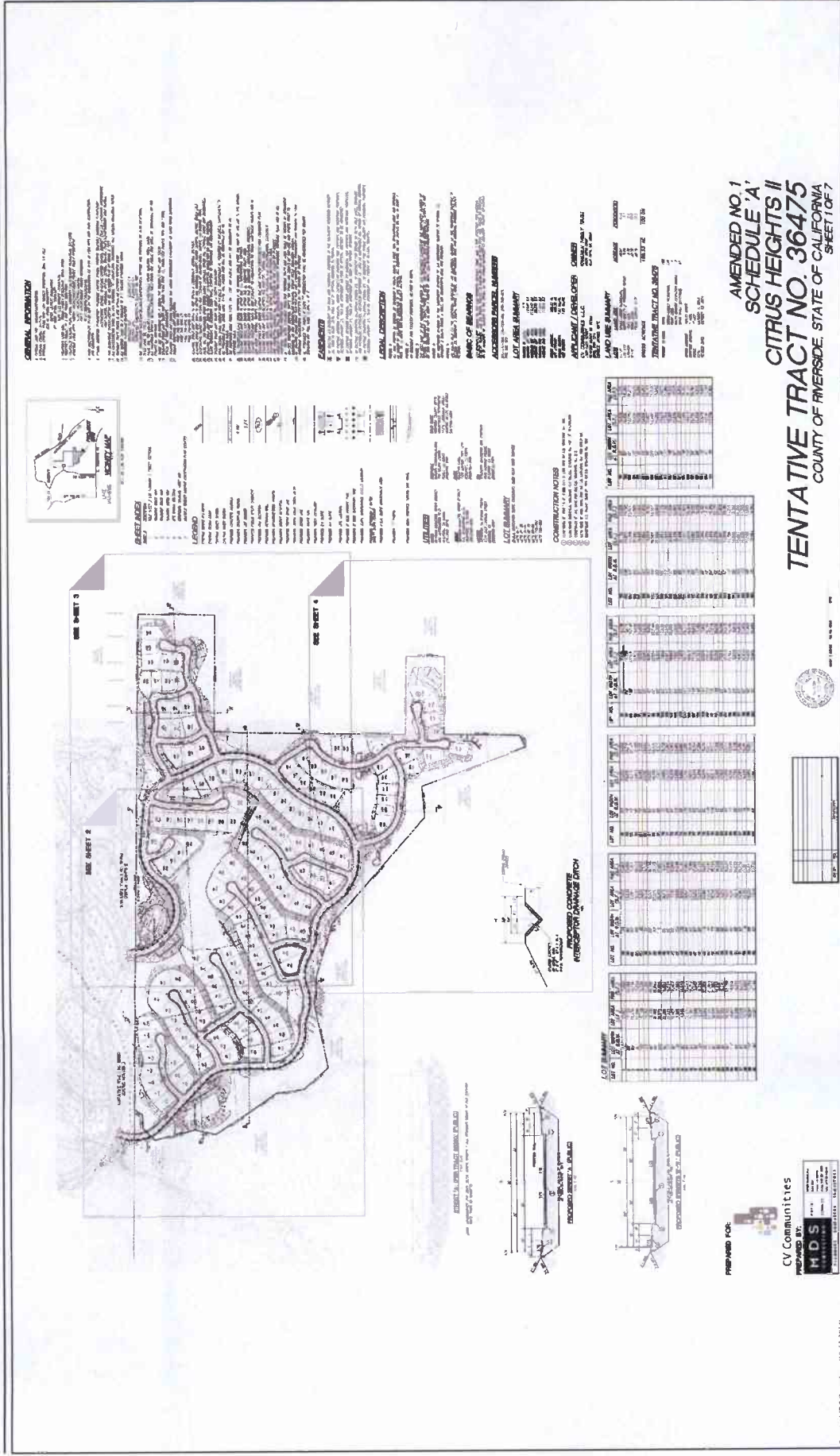


Figure 3-3

TRACT MAP 36475

April 29, 2015

Table 3-1 Summary of Tract Map 36475

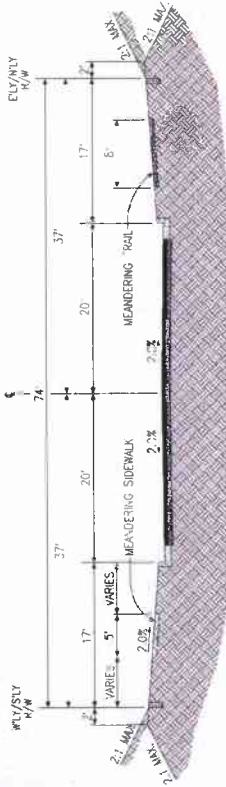
Lots	Land Use	Acreage	% of Project Site
1-171	Single-Family Residential	79.57	47.3%
172-173	Water Quality/ Detention Basins	5.26	3.1%
174-177	Park Sites	3.78	2.3%
'A' -'U'	Open Space	50.56	30.0%
--	Local Streets "A"- "R"	29.16	17.3%
Project Totals:		168.33	100.0%

Source: Tract Map 36475 prepared by MDS Consulting, June 10, 2014.

- **Water Quality/Detention Basins:** Two (2) water quality/detention basins are proposed on 5.26 acres. A 2.96-acre water quality/detention basin (Lot 172) is proposed in the north-central portion of TR 36475 and a 2.30-acre water quality/detention basin (Lot 173) is proposed in the northwestern portion of TR 36475.
- **Park Sites:** TR 36475 would provide four (4) park sites on 3.78 acres: Lot 174 (0.97-acre) is proposed in the northern portion of the subject property; Lot 175 (0.89-acre) is proposed in the eastern portion of the subject property; Lot 176 (1.24-acre) is proposed in the southern portion of the subject property; and Lot 177 (0.68-acre) is proposed in the southeastern portion of the subject property.
- **Open Space:** TR 36475 allocates 50.56 acres of community and natural open space. Community open space lots would accommodate community entries, common landscaped areas, and common manufactured slopes. Natural open space would remain in its natural (undisturbed) state.
- **On-Site Public Roadways:** TR 36475 proposes a total of 29.16 acres of local streets (Streets "A" through "R"). Subsection 3.1.3B, *Public Roadway Dedications, Improvements, and Vacations*, provides a more detailed description of roadway improvements planned as part of TR 36475.

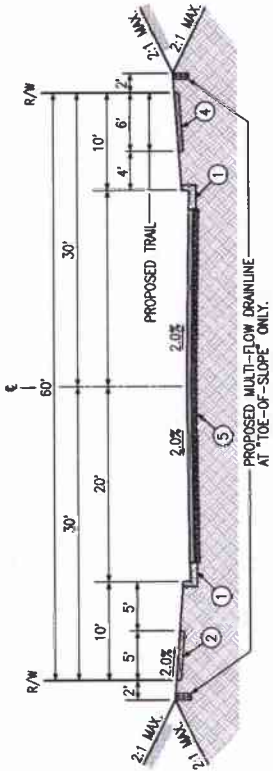
B. Public Roadway Dedications, Improvements, and Vacations

As shown on Figure 3-3, TR 36475 would construct several public roadways on the site. Figure 3-4, *Roadway Cross-Sections*, depicts the improvements proposed for each of the various roadways. Access to the Project site would be provided via two (2) full access connections from an approved, neighboring development project to the north (TR 36390, marketing name "Citrus Heights"). From Citrus Heights, Project residents would have direct connections to McAllister Street and Street "A." Street "A" is also known as "Fairway Drive," an approved public street that will provide a connection between McAllister Street and Van Buren Boulevard.



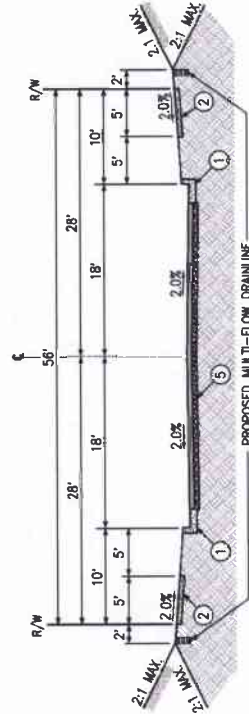
STREET 'A' (PER TRACT 36390) (PUBLIC)

SCALE: 1"=10'
 (NOTE: IMPROVEMENTS PER TRACT 36390, CITRUS HEIGHTS 1, AND PROPOSED STREET 'A' PER TENTATIVE TRACT 36475 TO CONNECT)



PROPOSED STREET 'A' (PUBLIC)

SCALE: 1"=10'



PROPOSED STREETS 'B-R' (PUBLIC)

SCALE: 1"=10'

Source: JDB Consulting (10/15/2014)



A description of the roadway improvements planned as part of the Project is provided below.

- **Street “A”:** Street “A” is a proposed on-site local street that would connect to the neighboring Citrus Heights development project at two (2) locations (forming a loop through the Project). This street would serve as the backbone road of the Project, facilitating access to all on-site local residential streets. Street “A” would provide a 60-foot wide right-of-way, including 40 feet of vehicular travel lanes and 10-foot parkways on each side of the street. On one side of the street, the parkway includes a five (5)-foot wide sidewalk that would be separated from the curb by a five (5)-foot wide landscaped parkway. On the other side of the street, the parkway would feature a four (4)-foot wide landscaped park strip adjacent to the curb and a six (6)-foot wide trail.
- **Streets “B” through “R”:** Streets “B” through “R” are proposed on-site local streets that would connect individual residential lots to the community’s backbone loop road (Street “A”). Streets “B” through “R” would provide a 56-foot wide right-of-way, including 36 feet of vehicular travel lanes, and 10-foot parkways on each side of the street. The parkways include five (5)-foot wide park strips adjacent to the curb and five (5)-foot wide sidewalks.

C. Proposed Drainage and Water Quality Improvements

On-site stormwater runoff is engineered to be conveyed through on-site public street improvements and storm drains, which generally would convey all runoff to two (2) water quality/detention basins in the northern (Lot 172) and northwestern (Lot 173) portions of the Project site, respectively. The water/quality detention basins are designed to treat all “first flush” volumes from developed portions of the Project site. Storm water runoff would be discharged from the water quality/detention basins to existing drainage courses along the northern and western boundaries of the Project site.

D. Proposed Water Service Improvements

Water service would be provided to the Project site by the WMWD. An 8-inch diameter domestic water line would be constructed beneath the proposed alignment of Street “A” and would connect to domestic water facilities in the Citrus Heights development to the north. Within all on-site roadways, 8-inch diameter water lines would branch off from the main line beneath Street “A” as necessary to provide domestic water service to individual lots. Reclaimed water service is not available in the Project area and is not proposed as part of the Project.

E. Proposed Sewer Service Improvements

Sanitary sewer service for the proposed Project would be provided by the WMWD. Waste water would be conveyed from individual lots to the 8-inch diameter backbone sewer line beneath the proposed alignment of Street “A” via 8-inch diameter sewer lines installed beneath on-site roadways. The backbone sewer line beneath Street “A” would connect to sewer facilities in the Citrus Heights development to the north.

F. Earthwork and Grading

The Project proposes to grade portions of the 168.33-acre site to facilitate development of the property pursuant to TR 36475. A total of 2,204,500 cubic yards (c.y.) of cut and 2,204,500 c.y. of fill are anticipated in association with site grading activities, with no net import/export of soil materials. Numerous manufactured slopes would be constructed on the Project site, all of which would be constructed at a maximum slope angle of 2:1.

G. Preliminary Landscape Plan

As shown on Figure 3-5, *Preliminary Landscape Plan*, a combination of trees, shrubs, and groundcovers would be planted along all on-site roadways, park sites, common open space areas, manufactured slopes, and water quality/detention basins. The Project would comply with County of Riverside Ordinance No. 859 (*Water Efficient Landscape Requirements*) and would utilize a plant palette comprised of plant materials native to Southern California or naturalized to the arid local climate. Proposed landscaping would be ornamental in nature, except within water quality/detention basins where plant materials would be selected to serve water quality functions.

H. Preliminary Wall and Fence Plan

The Project's *Preliminary Wall and Fence Plan* is depicted on Figure 3-6. As shown, six (6)-foot tall masonry walls are provided adjacent to Street "A" in instances where residential side and/or rear yards face the street. Thematic rail fencing (height of 38 inches) also is provided along Street "A," to provide a physical barrier between a planned trail and the vehicular travel way. Six (6)-foot tall solid masonry walls are generally provided along the side and rear property boundaries of individual residential lots, except that five (5)-foot tall tubular steel fencing is proposed where scenic opportunities exist. Five (5)-foot tall, tubular steel fencing is proposed along the perimeter of the water/quality detention basins.

3.1.4 Agricultural Preserve Diminishment 1044

Proposed Agricultural Preserve Diminishment 1044 (AG 1044) would remove the Project site from the El Sobrante No. 1 Agricultural Preserve. AG 1044 would not terminate the El Sobrante No. 1 Agricultural Preserve, as other property surrounding the Project site remains the in the Preserve. Additionally, AG 1044 would not terminate an active Williamson Act Contract because the Project site is not encumbered by a Williamson Act Contract. (The subject property previously was encumbered by a Williamson Act Contract; however, a Notice of Non-Renewal was filed on May 10, 1982 and the contract has lapsed.)



Figure 3-5

PRELIMINARY LANDSCAPE PLAN

April 29, 2015



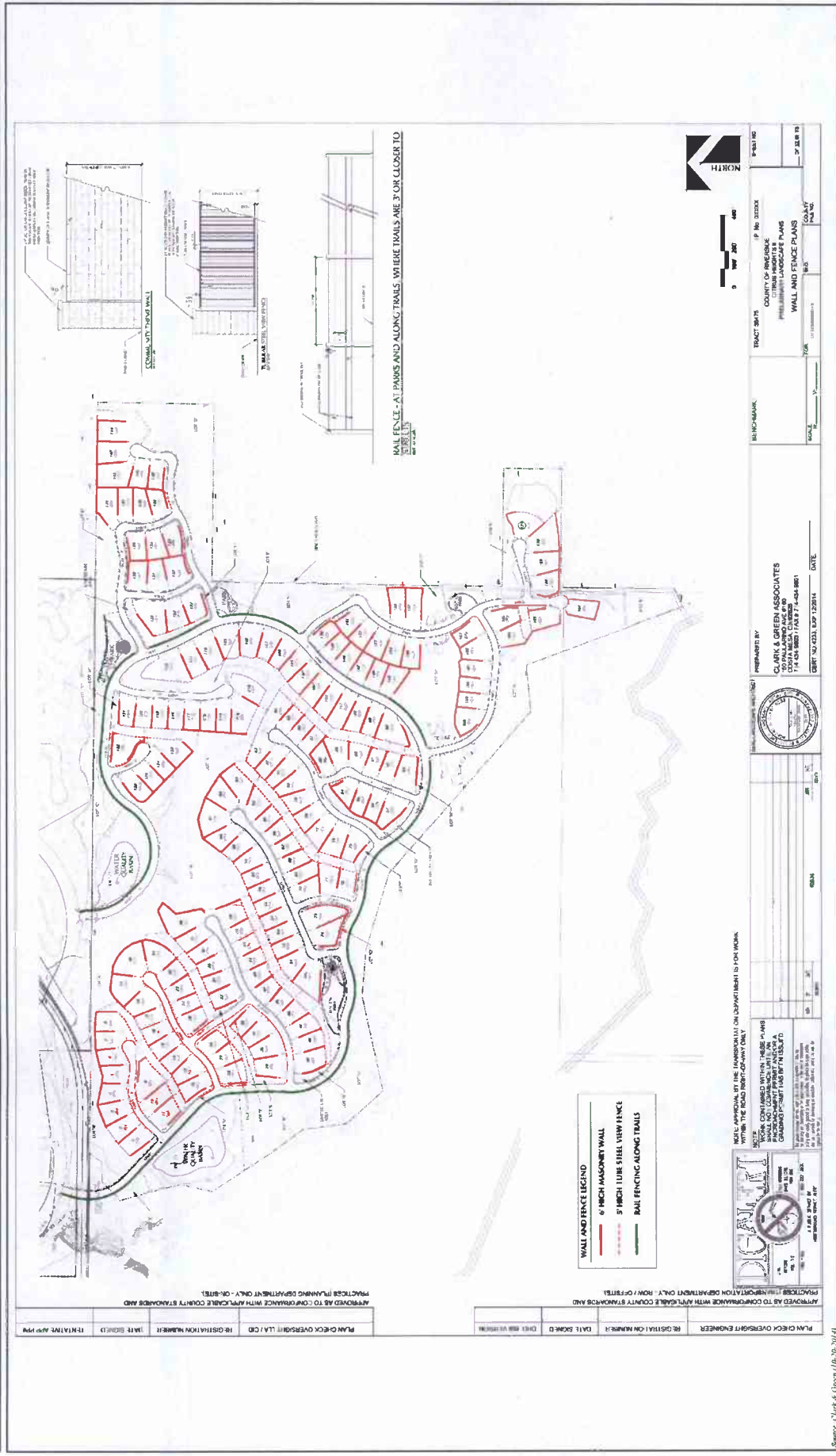


Figure 3-6
 PRELIMINARY WALL AND FENCE PLAN
 April 29, 2015

3.2 SCOPE OF ENVIRONMENTAL ANALYSIS

3.2.1 Construction Characteristics

A. Proposed Physical Disturbance

Approximately 136.00 acres of the Project site would be graded or disturbed during construction. An additional 1.50 acres of off-site areas would be graded or disturbed during construction to accommodate the improvements proposed by TR 36475.

B. Anticipated Construction Schedule and Equipment

Construction activities on the Project site are expected to commence in June 2015 and last through November 2016. Implementation of the proposed Project would include the following phases of construction:

- Grading and Infrastructure Installation – 40 working days;
- Building Construction – 275 working days;
- Architectural Coatings (Painting) – 324 working days; and
- Paving – 75 working days.

Table 3-2, *Anticipated Construction Equipment*, indicates the major construction equipment that the Project Applicant anticipates construction contractor(s) would use during each phase of construction.

Table 3-2 Anticipated Construction Equipment

Activity	Equipment	Number	Hours Per Day
Grading	Excavators	2	8
	Graders	1	8
	Water Trucks	1	8
	Rubber Tired Dozers	1	8
	Scrapers	2	8
	Tractors/Loaders/Backhoes	2	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Architectural Coatings	Air Compressors	1	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8

Source: (Urban Crossroads, 2014a, Table 3-3).

3.2.2 Proposed Operation Characteristics

The proposed Project would be operated as a residential community. As such, typical operational characteristics include residents and visitors traveling to and from the site, and leisure and maintenance activities occurring on individual residential lots and in the on-site parks, open space, and detention basins. Low levels of noise and a moderate level of exterior lighting typical of a residential community is expected.

A. Future Population

Implementation of the proposed Project would result in the construction of 171 single-family homes. According to the County of Riverside Ordinance No. 460, Section 10.35, the residential land use proposed by the Project (i.e., single-family detached homes with attached garages) generate approximately 2.59 persons per dwelling unit (Ord. No. 460, 2010). The County of Riverside General Plan applies a rate of 3.01 persons per single-family home (Riverside, 2013). Accordingly, the proposed Project is expected to accommodate an estimated future population of between 443 and 515 residents.

B. Future Traffic

Traffic would be generated by the 171 homes planned for the site. As shown in Table 3-3, *Project Trip Generation Summary*, implementation of the Project would result in the generation of approximately 2,628 daily trip-ends with 128 trips occurring during the morning peak hour and 171 trips occurring during the evening peak hour.

Table 3-3 Project Trip Generation Summary

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	171	DU	32	96	128	108	63	171	1,628

¹ DU = Dwelling Units

Source: (Urban Crossroads, 2014c, Table 4-2)

C. Maintenance Responsibilities

As shown on Figure 3-7, *Preliminary Maintenance Plan*, the Homeowners' Association would maintain all common open space areas, major manufactured slopes on private residential lots, and water quality/detention basins. Natural open space areas would be maintained by the Homeowners' Association or an appropriate public/quasi-public agency. Landscaping along Street "A" would be maintained by a County of Riverside Landscape Maintenance District. Private homeowners would be responsible for maintaining their individual lots (with the exception of major manufactured slopes maintained by the Homeowners' Association).



Figure 3-7

PRELIMINARY MAINTENANCE PLAN

April 29, 2015

Author: Clark & Green (10/23/2014)



T&B PLANNING, INC.

3.2.3 Related Environmental Review and Consultation Requirements

Subsequent to approval of GPA 1132, CZ 7816, TR 36475, and AG 1044, additional discretionary actions may be necessary to implement the proposed Project. These include, but are not limited to, grading permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer infrastructure improvements, stormwater permit(s) (NPDES), and state and federal resource agency permits. Table 3-4, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent discretionary approvals associated with the Project. This MND covers all federal, state and local government approvals which may be needed to construct or implement the Project, whether explicitly noted in Table 3-4 or not.

Table 3-4 Matrix of Project Approvals/Permits

Public Agency	Approvals and Decisions
Riverside County	
Proposed Project- Riverside County Discretionary Approvals	
Riverside County Board of Supervisors	<ul style="list-style-type: none"> ○ Approve or deny GPA 1132. ○ Approve or deny CZ 7816. ○ Approve, conditionally approve, or deny TR 36475 and AG 1044 ○ Reject or adopt this MND along with appropriate CEQA Findings.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	<ul style="list-style-type: none"> ○ Approve implementing Final Maps, Plot Plans, and/or Site Plans as may be appropriate. ○ Issue Grading Permits. ○ Issue Building Permits. ○ Approve Road Improvement Plans. ○ Issue Encroachment Permits. ○ Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
Regional Water Quality Control Board	○ Issuance of Section 401 Permit pursuant to the Clean Water Act and a storm water permit.
U.S. Army Corps of Engineers	○ Issuance of a Section 404 Permit pursuant to the Clean Water Act.
California Department of Fish and Wildlife	○ Issuance of a Section 1602 Streambed Alteration Agreement
Western Municipal Water District	○ Issuance of permits/approvals for required domestic water and sanitary sewer service.

4.0 ENVIRONMENTAL ASSESSMENT/INITIAL STUDY CHECKLIST

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42652
Project Case Type (s) and Number(s): GPA 1132, CZ 7816, TR 36475, AG 1044
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: (951) 955-8631
Applicant's Name: CV Communities, LLC
Applicant's Address: 3121 Michelson Dr., Suite 150, Irvine, CA 92612

I. PROJECT INFORMATION

- A. Project Description:** The proposed Project consists of applications for a General Plan Amendment (GPA 1132), Change of Zone (CZ 7816), Tract Map (TR 36475), and Agricultural Preserve Diminishment (AG 1044), collectively hereafter referred to as "the Project." A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below.

General Plan Amendment 1132 (GPA 1132) proposes to re-designate the Project site from "Rural Community – Very Low Density Residential (RC-VLDR)" and "Rural Community – Estate Density Residential (RC-EDR)" land uses to "Rural Community – Low Density Residential (RC-LDR)" land uses. The RC-LDR land use designation would allow for development of the Project site with detached single-family homes at a density of 2 du/ac.

Change of Zone 7816 (CZ 7816) proposes to change the zoning designation of the Project site from "Light Agriculture, 10-acre minimum lot size (A-1-10)" to "One Family Dwellings (R-1)." The proposed R-1 zoning designation would allow single-family residential uses on minimum 7,200 square foot (s.f.) lot sizes.

Tract Map 36475 (TR 36475) proposes to subdivide the 168.3-acre property into 171 single-family residential lots ranging in size from 13,946 s.f. to 113,270 s.f.; two (2) water quality/detention basins on 5.26 acres; four (4) park sites on 3.78 acres; and 21 open space lots on 50.56 acres. TR 36475 also depicts required roadway and infrastructure improvements. Implementation of TR 36475 would require approximately 2,204,500 cubic yards (c.y.) of cut and 2,204,500 c.y. of fill; grading activities would balance on-site and no import or export would be required. Off-site grading would occur on 1.50 acres. A detailed description of TR 36475 is provided in Section 3.0, *Project Description*, of the MND.

Agricultural Preserve Diminishment (AG 1044) proposes to remove the Project site from the El Sobrante No. 1 Agricultural Preserve.

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

- C. Total Project Area:** 168.33 acres

Residential Acres: 79.57	Lots: 171	Units: 171	Projected No. of Residents: 443-515
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: Parks: 3.78 acres; Water Quality/Detention Basins: 5.26 acres; Open Space: 50.56 acres; Circulation (Streets "A"- "R,"): 29.16 acres.

- D. Assessor's Parcel No(s):** 270-070-004, 270-080-017, 270-090-001, 270-090-002
- E. Street References:** North of El Sobrante Road, south of Dove Canyon Road, east of McAllister Street, and west of Vista del Lago Drive
- F. Section, Township & Range Description or reference/attach a Legal Description:** Sections 32 and 33, Township 3 South, Range 5 West, San Bernardino Baseline and Meridian
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The Project site consists of an irregularly shaped collection of contiguous parcels in the El Sobrante area of unincorporated Riverside County. The property is vacant and undeveloped, and is characterized by generally rugged terrain. The property was previously utilized for agricultural land uses, and has been heavily used by unauthorized off-road vehicles that formed dirt access roads, motorcycle and bicycle trails, and tire ruts across the entire site. An abandoned corrugated steel barn is located in the eastern portion of the Project site.

The surrounding area is occupied by rural and low-density land uses to the northeast, east, south and west. Vacant land is located north of the Project site, which is approved by the County of Riverside for development as a master-planned residential community (SP325A1 and TR 36390, known as "Citrus Heights").

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Lake Mathews/Woodcrest Area Plan (LMWAP). Upon approval of proposed GPA 1132, the proposed density of residential uses on the Project site will be consistent with the General Plan Land Use Element and the LMWAP Land Use Map. The proposed Project meets all other applicable land use policies of the Riverside County General Plan and the LMWAP, including the El Sobrante Policy Area.
- 2. Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance with County Ordinance, No. 461 (Road Improvement Standards and Specifications). Adequate circulation facilities exist or are planned to serve the proposed development associated with TR 36475. The proposed Project adheres to all applicable circulation policies of the Riverside County General Plan.
- 3. Multipurpose Open Space:** The General Plan and LMWAP do not designate the Project site for open space or for conservation by the Western Riverside County Multiple Species Conservation Plan (MSHCP). The Project site is not located in the MSHCP Criteria Area. Additionally, the Project site is not designated as mineral resource land. The proposed Project adheres to all applicable Multipurpose Open Space Element policies of the Riverside County General Plan.
- 4. Safety:** The Project site is located in Southern California, which is a seismically active area subject to ground shaking during a seismic event. The Project site is not located within an Alquist-Priolo Fault Zone or a County designated Fault Hazard Zone. Construction as required by the California Building Standards Code (CBSC) would satisfactorily address structural stability related to seismic safety. The Project site is not located in a flood hazard area or an area subject to blowsand (erosion). The Project site is located in a high fire hazard area; however, the Project is designed to minimize hazards associated with wildfires. In addition, the Project is designed to accommodate the sufficient provision of emergency

response services and was reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. The proposed Project adheres to all other applicable policies of the Riverside County General Plan Safety Element.

5. **Noise:** The proposed Project adheres to all applicable policies specified in the Riverside County General Plan Noise Element.
 6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project relates to the County General Plan Housing Element through the Project's proposed residential land use of the property. The density of residential use proposed by the Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
 7. **Air Quality:** The proposed Project is conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element policies.
- B. General Plan Area Plan(s):** Lake Mathews/Woodcrest
- C. Foundation Component(s):** Rural Community
- D. Land Use Designation(s):** Estate Density Residential (EDR) and Very Low Density Residential (VLDR)
- E. Overlay(s), if any:** None
- F. Policy Area(s), if any:** El Sobrante Policy Area
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**
1. **Area Plan(s)/Neighborhood(s):** Elsinore Area Plan to the south; Mead Valley Area Plan to the east; Temescal Canyon Area Plan to the west.
 2. **Foundation Component(s):** Community Development to the north; Rural Community to the east, south, and west; Open Space to the northwest
 3. **Land Use Designation(s):** Specific Plan No. 325 (Low Density Residential, Medium Density Residential, Open Space-Recreation) to the north; Conservation to the northwest, Estate Density Residential and Very Low Density Residential to the east; Very Low Density Residential and Low Density Residential to the south and west.
 4. **Overlay(s):** None.
 5. **Policy Area(s):** El Sobrante Policy Area to the north, south, east, and west.
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** None
 2. **Specific Plan Planning Area, and Policies, if any:** None

I. Existing Zoning: Light Agriculture, 10-acre minimum lot size (A-1-10)

J. Proposed Zoning, if any: One Family Dwellings (R-1)

K. Adjacent and Surrounding Zoning: Specific Plan to the north; R-A to the northeast; A-1-10 and R-A-5 to the east; A-1-10 to the south and 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"/> Recreation |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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.



Signature

4/30/15

Date

Matt Straite
Printed Name

For Steve Weiss, 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: County of Riverside, 2003a, LMWAP, Figure 9; Google Earth 2014; On-site Inspection; Project Application Materials

Findings of Fact:

a) There are no "Designated" scenic highways in the vicinity of the Project site. The Project site is located approximately 0.5-mile north of El Sobrante Road, approximately 1.5 miles east of La Sierra Avenue, and approximately 1.7 miles west of Mockingbird Canyon Road, each of which are designated as an "Eligible" scenic highway by the LMWAP. Due to the existing rolling terrain of the surrounding area and existing intervening development, the Project site is not visible from any of these "Eligible" scenic highways. Accordingly, the proposed Project has no potential to substantially affect the aesthetic quality of a scenic highway corridor.

b) The Project site is a 168.3-acre undeveloped parcel of land, previously used for agricultural production and currently fallow/vacant. The property has been heavily used by unauthorized off-road vehicle use resulting in the formation of dirt access roads, motorcycle and bicycle trails, and tire ruts across the entire site. Under existing conditions the site contains minimal vegetation due to this unauthorized vehicle use and routine maintenance activities (i.e., discing). What vegetation does exist on-site occurs in the natural drainage features located along portions of the subject property's western and northern boundaries. The Project site does not contain any prominent trees or unique landmark features; therefore, the Project would have no potential to substantially damage these scenic resources. The Project site does contain several isolated rock outcroppings, most of which occur in the western portion of the Project site and would be preserved in open space areas by the Project.

There are no designated scenic vistas on-site or in the surrounding area as identified in the Riverside County General Plan or the LMWAP. Distant views of off-site topographic landforms are available from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Project site vicinity; however, proposed residential homes on the Project site would be restricted to a maximum height of 40 feet and would not obstruct views of distant, off-site landforms from off-site public viewing areas in the Project site vicinity. Therefore, implementation of the Project would not obstruct a prominent vista open to the public.

The proposed Project calls for a planned residential community that consists of 171 one- or two-story single-family homes, open space areas, and community parks, none of which would be considered aesthetically offensive. Furthermore, landscaping within the proposed development would be maintained by a County of Riverside Landscape Maintenance District and the Homeowners' Association to ensure that landscaping does not present adverse visual conditions. With respect to the visual character of the surrounding area, the proposed Project is required to comply with the Riverside County Municipal Code and County-wide Design Guidelines, and the proposed homes would be similar in character to the approved, planned residential development to the north (Citrus Heights) and the existing one-family dwellings to the northeast. Accordingly, implementation of the proposed Project would not substantially degrade the existing visual character or quality of the site and its surroundings. Impacts would be less than significant

As indicated in the above analysis, the proposed Project would not 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; therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source: Ordinance No. 655; County of Riverside, 2003a, LMWAP, Figure 6; RCLIS, 2014

Findings of Fact: The Project site is not located within the Mt. Palomar Nighttime Lighting Policy Area as defined by Ordinance No. 655. The Project site is located approximately 47 miles northwest of the Mt. Palomar Observatory and falls outside of the Policy Area's 45-mile radius around the Observatory. Therefore, the proposed Project has no potential to create lighting levels that could adversely affect the operation of this facility. Accordingly, the proposed Project has no potential to interfere with the nighttime use of the Mt. Palomar Observatory. No impact would occur as a result of implementation of the Project.

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
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: Ordinance No. 461; Ordinance No. 915; On-site Inspection, Project Application Materials

Findings of Fact:

a & b) As a proposed residential community, lighting elements that would be installed for the Project would be of low intensity and residential in character – primarily consisting of lights installed on individual residential lots, lights installed in on-site parks, and street lights – and would not result in the exposure of on- or off-site residential property to unacceptable levels.

All lighting proposed by the Project would be required to comply with Riverside County Outdoor Lighting Standards (Ordinance No. 915). Compliance with Ordinance No. 915 would be assured through future County review of building permit applications. All proposed street lighting on- and off-site would be required to comply with provisions of the County’s Public Road Standards, which implement the provisions of Ordinance No. 461. The County’s Public Road Standards require that all street lights installed within the public right-of-way must comply with the following requirement: “Luminaries shall be cut off, high pressure sodium type...” The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed on- and off-site would not create a new source of substantial light or glare which would affect day or nighttime views, and further would ensure that street lights constructed on- and off-site do not expose on- or off-site residential properties to unacceptable light levels. Accordingly, with mandatory compliance with Ordinance Nos. 461 and 915, the proposed Project would not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. Impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Ordinance No. 625; RCLIS, 2014; CDC, 2008; CDC, 2010; Project Application Materials.

Findings of Fact:

a) The Project site does not contain any lands designated as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP). As such, the Project has no potential to convert such lands to a non-agricultural use and no impact would occur. The FMMP classifies portions of the property as "Farmland of Local Importance," however, there are no General Plan policies requiring the conservation of "Farmland of Local Importance." Because the proposed Project would not directly or indirectly convert areas mapped by the FMMP as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" to non-agricultural use, no impact would occur.

b) The Project site is zoned for agricultural land uses (Light Agriculture, A-1-10). The residential land uses proposed by the Project would be inconsistent with the A-1-10 zoning designation. However, the Project includes a request to change the zoning designation of the subject property from classification from A-1-10 to a residential designation (One-Family Dwellings, R-1). Upon implementation of the Project, any potential inconsistency with agricultural zoning would be eliminated. Therefore, impacts related to a conflict with agriculture zoning are determined to be less than significant.

Under existing conditions, the Project site is not used for agricultural activities nor are there any active agricultural operations adjacent to the Project site. Therefore, implementation of the Project would not conflict with an existing agricultural use.

The Project site is not burdened by an active Williamson Act contract. An approximately 148-acre portion of the Project site was previously subject to a Williamson Act contract; however, a Notice of Nonrenewal was filed in May 1982 to initiate the cancellation procedure for the site's contract. Pursuant to the provisions of the Williamson Act, the contract termination process begins on the next anniversary date following the filing of the Notice of Nonrenewal (the anniversary date for the Project site was January 1), and the contract winds down over a term of nine (9) years. Therefore, the Williamson Act covering the Project site expired in 1992, and the Project site is no longer obligated to remain in agricultural production. Accordingly, the Project would not conflict with the terms of a Williamson Act contract.

Although the Project site is not subject to an active Williamson Act contract, the Project site is located within an agricultural preserve (El Sobrante No. 1). The Agricultural Preserve precludes use of the Project site for any use other than agriculture uses; however, the Project site has been vacant and not used for agricultural purposes since approximately 2005. The Project includes a request to remove the Project site from the El Sobrante No. 1 Agricultural Preserve area (AG 1044). Approval of AG 1044 would eliminate an existing inconsistency with the Agricultural Preserve (due to the fact that the Project site is not used for agricultural purposes) and would eliminate any potential inconsistency that may result from future development of the subject property with residential land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In conclusion, the Project would not conflict with existing agricultural zoning or agricultural use and would not conflict with land subject to a Williamson Act contract or Riverside County Agricultural Preserve. Impacts would be less than significant.

c) The Project site is located within 300 feet of agriculturally zoned properties. Land to the east, south and west of the Project site are zoned "Light Agriculture (A-1-10)." The Project would be required to comply with Ordinance No. 625 ("Right-to-Farm Ordinance"), which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land where the landowner desires to continue agricultural operations in spite of urbanization that may occur in the surrounding areas. Mandatory compliance with Ordinance No. 625 would ensure that Project-related construction and operational activities would not indirectly cause or contribute to the conversion of off-site farmland to non-agricultural use. Impacts would be less than significant.

d) "Farmland" is defined in Section II (a) of Appendix G of the State CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As described under Issue 4(a), above, there are no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance resources on the Project site. Therefore, implementation of the Project would not directly result in the conversion of Farmland resources to non-agricultural use. Furthermore, the Project would be required to comply with Ordinance No. 625 ("Right-to-Farm Ordinance"), which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land (refer to Issue 4(c), above). Mandatory compliance with Ordinance No. 625 would ensure that Project-related construction and operational activities would not indirectly cause or contribute to the conversion of off-site Farmland resources to non-agricultural use. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: County of Riverside, 2003a, Open Space Element, LMWAP; RCLIS, 2014; GLA, 2014a; Google Earth 2014; Project Application Materials.

Findings of Fact:

a) No portion of the Project site or surrounding area is zoned for forest land or timberland, nor are any forest lands or timberlands located on or nearby the Project site. Because no parcels zoned for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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forest land or timberland are present, the Project has no potential to impact such zoning. No impact would occur.

b & c) The Project site does not contain any forest lands, is not zoned for forest lands, nor is it identified as containing forest resources by the General Plan. Based on a biological survey conducted on the Project site by Glenn Lukos Associates (GLA), no forest land vegetation communities are present on the property or immediately surrounding the property. Because forest land is not present on the Project site, the proposed Project has no potential to result in the loss of forest land or convert forest land or a non-forest use. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Urban Crossroads, 2014a; SCAQMD, 2012; SCAQMD CEQA Air Quality Handbook; Project Application Materials

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB or "Basin"). The SCAB encompasses approximately 6,745 square miles and includes Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAB is bound by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, respectively; and the San Diego County line to the south. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Currently, these state and federal air quality standards are exceeded in most parts of the Basin. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. The current AQMP was adopted by SCAQMD in December 2012. The 2012 AQMP incorporates the latest scientific and technological information and planning assumptions, including SCAG's 2012 *Regional Transportation Plan/Sustainable Communities Strategy* and updated emission inventory methodologies for various source categories. The proposed Project's consistency with the 2012 AQMP is discussed as follows:

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

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

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). As evaluated under Issues 5.3(b), (c), and (d), below, the Project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project's regional and localized emissions would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards.

Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP or increments based on the years of project build-out phase.

The growth forecasts used in the AQMP to project future emissions levels are based on the projections of the Regional Transportation Model utilized by SCAG, which incorporates land use data provided by lead agency general plan documentation, as well as assumptions regarding population number, location of population growth, and a regional housing needs assessment. The General Plan and LMWAP designate the Project for the ultimate development of up to 157 single-family homes. The Project proposes to develop the subject property with 171 single-family homes, which is 14 more than designated by the General Plan and LMWAP and therefore assumed in the AQMP. Although the Project would increase the development intensity of the Project site above growth projections, the increase in intensity would be minimal (14 homes) and would not result in substantial unanticipated air pollutant emissions. Also, there is a residential dwelling unit cap applied to properties in the El Sobrante Policy Area of the LMWAP. This cap cannot be exceeded; and, based upon the number of units that have been approved or developed in this Policy Area to date, there is no potential that the Project's proposed addition of 14 residential homes on the Project site would exceed this cap. Furthermore, as described under Issues 5.3(b), (c), and (d), below, the Project would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards and would, therefore, be consistent with the intent of the AQMP.

For the reasons stated above, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Furthermore, the Project would not substantially exceed the growth assumptions in the AQMP. As such, the Project would be consistent with the AQMP and impacts would be less than significant.

b & c) As with any new development project, the proposed Project has the potential to generate substantial pollutant concentrations during both construction activities and long-term operation. The following provides an analysis based on the applicable significance thresholds established by the SCAQMD and Federal and State air quality standards. This analysis assumes that the proposed Project would comply with applicable, mandatory regional air quality standards, including: SCAQMD Rule 403, "Fugitive Dust;" SCAQMD Rule 431.2, "Sulfur Content of Liquid Fuels;" SCAQMD Rule 1113, "Architectural Coatings;" SCAQMD Rule 1186, "PM10 Emissions from Paved and Unpaved Roads, and Livestock Operations;" SCAQMD Rule 1186.1, "Less-Polluting Street Sweepers," and Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations "Airborne Toxic Control Measure."

For a detailed discussion of air pollutant emissions and their associated health effects, refer to Section 2.6 of the Project's Air Quality Impact Analysis (Appendix A).

Impact Analysis for Construction Emissions

For purposes of this analysis, it is assumed that construction of the Project would begin in June 2015 and last through November 2016. If construction activities actually occur at a slightly later date than assumed in this Initial Study, emissions associated with construction vehicle exhaust would be less than disclosed below due to the application of more restrictive regulatory requirements for construction equipment and the ongoing replacement of older construction fleet equipment with newer, less-polluting equipment by construction contractors, as contained in the CalEEMod model. The Project's construction characteristics and construction equipment fleet assumptions used in the analysis were previously described in Section 3.0, *Project Description*.

The calculated maximum daily emissions associated with construction of the Project are presented in Table 1, *Summary of Construction-Related Emissions*.

Table 1 Summary of Construction-Related Emissions

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	13.25	87.91	55.44	0.07	7.79	5.31
2016	12.82	38.41	35.76	0.06	4.30	2.80
Maximum Daily Emissions	13.25	87.91	55.44	0.07	7.79	5.31
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Note: Refer to Appendix A of the Air Quality Impact Analysis (Appendix A) for the CalEEMod™ output files and additional hand calculations for the estimated emissions.

Source: Urban Crossroads, 2014a, Table 3-4

As shown in Table 1, Project-related construction emissions of Volatile Organic Compounds (VOC), Nitrogen Oxides (NOx), Carbon Monoxide (CO), Sulfur Oxides (SOx), and Particulate Matter (PM10 and PM2.5) would not exceed SCAQMD regional criteria thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during the construction phase and would not contribute to an existing or projected air quality violation, on a direct or cumulatively considerable basis. Impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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associated with construction-related emissions of VOC, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} would be less than significant and mitigation is not required.

Impact Analysis for Operational Emissions

The proposed Project would be operated as a residential community. As such, typical operational characteristics include residents and visitors traveling to and from the proposed residences and parks, leisure and maintenance activities occurring on individual residential lots and in the on-site park and trail system, and general maintenance of common areas. Long-term operational emissions associated with the Project are presented in Table 2, *Summary of Operational Emissions*.

Table 2 Summary of Operational Emissions

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	10.27	0.17	14.36	7.50e-4	0.31	0.30
Energy Source	0.16	1.38	0.59	8.81e-3	0.11	0.11
Mobile	6.50	18.84	77.29	0.18	12.55	3.53
Maximum Daily Emissions	16.94	20.39	92.24	0.19	12.97	3.95
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Operational Activities – Winter Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	10.27	0.17	14.36	7.50e-4	0.31	0.30
Energy Source	0.16	1.38	0.59	8.81e-3	0.11	0.11
Mobile	6.71	19.82	75.64	0.17	12.55	3.53
Maximum Daily Emissions	17.15	21.37	90.58	0.18	12.97	3.95
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Note: Refer to Appendix A of the Air Quality Impact Analysis (Appendix A) for the CalEEMod™ output files and additional hand calculations for the estimated emissions.

Source: Urban Crossroads, 2014a, Table 3-5

As summarized in Table 2, emissions of VOC, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} resulting from Project operation would not exceed SCAQMD regional criteria thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during operation and would not contribute to an existing or projected air quality violation, on a direct or cumulatively considerable basis. Impacts associated with operational-related emissions of VOC, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} would be less than significant and mitigation is not required.

Conclusion

As indicated in the above analysis, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction or operational activities. Additionally, the Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air

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quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). Impacts would be less than significant and no mitigation is required.

d) The following provides an analysis of the Project’s potential to expose sensitive receptors in the immediate vicinity of the Project site to substantial pollutant concentrations during Project construction and long-term operation. The following provides an analysis based on the applicable significance thresholds established by the SCAQMD. This analysis assumes that the proposed Project would comply with applicable, mandatory regional air quality standards, including: SCAQMD Rule 403, “Fugitive Dust;” SCAQMD Rule 431.2, “Sulfur Content of Liquid Fuels;” SCAQMD Rule 1113, “Architectural Coatings;” SCAQMD Rule 1186, “PM10 Emissions from Paved and Unpaved Roads, and Livestock Operations;” SCAQMD Rule 1186.1, “Less-Polluting Street Sweepers,” and Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations “Airborne Toxic Control Measure.”

For a detailed discussion of air pollutant emissions and their associated health effects, refer to Section 2.6 of the Project’s Air Quality Impact Analysis (Appendix A).

Impact Analysis for Construction Localized Emissions

Sensitive receptors in the immediate vicinity of the Project site, including but not limited to the residences located to the northeast, east, and west of the Project site, would be exposed to localized emissions (e.g., construction equipment tailpipe emissions, dust) during Project construction. Table 3, *Summary of Construction Localized Emissions*, presents the estimated localized emissions concentrations associated with construction activities on the Project site.

Table 3 Summary of Construction Localized Emissions

On-Site Grading Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	87.78	54.01	7.56	5.25
SCAQMD Localized Threshold	236.67	1,345.67	11	6.67
Threshold Exceeded?	NO	NO	NO	NO

Note: Refer to Appendix A of the Air Quality Impact Analysis (Appendix A) for the CalEEMod™ output files and additional hand calculations for the estimated emissions.

Source: Urban Crossroads, 2014a, Table 3-7

As summarized in Table 3, Project-related construction emissions of NO_x, CO, PM₁₀, and PM_{2.5} would not exceed the SCAQMD’s significance thresholds. Accordingly, proposed construction of the Project would not expose sensitive receptors in the vicinity of the Project site to substantial pollutant concentrations. Impacts would be less than significant.

Although the Project’s localized construction emissions would be less than significant, the Project’s Air Quality Impact Analysis (Appendix A) assumed that no more than 4.0 acres of the Project site would be graded on any given day during the grading phase of construction. Accordingly, this Initial Study recommends mitigation to ensure that Project-related construction activities do not exceed the assumptions of the Air Quality Impact Analysis (see M-AQ-1, below).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impact Analysis for Operational Localized Emissions

Substantial localized operational emissions are typically associated with the operation of land uses that include stationary emissions sources (e.g., refineries, industrial plants, etc.) or would attract/generate diesel trucks that may spend long periods of time queuing or idling at a project site (e.g., warehouses, transfer facilities, etc.). The proposed Project consists of a master-planned residential community with supporting recreation and open space land uses. The land uses proposed for the Project site (residential homes, parks, and open space) would not attract or generate substantial diesel truck traffic during long-term operation. Table 4, *Summary of Operational Localized Emissions*, presents the estimated localized emissions concentrations associated with Project operation.

Table 4 Summary of Operational Localized Emissions

Operational Activity	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	2.54	18.81	1.05	0.59
SCAQMD Localized Threshold	270	1,577	4	2
Threshold Exceeded?	NO	NO	NO	NO

Note: Refer to Appendix A of the Air Quality Impact Analysis (Appendix A) for the CalEEMod™ output files and additional hand calculations for the estimated emissions.

Source: Urban Crossroads, 2014a, Table 3-8

As summarized in Table 4, the Project's localized emissions of NO_x, CO, PM₁₀, and PM_{2.5} would be substantially below the SCAQMD's significance thresholds. Accordingly, long-term operation of the Project as a master-planned residential community would not expose sensitive receptors in the vicinity of the Project site to substantial pollutant concentrations. Impacts would be less than significant and mitigation is not required.

CO "Hot Spot"

Localized areas where ambient CO concentrations exceed CAAQS and/or NAAQS standards are termed CO "hot spots." Emissions of CO are produced in greatest quantities from motor vehicle combustion and are usually concentrated at or near ground level because they do not readily disperse into the atmosphere, particularly under cool, stable (i.e., low or no wind) atmospheric conditions. Consequently, the highest CO concentrations are generally found within close proximity to congested intersection locations.

Carbon monoxide decreased dramatically in the SCAB with the introduction of the catalytic converter in 1975. No exceedances of CO have been recorded at monitoring stations in the SCAB for at least the last three (3) years and the SCAB is currently designated as a CO attainment area for both the CAAQS and NAAQS. Table 2-3 of the Air Quality Impact Analysis (Appendix A) indicates that the maximum CO levels over the last three (3) years are 4.5 parts per million (ppm) (1-hour average) and 1.6 ppm (8-hour average) as compared to the CAAQS threshold of 20 ppm (1-hour average) and 9.0 ppm (8-hour average) (Urban Crossroads, 2014a, p. 12). It is not expected that CO levels at intersections that would receive Project-related traffic would rise to such a degree so as to exceed the CAAQS threshold.

For purposes of providing a conservative, worst-case impact analysis, the potential for the proposed Project to cause or contribute to CO hotspots is evaluated by comparing impacted Project intersections

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(both intersection geometry and traffic volumes) with prior studies conducted by the SCAQMD in support of their AQMPs. In the 2003 AQMP, the SCAQMD evaluated CO concentrations at four (4) busy intersections in the City of Los Angeles. Each of the evaluated intersections were primary thoroughfares, some of which were located near major freeway on/off ramps, and experienced traffic volumes of nearly 100,000 vehicles per day. SCAQMD did not observe any CO "hot spots" at any of these busy intersections. The intersections in the Project area have peak hour traffic volumes of less than 6,000 vehicles per day, which is much less than the 100,000 vehicles per day studied in Los Angeles and found to be less than significant. The proposed Project consists of single-family residential uses and would not substantially change the number of vehicles at intersections in the Project vicinity. Thus, Project-related vehicular emissions would not create a CO "hot spot" and would not substantially contribute to an existing or projected CO "hot spot". Impacts would be less than significant and mitigation is not required. (Urban Crossroads, 2014a, p. 31)

Conclusion

As indicated in the above analysis, the Project would not expose sensitive receptors to substantial localized emissions during construction of operation. Impacts would be less than significant and no mitigation is required.

e) Under existing conditions, land uses within one mile of the Project site largely consist of residential uses, agricultural uses, and undeveloped land/open space. There are no existing uses within one mile of the Project site that land uses that include stationary emissions sources (e.g., refineries, industrial plants, etc.) or would attract/generate diesel trucks that may spend long periods of time queuing or idling at the Project site (e.g., warehouses, transfer facilities, etc.). Accordingly, implementation of the proposed Project would not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, and no impact would occur.

f) Proposed construction activities at the Project site could produce odors from equipment exhaust, application of asphalt, and/or the application of architectural coatings. However, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon completion of construction activities. Furthermore, standard construction practices would minimize odor emissions and their associated impacts and construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. Accordingly, the proposed Project would not create objectionable odors during construction activities, and short-term impacts would be less than significant.

During long-term operation, the proposed Project would include residential, recreation, and open space land uses, which are not typically associated with objectionable odors. The temporary storage of refuse and the placement of refuse containers on the streets for collection in the residential neighborhood could be a source of odor; however, Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations, thereby precluding any potential impact. In addition, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation. As such, long-term operation of the Project would not create objectionable odors and impacts would be less than significant.

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Mitigation:

M-AQ-1 (Condition of Approval 70.Planning 003) Prior to grading permit issuance, the County shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with the note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The note also shall be specified in bid documents issued to prospective construction contractors.

- a. Mass grading activities shall be limited to no more than 4.0 acres of active ground disturbance per day. The construction contractor shall maintain a written log or map of daily mass grading activities, which shall be available for County of Riverside inspection upon request.

Monitoring:

M-AQ-1 The Riverside County Building and Safety Department shall review implementing grading plans for compliance with the above-specified requirements and conduct periodic inspection of the grading operation.

BIOLOGICAL RESOURCES	Would the project			
7. Wildlife & Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Ordinance No. 663, 1996; Ordinance No. 810, 2003; RCLIS, 2014; Western Riverside County MSHCP; GLA, 2014; GLA, 2015; On-site Inspection

Findings of Fact:

a) The Project site is located within the boundaries of two habitat conservation plans (HCPs), "The Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County, California" and the "Western Riverside County Multiple Species Conservation Program (MSHCP)."

A biological survey of the Project site was concluded by Glenn Lukos Associates (GLA). According to the biological field survey report (refer to Appendix B), the Stephens' kangaroo rat (SKR) was not observed on the site but the species does have the potential to occur on the site. The Project site is located within the SKR Fee Assessment Area as established by the SKR HCP. As such, the Project is subject to mandatory payment of the per-acre local development mitigation fee pursuant to Riverside County Ordinance No. 663. With mandatory fee payment, which will be made a condition of Project approval by the County of Riverside, the proposed Project would be consistent with the SKR HCP and impacts would be less than significant.

The following is an analysis of the proposed Project's compliance with the Western Riverside County MSHCP's Reserve Assembly Requirements, as well as other applicable MSHCP requirements. The Western Riverside County MSHCP, a regional HCP, was adopted on June 17, 2003, and an Implementing Agreement (IA) was executed between the USFWS, CDFW, and participating entities. The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. As such, the MSHCP streamlines the review of individual projects with respect to the species and habitats addressed in the MSHCP and provides for an overall Conservation Area (also called MSHCP Reserve) that would be of greater benefit to biological resources than would result from a piecemeal regulatory approach. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species. The proposed Project is subject to mandatory payment of the MSHCP per-acre local development mitigation fee pursuant to Riverside County Ordinance No. 810.

The Project site occurs within the Lake Mathews/Woodcrest Area Plan portion of the MSHCP. The Project site does not occur within one of the Criteria Cells of the MSHCP, established for the acquisition of habitat for the conservation of habitat and sensitive plant and wildlife species. Because the Project site is not in a Criteria Cell, it is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process outlined by the MSHCP and is not planned for open space preservation. (GLA, 2014, p. 4)

Although habitat conservation is not required on the Project site pursuant to the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements in accordance with the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures."

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Project Compliance With MSHCP Section 6.1.2 "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools"

Volume 1, Section 6.1.2 of the MSHCP describes the process to protect species associated with riparian/riverine areas and vernal pools. The MSHCP requires focused surveys for sensitive riparian bird species when suitable habitat would be affected and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat would be affected.

Riparian/Riverine Areas

The Project site contains approximately 3.78 acres of MSHCP riparian/riverine areas, of which 3.40 acres consist of various riparian communities and 0.38-acre consists of unvegetated riverine areas. The Project's off-site study area, which includes a proposed off-site improvement area and a buffer area, contains approximately 6.11 acres of MSHCP riparian/riverine areas, comprised of various riparian communities. (GLA, 2015, pp. 4-5)

The Project would impact approximately 0.53-acre of MSHCP riparian communities, including approximately 0.34-acre on-site and approximately 0.19-acre off-site, as well as 0.33-acre of MSHCP riverine areas (i.e., unvegetated streambed) on-site (GLA, 2014, Table 5-1; GLA, 2015, p. 7). Pursuant to the requirements of the MSHCP, impacts to riparian/riverine area must be mitigated such that the resulting project, with mitigation, is biologically equivalent or superior to the existing site conditions. A Determination of Biological Equivalent or Superior Preservation (DBESP) analysis was prepared for the Project (refer to Appendix C) to evaluate potential impacts to riparian/riverine areas and recommend mitigation to replace lost functions and values as it pertains to the MSHCP Covered Species. The DBESP analysis is required to be provided to CDFW and USFWS for a 60-day review and response period. With the County's approval of the DBESP, which shall occur prior to public hearings for the proposed Project, and with implementation of the required mitigation (refer to Mitigation Measures M-BI-1 through M-BI-6), the proposed Project would be consistent the MSHCP riparian/riverine policies. (GLA, 2015, p. 10)

Least Bell's Vireo, Southwestern Willow Flycatcher, and Western Yellow-Billed Cuckoo

The least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo were not observed on the Project site or within the off-site study area during biological protocol surveys conducted by GLA. The southwestern willow flycatcher and western yellow-billed cuckoo are not expected within the Project area due to the marginality of on- and off-site habitat; however, there is low to moderate potential for the least Bell's vireo to use the Project site (GLA, 2014, pp. 32-34). Therefore, the proposed Project would not impact habitat occupied by the southwestern willow flycatcher or western yellow-billed cuckoo, but does have the potential to impact habitat used by the least Bell's vireo. With implementation of the required mitigation (refer to Mitigation Measures M-BI-1 through M-BI-6), the proposed Project would be consistent with MSHCP Volume I, Section 6.1.2 as it pertains to these species. (GLA, 2014, p. 52)

Vernal Pools

The Project site and off-site study area do not contain any MSHCP vernal pools. As such, the Project would not impact any vernal pools and would be consistent with MSHCP Volume I, Section 6.1.2 as it pertains to vernal pools. (GLA, 2014, p. 53)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fairy Shrimp

The Project site and off-site study area do not contain habitat suitable to support listed fairy shrimp. Therefore, there is no potential for the Project to impact fairy shrimp. As such, the Project would be consistent with MSHCP Volume I, Section 6.1.2 as it pertains to listed fairy shrimp. (GLA, 2014, p. 53)

Project Compliance with MSHCP Section 6.1.3 “Protection of Narrow Endemic Plant Species”

Volume 1, Section 6.1.3 of the MSHCP requires that within Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project site and off-site study area are not located within the NEPSSA; therefore, focused surveys for NEPSSA species are not required. As such, the proposed Project would be consistent with Volume I, Section 6.1.3 of the MSHCP. (GLA, 2014, p. 53)

Project Compliance with MSHCP Section 6.1.4 “Guidelines Pertaining to the Urban/Wildland Interface”

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects (“edge effects”) associated with locating development in proximity to the MSHCP Conservation Area. The Project site is not located adjacent to any MSHCP conservation areas. However, the MSHCP also states that edge treatments shall also be addressed as part of the avoidance and minimization process for areas not be included in the MSHCP Conservation Area. The Project proposes to provide 50.56 acres of open space on the property, of which approximately 32.33 acres would be natural open space. Therefore, the MSHCP Urban/Wildland Interface Guidelines apply to the natural open space habitat on the Project site, even though these areas would not be part of the MSHCP Conservation Area.

In order to ensure consistency with the minimization measures specified in MSHCP Section 6.1.4, mitigation measures (refer to Mitigation Measures M-BI-7 and M-BI-8) have been imposed on the Project to ensure that indirect impacts to sensitive natural biological resources located on-site and within close proximity to the Project site would not occur (e.g., impacts due to drainage, toxic substances, lighting, noise, invasive species, and barrier measures). With the implementation of these measures, the proposed Project would be consistent with the MSHCP Urban/Wildland Interface Guidelines contained in MSHCP Volume I, Section 6.1.4 (GLA, 2014, p. 54).

A summary of the Project’s potential indirect impacts to sensitive natural biological resources is provided below.

Drainage

Proposed projects in Riverside County are required to incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to sensitive areas is not altered in an adverse way when compared with existing conditions. In particular, measures are required to be put in place to avoid discharge of untreated surface runoff from developed and paved areas. The Project incorporates water quality/detention basins, which are designed in accordance with the Riverside County Stormwater Quality Best Management Practice Design Handbook, to treat “first flush” storm water runoff flows and thereby minimize the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within natural open space areas. Regular maintenance is required pursuant to the Project’s WQMP (Appendix G) to ensure effective operations of runoff control systems. The Project’s contractor also is required pursuant to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County requirements to develop a Storm Water Pollution Prevention Plan (SWPPP) to runoff and water quality during construction. Based on the forgoing discussion, the Project would not result in adverse indirect impacts due to drainage. (GLA, 2014, pp. 47-48)

Toxics

Land uses that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality are required to incorporate measures to ensure that application of such chemicals does not result in discharge to sensitive areas. The proposed Project would be required by the County to implement a SWPPP that will address runoff during construction, and would further be required to implement long-term BMPs to address water quality as a result of development runoff. Therefore, the Project would not conflict with MSHCP Section 6.1.4 requirements for Toxics. (GLA, 2014, p. 48)

Lighting

Residential uses proposed by the Project would involve the installation of lighting elements associated with streets and residential structures. If such lighting is not directed away from on-site natural open space areas and appropriately shielded, indirect impacts to wildlife species that may be present in these natural habitat areas could occur. An analysis of the Project’s potential lighting impacts was previously presented under Issues 3(a) and 3(b). As concluded in the analysis, the Project’s mandatory compliance with applicable County ordinances would ensure that potential impacts associated with light trespass would not occur. As such, the Project would be consistent with MSHCP Section 6.1.4 as it pertains to lighting.

Noise

The proposed Project consists of a proposed residential community that is not associated with the generation of substantial amounts of noise. Accordingly, the Project would not result in the generation of noise that could adversely affect sensitive species within open space areas on-site. As such, the Project would be consistent with MSHCP Section 6.1.4 as it pertains to noise.

Invasives

Invasive plant species have the potential to adversely affect natural habitats by outcompeting native species for resources such as nutrients, light, physical space, and water – thereby disturbing the balance of species. Although the Project’s preliminary landscape plan does not include any plant species prohibited by Table 6-2 of the MSHCP, there is a potential that such species could be proposed on implementing construction drawings in the future, or planted by residents. This represents a potential conflict with MSHCP Section 6.1.4 for which mitigation would be required. With implementation of Mitigation Measures M-BI-7 and M-BI-8, the Project would fully comply with the invasive plant species requirements of MSHCP Section 6.1.4, and impacts would be reduced to below a level of significance.

Barriers

The Project proposes to provide barriers (fencing/walls) between private residential lots and open space to preclude/discourage trespass into natural open space areas. The County of Riverside reviewed the Project design and determined that appropriate barriers are incorporated into the Project. As such, the Project would be consistent with MSHCP Section 6.1.4 as it pertains to barriers.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Grading/Land Development

The MSHCP’s Urban/Wildlands Interface Guidelines preclude manufactured slopes from extending into conservation areas. The Project does not propose to grade or construct manufactured slopes within the on-site natural open space areas. Therefore, the Project would be consistent with MSHCP Section 6.1.4 as it pertains to grading/development.

Project Compliance with MSHCP Section 6.3.2 “Additional Survey Needs and Procedures”

MSHCP Section 6.3.2 requires special surveys for certain plant species for lands located within the Criteria Area Plant Species Survey Areas (CAPSSA). MSHCP Section 6.3.2 also identifies lands requiring surveys for certain animal species (burrowing owl, mammals, amphibians).

The Project site is within the MSHCP burrowing owl survey area but does not occur within the amphibian or mammal survey areas, or within the CAPSSA. A focused burrowing owl study was conducted on the Project site and an off-site study area by GLA and no burrowing owls were detected (GLA, 2014, p. 54). However, the Project site does contain suitable habitat for burrowing owls and the species has the potential to migrate onto the property. If the species is located on the property prior to when ground-disturbing construction activities occur, a conflict with the MSHCP could occur. This potential conflict is regarded as a significant impact for which mitigation is required. Implementation of Mitigation Measure M-BI-9 would reduce potential impacts to the burrowing owl to a level below significant.

Conclusion

Based on the foregoing analysis, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan with the incorporation of mitigation measures.

b & c) Implementation of the proposed Project has the potential to directly or indirectly impact endangered or threatened plant and animal species, if such species occur within areas planned for impact by the Project.

Biologists from GLA conducted literature research and site-specific biological resource surveys at the Project site from March through December 2012. The information below is based on the survey results documented in the Biological Technical Report attached as Appendix B. Refer to Appendix B for a description of the study methods employed by GLA regarding the general and focused biological resource surveys conducted on the property. Individual plant and animal species evaluated by GLA and reported in Appendix B are based on one or more of the following criteria: a) listing through the Federal and/or State Endangered Species Act (ESA); b) occurrence in the California Native Plant Society (CNPS) Rare Plant Inventory (List 1B, 2, 3, or 4); and/or c) evaluation and coverage under the Western Riverside County MSHCP. Animals were considered “special-status” based on one or more of the following criteria: a) listing through the Federal and/or State ESA; b) designation as a Federal Species of Concern; c) designation by the State as a California Species of Special Concern (SSC) or California Fully-Protected Species (CFP); and/or d) evaluation and coverage under the MSHCP.

Impacts to Special-Status Plant Species

No special-status plants were observed on the Project site during field surveys conducted by GLA (GLA, 2014, p. 25). A majority of the site was previously used for agriculture and is regularly disced for fire fuel management, so there is little to no potential that any sensitive plant species could germinate on

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the property prior to the Project's grading activities. Accordingly, implementation of the Project would not impact any special-status plants. No impact would occur.

Impacts to Special-Status Wildlife

Impacts to Listed Species

One listed, special-status species, coastal California gnatcatcher, was observed on the Project site during biological surveys conducted by GLA. Two additional listed, special-status species, Stephens' kangaroo rat (SKR) and least Bell's vireo, were not observed on the Project site but have the potential to occur on-site.

The coastal California gnatcatcher is designated as a MSHCP "Covered Species," and does not require project-specific mitigation. Therefore, the loss of habitat on the Project site for the species is considered less-than-significant because the Project's compliance with the MSHCP (as described in detail under Issue 7(a), above) and the Project's role in the implementation of the MSHCP (via mandatory payment of impact fees pursuant to Ordinance No. 810) would ensure the acquisition and maintenance of adequate habitat for this species region-wide. The Project's impact to the coastal California gnatcatcher would be less than significant.

The SKR was not observed on the Project site, but could occur on-site because the subject property contains habitat suitable for the species. As previously discussed under Issue 7(a), above, the Project site is located within the SKR HCP and would be required to pay an impact fee pursuant to Ordinance No. 663 to offset the loss of SKR habitat. With mandatory fee payment, which will be made a condition of Project approval by the County of Riverside, the Project would be consistent with the SKR HCP, and potential impacts to the species would be less than significant.

The least Bell's vireo was not observed on the Project site or within off-site study area. The riparian habitat that would be impacted by the Project is low quality and is not likely to support the least Bell's vireo or be used by the species for nesting. Regardless, because there is the potential for the least Bell's vireo to utilize the Project site, the Project's impacts to the species would be significant and mitigation would be required (see Mitigation Measures M-BI-1 and M-BI-10).

Impacts to Non-Listed Species

Four (4) non-listed, special-status animals were detected during general and focused surveys within the Project's proposed area of impact, including: orangethroat whiptail (covered by MSHCP, hereafter "covered"), Cooper's hawk (nesting, covered), northern harrier (nesting, covered), and San Diego black-tailed jackrabbit (covered).

In addition to those species observed onsite, the Project site contains suitable habitat with the potential to support other non-listed special-status animals, including Bell's sage sparrow (covered), burrowing owl (covered), coast horned lizard (covered), coastal whiptail (covered), coast patch-nosed snake (not-covered), ferruginous hawk (wintering, covered), golden eagle (covered), loggerhead shrike (covered), long-eared owl (nesting, not-covered), red-diamond rattlesnake (covered), rosy boa (not covered), northwestern San Diego pocket mouse (covered), San Diego desert woodrat (covered), silvery legless lizard (not covered), Southern California rufous-crowned sparrow (covered), western mastiff bat (not covered), western yellow bat (not covered), white-tailed kite (nesting, covered), yellow-breasted chat (covered), yellow warbler (covered), and Yuma myotis (not covered).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project would comply with the MSHCP (as described in detail under Issue 7(a), above) and would participate in the implementation of the MSHCP (via mandatory payment of impact fees pursuant to Ordinance No. 810), thereby providing for adequate conservation of “Covered Species” on a regional level. In addition, the Project would mitigate its impacts to riparian/riverine habitats through the purchase of off-site conservation credits (refer to Mitigation Measure M-BI-1). The Project’s compliance with and participation in the MSHCP combined with the implementation of required mitigation would reduce potential direct and cumulative impacts to “Covered Species” to less-than-significant levels. (GLA, 2014, p. 45)

The Project’s impact to species that are not “covered” by the MSHCP that were observed or have the potential to occur on the Project site would be less than significant and would not be cumulatively considerable because of the low level of sensitivity of these species, the low quality of habitat on the Project site, and/or limited level of impacts of the proposed Project. (GLA, 2014, p. 45)

Although no nesting migratory birds or burrowing owls were observed on the Project site during field surveys, there is the potential that these species could occupy the Project site prior to the commencement of grading activities. As such, there is a potential that the proposed Project could result in direct and/or indirect impacts to nesting migratory birds and the burrowing owl during construction of the proposed Project. This is a potentially significant impact and mitigation is required (see Mitigation Measures M-BI-9 and M-BI-10).

Conclusion

Implementation of the Project would not impact any special-status plant species but would have the potential to result in significant direct and cumulatively considerable impacts to special-status wildlife species. With the implementation of required mitigation, impacts to special-status wildlife species would be reduced to less-than-significant levels.

d) With implementation of the proposed Project, approximately 136.0 acres of the subject property would be converted from vacant, undeveloped property to a master-planned residential community. The remaining approximately 32.3 acres on-site would be conserved as natural open space. The area surrounding the Project site is primarily comprised of agricultural uses and vacant, undeveloped land – both of which are conducive to wildlife movement. As such, implementation of the Project would potentially interfere with the movement of wildlife through the Project area. However, the Project site is not located within or adjacent to areas identified by the MSHCP as a proposed or existing wildlife movement corridor (i.e., habitat linkage or constrained linkage). Because the MSHCP was designed to ensure the establishment and/or preservation of regional wildlife movement corridors, and because the Project site is not located in areas targeted for conservation for such purposes, Project implementation would not interfere substantially with the regional movement of any wildlife species. Additionally, there are no native wildlife nursery sites in close proximity to the Project site. Accordingly, the Project would not result in any impacts to regional wildlife movement corridors or native wildlife nursery sites. Impacts would be less than significant.

e) Table 5, *Impacts to Vegetation Communities*, provides a summary of the vegetation communities that would be impacted by the proposed Project, a large majority of which is disturbed non-native grassland. As summarized in Table 5, the Project would impact approximately 136.00 acres of vegetation communities on-site and approximately 1.50 acres of vegetation communities off-site.

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

Table 5 Impacts to Vegetation Communities

Vegetation Community	Grading (On-site)	Grading (Off-site)	Preservation	Total
SCRUB COMMUNITIES				
Riversidian Sage Scrub	0.25	0.39	0.94	1.58
Disturbed/Riversidean Sage Scrub	2.37	0.76	2.41	5.54
<i>Subtotal Scrub Communities</i>	<i>2.62</i>	<i>1.15</i>	<i>3.35</i>	<i>7.12</i>
GRASSLAND COMMUNITIES				
Disturbed Non-Native Grassland	127.24	0.04	26.56	153.84
<i>Subtotal Grassland Communities</i>	<i>127.24</i>	<i>0.04</i>	<i>26.56</i>	<i>153.84</i>
RIPARIAN COMMUNITIES				
Mule Fat Scrub	0.01	0	1.58	1.59
Disturbed/Mule Fat Scrub	0	0	0.55	0.55
Willow Riparian	0	0.19	0.03	0.22
Disturbed Riparian	0.33	0	6.82	7.15
<i>Subtotal Riparian Communities</i>	<i>0.34</i>	<i>0.19</i>	<i>8.98</i>	<i>9.51</i>
DISTURBED COMMUNITIES				
Developed	5.80	0.12	1.33	7.25
<i>Subtotal Disturbed Communities</i>	<i>5.80</i>	<i>0.12</i>	<i>1.33</i>	<i>7.25</i>
TOTAL	136.00	1.50	40.22	177.72

Source: GLA, 2014, Table 5-1

A discussion of Project impacts to each of the vegetation communities located on-site and within the off-site impact areas is provided below:

- Riversidean Sage Scrub: The Project would result in direct, permanent impacts to approximately 0.64-acre of Riversidean sage scrub habitat, including 0.25-acre on-site and 0.39-acre off-site. Riversidean sage scrub is addressed through the MSHCP, and the Project site is not identified for conservation by the MSHCP. The Project is consistent with MSHCP (as described in detail under Issue 7(a), above) and would contribute toward the implementation of the MSHCP via mandatory payment of impact fees pursuant to Ordinance No. 810 to ensure adequate acquisition of Riversidean sage scrub habitat region-wide. As such, the Project's impacts to Riversidean sage scrub would be less than significant.
- Disturbed Riversidean Sage Scrub: The Project would result in direct, permanent impacts to approximately 3.13 acres of disturbed Riversidean sage scrub habitat, including 2.37 acres on-site and 0.76-acre off-site. Riversidean sage scrub is addressed through the MSHCP, and the Project site is not identified for conservation by the MSHCP. The Project is consistent with MSHCP (as described in detail under Issue 7(a), above) and would contribute toward the implementation of the MSHCP via mandatory payment of impact fees pursuant to Ordinance No. 810 to ensure adequate acquisition of Riversidean sage scrub habitat region-wide. As such, the Project's impacts to disturbed Riversidean sage scrub would be less than significant.
- Disturbed Non-Native Grassland: The Project would result in direct, permanent impacts to approximately 127.28 acres of disturbed non-native grassland, including 127.24 acres on-site and 0.04-acre off-site. Although non-native grassland is not a native habitat, it offers potential foraging habitat for raptors. This vegetation community and adequate conservation of foraging habitat in western Riverside County are addressed by the MSHCP. The Project is consistent

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with MSHCP (as described in detail under Issue 7(a), above) and would contribute toward the implementation of the MSHCP via mandatory payment of impact fees pursuant to Ordinance No. 810 to ensure adequate acquisition of non-native grassland habitat region-wide. As such, the Project's impacts to non-native grassland would be less than significant.

- Mule Fat Scrub: The Project would result in direct, permanent impacts to approximately 0.01-acre of mule fat scrub on-site. Mule fat scrub is a sensitive, natural riparian habitat, and the Project's impacts would be significant prior to mitigation (refer to Mitigation Measure M-BI-1).
- Willow Riparian: The Project would result in direct, permanent impacts to approximately 0.19-acre of willow riparian habitat off-site. Willow riparian is a sensitive, natural riparian habitat, and the Project's impacts would be significant prior to mitigation (refer to Mitigation Measure M-BI-1).
- Disturbed Riparian: The Project would result in direct, permanent impacts to approximately 0.33-acre of disturbed riparian habitat on-site. The Project's impacts to disturbed riparian habitat would be significant prior to mitigation (refer to Mitigation Measure M-BI-1).
- Disturbed/Developed: The Project would result in direct, permanent impacts to approximately 5.92 acres of disturbed/developed habitat, including 5.80 acres on-site and 0.12-acre off-site. Disturbed/developed habitat is not considered a sensitive natural plant community nor does it comprise riparian habitat; therefore, impacts to disturbed/developed habitat would be less than significant.

As noted above, development of the Project would result in significant impacts to approximately 0.01-acre of mule fat scrub, 0.19-acre of willow riparian, and 0.33-acre of disturbed riparian habitat for which mitigation would be required. (GLA, 2014, p. 42) Other than these riparian habitats, there are no other sensitive natural communities on the subject property or in its off-site 1.50-acre off-site disturbance area that would require Project-specific mitigation. With implementation of required mitigation (refer to M-BI-1), impacts to mule fat scrub, willow riparian, and disturbed riparian habitats would be reduced to less-than-significant levels. (GLA, 2014, p. 50)

f) The Project would result in direct, permanent impacts to approximately 0.21-acre of areas under U.S. Army Corps of Engineers (Corps) and Regional Water Quality Control Board (RWQCB) jurisdiction, including 0.19-acre on-site and 0.02-acre off-site. Additionally, the Project would impact 4,451 linear feet of Corps and RWQCB streambed (4,306 feet on-site and 145 feet off-site). None of the Project's impacts to Corp and RWQCB jurisdictional areas would consist of wetlands.

The Project also would result in direct, permanent impacts to 0.66-acre of California Department of Fish and Wildlife (CDFW) jurisdiction, of which 0.50-acre consists of vegetated riparian habitat. On-site impacts to CDFW jurisdictional areas would include 0.47-acre, of which 0.31-acre consists of vegetated riparian habitat. Off-site impacts would include 0.19-acre – all of which would consist of vegetated riparian habitat. Additionally, the Project would impact 4,451 linear feet of CDFW streambed (4,306 feet on-site and 145 feet off-site).

The Project's impacts to Corps, RWQCB, and CDFW jurisdictional areas would be significant prior to mitigation. (GLA, 2014, p. 47) With implementation of the required mitigation (refer to Mitigation Measures M-BI-1 and M-BI-11), the Project's impacts to areas under the jurisdiction of the Corps, RWQCB, and CDFW would be less than significant (GLA, 2014, p. 50).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Aside from the MSHCP (which is addressed above under Issue 7.a), the only local policy/ordinance protecting biological resources within the Project area is the In the Riverside County Oak Tree Management Guidelines, which requires surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. Based on the results of the site-specific Biological Technical Report (Appendix B), the Project site and off-site impact areas do not contain any oak trees or oak woodland habitat. Accordingly, the proposed Project has no potential to conflict with the County's Oak Tree Management Guidelines, and no impact would occur.

Mitigation:

M-BI-1 (Condition of Approval 60. EPD 004) Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate acres of mitigation credits have been purchased (2.25 acres) from an approved mitigation bank/in-lieu fee program within the Santa Ana River Watershed as described in the *Determination of Biologically Equivalent or Superior Preservation for Impacts to MSHCP Riparian/Riverine Areas Kraemer Ranch (Tract 36475) Project*, dated July 17, 2014, updated February 26, 2015 (prepared by Glenn Lukos Associates, Inc).

M-BI-2 (Condition of Approval 50. EPD 001) Prior to final map recordation, "MSHCP Riparian" and "MSHCP Riverine" areas that are located outside of the Project's "Development Footprint/Fuel Modification Zone," as mapped on Exhibit 8 of the *Determination of Biologically Equivalent or Superior Preservation for Impacts to MSHCP Riparian/Riverine Areas Kraemer Ranch (Tract 36475) Project* dated July 17, 2014, updated February 26, 2015 (prepared by Glenn Lukos Associates, Inc.), shall be delineated and labeled as "Delineated Constraint Area (MSHCP Riparian/Riverine)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division. The Environmental Constraints Sheet map must be stamped by the Riverside County Surveyor with the following notes:

- "No disturbances may occur within the boundaries of the Delineated Constraint Area."
- "Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area."
- "Night lighting shall be directed away from the Delineated Constraint Area. Shielding shall be incorporated in project designs to ensure ambient lighting in the Delineated Constraint Area is not increased."
- "The Delineated Constraint Area shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the Delineated Constraint Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height."

M-BI-3 (Condition of Approval 60. EPD 007) Prior to issuance of a grading permit, "MSHCP Riparian" and "MSHCP Riverine" areas that are located outside of the Project's "Development Footprint/Fuel Modification Zone," as mapped on Exhibit 8 of the *Determination of Biologically Equivalent or Superior Preservation for Impacts to MSHCP*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riparian/Riverine Areas Kraemer Ranch (Tract 36475) Project dated July 17, 2014, updated February 26, 2015 (prepared by Glenn Lukos Associates, Inc.), shall be delineated and labeled as "Delineated Constraint Area (MSHCP Riparian/Riverine)" on all applicable grading plan sheets to the satisfaction of the Environmental Programs Division.

M-BI-4 (Condition of Approval 60.EPD 006) Prior to the issuance of a grading permit, "MSHCP Riparian" and "MSHCP Riverine" areas that are located outside of the Project's "Development Footprint/Fuel Modification Zone," as mapped on Exhibit 8 of the *Determination of Biologically Equivalent or Superior Preservation for Impacts to MSHCP Riparian/Riverine Areas Kraemer Ranch (Tract 36475) Project* dated July 17, 2014, updated February 26, 2015 (prepared by Glenn Lukos Associates, Inc.), shall be temporarily fenced to avoid impacts during grading and construction. Temporary signs must be posted to clearly indicate that no impacts shall occur within the fenced areas. A report shall be submitted to the Environmental Programs Division by a biologist who has a MOU with the County of Riverside, documenting that the fencing has been completed and encompasses the entirety of the MSHCP Riparian and Riverine areas. The only areas of the MSHCP Riparian and Riverine areas that will not be fenced are those that have been proposed and accounted for in Section 5 "Quantification of Unavoidable Impacts" of the *Determination of Biologically Equivalent or Superior Preservation for Impacts to MSHCP Riparian/Riverine Areas Kraemer Ranch (Tract 36475) Project* dated July 17, 2014, updated February 26, 2015 (prepared by Glenn Lukos Associates, Inc.).

M-BI-5 (Condition of Approval 60.EPD 005 and 80.EPD 001) Prior to the issuance of a grading permit, a permanent fencing plan shall be submitted to the Environmental Programs Division that provides for the permanent protection of all "MSHCP Riparian" and "MSHCP Riverine" areas that are located outside of the Project's "Development Footprint/Fuel Modification Zone," as mapped on Exhibit 8 of the *Determination of Biologically Equivalent or Superior Preservation for Impacts to MSHCP Riparian/Riverine Areas Kraemer Ranch (Tract 36475) Project* dated July 17, 2014, updated February 26, 2015 (prepared by Glenn Lukos Associates, Inc.). The permanent fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in the delineated riparian area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The permanent fencing shall not be installed prior to Environmental Programs Division review and approval of the permanent fencing plan and must be in place prior to issuance of the first building permit.

M-BI-6 (Condition of Approval 60. EPD 003 and 80. EPD 002) The Project Applicant shall retain a qualified biological monitor to observe grading activities and shall provide the biological monitor with a copy of the grading plan. Prior to the issuance of a grading permit, the biological monitor shall prepare and submit a biological monitoring work plan to the Environmental Programs Division for approval. The biological monitoring work plan shall specify, but not be limited to, proposed Best Management Practices (BMPs), fencing of sensitive areas, and monitoring reports. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the Project site. Prior to issuance of the first building permit, the biological monitor shall provide a final grading

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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monitoring report to the Environmental Programs Division, which may require additional documentation to confirm compliance.

M-BI-7 (Condition of Approval 80. EPD 003) Prior to issuance of building permits or approval of improvement plans, the Riverside County Building and Safety Department and/or Riverside County Transportation Department shall review all proposed landscaping elements to verify that none of the prohibited plant species as identified in Table 6-2 of the MSHCP (Section 6.1.4) are included in the plant palette.

M-BI-8 (Condition of Approval 50. Planning 035) The Project's homeowner association covenants, codes, and restrictions (CC&Rs) shall prohibit the planting of the invasive, non-native plant species listed in Table 6-2 of the MSHCP (Section 6.1.4). A copy of the CC&Rs shall be provided to County of Riverside Planning Department staff or its designee to ensure that the provision is included. The homeowners association shall be required to enforce the CC&Rs.

M-BI-9 (Condition of Approval 60. EPD 001) Within 30 days prior to grading, a qualified biologist shall conduct a survey of the Project's proposed grading footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the County of Riverside Environmental Programs Department prior to the issuance of a grading permit and subject to the following provisions:

- a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.
- b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. The County Biologist shall be consulted to determine the appropriate type of relocation (active or passive) and translocation sites. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol. Active and passive relocation shall only occur outside of the nesting season (March 1 through August 31). If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.
- c. In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owl, the requirements of MSCHP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable Habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that MSHCP Species-Specific

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Conservation Objectives 1-4 have been met. Objectives 1-4 are listed in the MSHCP, Volume I, Appendix E. A grading permit shall only be issued, either:

- i. upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the western burrowing owl by the CDFW; or
- ii. a determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following accepted CDFW protocols.

M-BI-10

(Condition of Approval 60. EPD 002) Vegetation clearing and ground disturbance shall be prohibited during the bird nesting season (February 1 through August 31), unless a bird nesting survey is completed in accordance with the following requirements:

- a. A nesting bird survey of the Project's grading footprint shall be conducted by a qualified biologist no more than 30 days prior to initiating vegetation clearing or ground disturbance. If ground disturbance does not begin within 30 days of the report date, a second survey must be conducted.
- b. A copy of the nesting bird survey results report shall be provided to the County of Riverside Environmental Programs Department. If the survey identifies the presence of active nests, then the qualified biologist shall provide the Environmental Programs Department with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the Environmental Programs Department and shall be no less than a 200-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Planning Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.

M-BI-11

(Condition of Approval 10 Flood RI 016) Prior to the disturbance of areas subject to the jurisdiction of the ACOE, CDFW, and the RWQCB, and prior to the disturbance of any riparian/riverine areas as so defined in the MSHCP, the Project Applicant shall obtain the necessary authorizations from applicable state and federal regulatory agencies for proposed impacts to jurisdictional waters and riparian/riverine habitats, or the Project Applicant shall provide documentation satisfactory to the Riverside County Environmental Programs Department that no clearances or authorizations are required. If authorizations are required, they would include a Section 404 Permit from the ACOE, Section 1602 Streambed Alteration Agreement from the CDFW, and a Section 401 Water Quality Certification/ Waste Discharge Requirement from the RWQCB.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring:

- M-BI-1 Prior to final grading inspection, the Riverside County Environmental Programs Division shall verify that the appropriate mitigation credits have been purchased from an approved mitigation bank/in-lieu fee program within the Santa Ana River Watershed as described in the *Determination of Biologically Equivalent or Superior Preservation for Impacts to MSHCP Riparian/Riverine Areas Kraemer Ranch (Tract 36475) Project*, dated July 17, 2014, updated February 26, 2015 (prepared by Glenn Lukos Associates, Inc.).
- M-BI-2 Prior to recordation of the final map, evidence shall be provided to the Riverside County Environmental Programs Division that the "Delineated Constraint Area (MSHCP Riparian/Riverine)" is plotted appropriately on the Environmental Constraints Sheet.
- M-BI-3 Prior to grading permit issuance, evidence shall be provided to the Riverside County Environmental Programs Division that the "Delineated Constraint Area (MSHCP Riparian/Riverine)" is plotted appropriately on the grading plan.
- M-BI-4 Prior to issuance of grading permits, evidence shall be provided to the Riverside County Environmental Programs Division that temporary construction and fencing has been installed on the preclude impacts to areas located outside of the Project's "Development Footprint/Fuel Modification Zone."
- M-BI-5 Prior to issuance of grading permits, a permanent fencing plan shall be submitted to the Environmental Programs Division that provides for the permanent protection of areas located outside of the Project's "Development Footprint/Fuel Modification Zone." Prior to issuance of building permits, evidence shall be provided to the Riverside County Environmental Programs Division that the required permanent fencing has been installed.
- M-BI-6 The Project Applicant shall provide evidence to the Riverside County Environmental Programs Division that a qualified biological monitor has been retained to monitor grading activities. The biological monitor shall prepare a pre-construction monitoring program that shall be approved by the Environmental Programs Division prior to the issuance of grading permits and a final monitoring report that is approved by the Environmental Programs Division prior to issuance of building permits.
- M-BI-7 Prior to issuance of building permits or approval of improvement plans, the Riverside County Building and Safety Department and/or Riverside County Transportation Department shall ensure that landscaping plans do not contain any of the MSHCP-prohibited plant species.
- M-BI-8 Prior to the first building permit final inspection, the Project Applicant shall provide evidence to the Riverside County Planning Department that the homeowner association CC&Rs prohibit the planting of the invasive, non-native plant species listed in Table 6-2 of the MSHCP within the Project site.
- M-BI-9 Prior to issuance of grading permits, the Riverside County Environmental Programs Department shall review a report to be provided by the Project applicant documenting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the results of the pre-grading burrowing owl survey and shall verify compliance with the recommendations specified therein.

M-BI-10 Prior to the removal of any trees, the Riverside County Environmental Programs Department shall review the results of the preconstruction nesting bird survey (if tree removal activities are proposed during the avian nesting season), and shall verify that all measures specified therein to protect nesting birds are adhered to during grading activities. Alternatively, if no tree removal activities are anticipated during the avian nesting season, then the Environmental Programs Department shall ensure that implementing grading permits are conditioned to prohibit tree removal activities during the nesting season (February 1st through August 31st).

M-BI-11 Prior to the disturbance of areas subject to the jurisdiction of the ACOE, CDFW, and the RWQCB, the Project Applicant shall provide evidence to the Riverside County Environmental Programs Department that a Section 404 Permit from the ACOE, Section 1602 Streambed Alteration Agreement from the CDFW, and a Section 401 Water Quality Certification/Waste Discharge Requirement from the RWQCB have been issued, or the Project Applicant shall provide appropriate documentation that no permits are required by these agencies.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: BFSA, 2014; Project Application Materials.

Findings of Fact:

a & b) A cultural resources survey of the subject property was conducted by Brian F. Smith & Associates (BFSA). One (1) historic site was identified on the Project site. The historic site, RIV-11,566, was identified as a historic building foundation on the eastern side of the Project site. The foundation consists of poorly mortared and poorly constructed concrete block walls on the downslope sides of the foundation and a partial concrete and dirt floor on the interior of the foundation. It appears the structure that was supported by the foundation was used as a shelter and staging location for the former agricultural operations on the Project site. Based on the maintenance date on the telephone poles surrounding the foundation, the structure's initial usage was estimated to have begun in approximately 1940. No artifacts or historic debris was observed in proximity to the foundation. (BFSA, 2014, p. 4.0-43)

Given the absence of any structural remains, aside from the concrete foundation, and the lack of any artifact deposits in association with the structure, RIV-11,566 has no further research potential, and does not meet the definition of a historical resource pursuant to CEQA Guidelines §15064. (BFSA, 2014, pp. 4.0-43 - 4.0-46) Accordingly, impacts to historic resources would be less than significant.

Mitigation: No mitigation is required.

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

9. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: BFSA, 2014; Project Application Materials.

Findings of Fact:

a & b) Phase I and Phase II Cultural Resource Assessments were conducted on the Project site by BFSA, the results of which are contained in Appendix D to this Initial Study. The Phase I and Phase II Cultural Resources Assessment includes the results of a records search, field survey, and significance testing.

Based on the results of the records search and field survey conducted by BFSA, the Project site contains seven (7) prehistoric sites, each of which were subjected to significance testing in order to evaluate significance pursuant to the significance criteria established by CEQA Guidelines §15064.5. A summary of each prehistoric site is provided below:

- P-33-023013 consists of a metavolcanic biface isolate. Five shovel test pits were excavated at this site; no additional artifacts were encountered. (BFSA, 2014, pp. 4.0-16 - 4.0-17)
- RIV-11,560 includes a bedrock milling feature, a possible rock enclosure, and a quartz core. A single granary feature for the storage of seeds/grains also was identified. The granary feature is roughly circular and measures approximately 145 centimeters in diameter, has severely deflated over time, and lacks a well-defined structure under existing conditions. Ten shovel tests were conducted, none of which encountered additional cultural resources. (BFSA, 2014, pp. 4.0-19 - 4.0-20)
- RIV-11,561 occupies an area with large amounts of quartz cobbles, quartz cores, and quartz debitage. This site contains three areas of quartz outcrops, shatter, cores, and debitage, and is characterized as a prehistoric quartz quarry. The quarry is approximately 200 by 120 meters, but the area has been artificially spread by discing and grading over the past several decades. (BFSA, 2014, p. 4.0-25)
- RIV-11,562 consists of a bedrock milling feature with two milling slicks and a possible rock enclosure. This site is characterized as an isolated milling location containing one bedrock milling feature containing two milling slicks and a possible collapsed rock wall, which has been identified as a potential granary feature. No evidence of any subsurface deposits was identified, and the site appears to have been used sparingly during the prehistoric occupation of this area. (BFSA, 2014, pp. 4.0-29 - 4.0-31)
- RIV-11,563 was identified as a quartz quarry consisting of quartz shatter and debitage. The prehistoric quarrying activity appears to be associated with a shallow granite outcrop. Repeated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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discing and clearing of the site area has substantially disturbed the site and scattered most of the archaeological data. The potential for subsurface deposits was explored through the excavation of five shovel tests. No additional resources were encountered. (BFSA, 2014, p. 4.0-34)

- RIV-11,564 consists of a flake scatter and is characterized as a sparse quartz and metavolcanic flake scatter situated on a slope along a ridgeline. The site has been disturbed by past clearing and discing on the subject property, and integrity of the site has been lost. The lithic scatter appears to be associated with a quartz outcrop. Because of the modern impacts to this site, most of the surface scatter of quartz was assumed to be the result of past grading and discing. (BFSA, 2014, p. 4.0-37)
- RIV-11,565 includes quartz debitage in an area of several quartz cobbles. The site area has been disturbed by past clearing on the Project site and continues to be disturbed by soil erosion that is occurring a consequence of the clearing at this location. The results of the field investigations conclude that this site as a remnant of a lithic tool production site. (BFSA, 2014, p. 4.0-40)

Sites RIV-11-560 and RIV-11-565 are not located within the Project's impact footprint and would not be disturbed by the Project.

The remaining archaeological sites on the Project site would be wholly (RIV-11,562, RIV-11,563, RIV-11564, and P-33-023013) or partially (RIV-11,561 and RIV-11566) impacted by the Project; however, none of these sites are an important resource as defined in CEQA Guidelines §15064.5. Although the Project would impact multiple prehistoric sites, the information gathered from the field investigations suggest that the prehistoric use of the Project site and surrounding area was sporadic and reflective of a resource collection and food processing area. Use of the sites for food or lithic procurement was very infrequent based upon the minimal artifact content and the scarcity of milling features. Based upon the data collected, all of the prehistoric sites have reduced integrity due to past agricultural use of the subject property, and have no further research potential. None of the prehistoric sites within Project's impact footprint site meet the definition of an important historical resource pursuant to CEQA Guidelines §15064.5; therefore, the Project's impacts to known prehistoric sites would be less than significant. (BFSA, 2014, pp. 5.0-1 and 6.0-1)

There is a remote potential that excavation activities conducted on the Project site to uncover archaeological resources during excavation and/or grading activities on the Project site. If significant resources as defined CEQA Guidelines §15064.5 are unearthed, they could be significantly impacted if not appropriately treated. Mitigation Measures M-CR-1 through M-CR-3 are required to mitigate potential impacts to archaeological resources to the maximum extent feasible. Implementation of these measures would ensure that an archaeological monitoring program is implemented during ground disturbing activities, and would ensure that any archaeological resources that may be uncovered are appropriately treated as recommended by a qualified archaeologist. With implementation of the required mitigation, the Project's potential impact to archaeological resources would be reduced to the maximum extent feasible and would be less than significant.

c) The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. Field surveys conducted on the Project site did not identify the presence of any human remains and no human remains are known to exist beneath the surface of the site. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. In the event that human remains are