discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code §7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Mandatory compliance with these requirements would ensure that potential impacts associated with the discovery of human remains would be less than significant and mitigation is not required.

d) There are no religious or sacred uses occurring within the Project site or off-site impact areas (BFSA, 2014, p. 3.0-5). Accordingly, no impact to religious or sacred uses would occur.

Mitigation:

M-CR-1 (Condition of Approval 60.Planning 003) Prior to the issuance of grading permits, the Project Applicant shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist and provide a fully executed copy of the contract to the Riverside County Planning Department. The contract shall specify that: The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pregrade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc. The Project Archaeologist shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

M-CR-2 (Condition of Approval 60. Planning 002) Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the Riverside County Planning Department and the Riverside County Archaeologist that appropriate Native American representative(s) have been invited to monitor initial ground disturbing activities on the Project site and have received or will receive a minimum of two weeks advance notice of ground disturbing activities in previously undisturbed soils. The Native American monitor shall have the authority to temporarily divert, redirect, or halt ground disturbance activities to allow identification, evaluation, and recovery of potential archaeological resources. If a Native American monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the monitoring report any concerns or comments that the Native American monitor has regarding the Project and shall include as an appendix any written correspondence or reports prepared by the monitor. Native American monitoring does not replace any required Cultural Resources

monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

M-CR-3 (Condition of Approval 10.Planning 005) If suspected archaeological resources are uncovered on the Project site during ground disturbance activities, the following procedures shall be followed. For purposes of this mitigation measure, an "archaeological resource" is defined as three (3) or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the Project Applicant, the Project Archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Riverside County Planning Director to discuss the significance of the find. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

b) At the meeting, mitigation of the discovered resource(s) shall be discussed. At a minimum, a treatment plan shall be prepared and implemented by the Project Archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis.

M-CR-4 (Condition of Approval 60.Planning 001) Prior to the issuance of grading permits, the Project Applicant shall provide evidence to the satisfaction of the Riverside County Archaeologist that all archaeological materials recovered during the archaeological investigations have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred to the curation facility, including title, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence of curation shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

M-CR-5 (Condition of Approval 70.Planning 001) Prior to grading permit final inspection, the Project Archaeologist shall submit an Archaeological Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological)

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

Investigations Standard Scopes of Work. The County Archaeologist shall review the report to determine adequate compliance.

Monitoring:

M-CR-1 Prior to the issuance of grading permits, the Project Applicant shall provide evidence to the Riverside County Archaeologist that a qualified professional archaeological monitor has been retained to conduct monitoring of all ground disturbing activities in previously undisturbed soils.

M-CR-2 Prior to the issuance of grading permits, the Project Applicant shall provide evidence to the Riverside County Planning Department and the Riverside County Archaeologist that appropriate Native American representative(s) have received advance notification of proposed grading activities on the Project site and shall be allowed to monitor, if they so request.

M-CR-3 If a significant archaeological resource is uncovered during Project-related ground disturbing activities, the Riverside County Planning Department in consultation with the Project Applicant, Project Archaeologist, and Native American tribal representative shall ensure that an appropriate treatment plan is implemented.

M-CR-4 Prior to the issuance of grading permits, the Project Applicant shall provide evidence to the Riverside County Planning Department and Riverside County Archaeologist that a curation agreement has been secured for any important archaeological resources that may be uncovered during Project-related ground disturbing activities.

M-CR-5 Prior to grading permit final inspection, the Project Archaeologist shall submit the required construction monitoring summary report to the Riverside County Archaeologist.

| | | | | |
|---|---|---|---|---|
| **10. Paleontological Resources**<br>a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | ☐ | ☐ | ☒ | ☐ |

Source: RCLIS, 2014; County of Riverside, 2003a, Figure OS-8.

Findings of Fact: According to Riverside County General Plan Figure OS-8, the Project site has a "Low" potential for uncovering paleontological resources. In addition, and partly due to past disturbance associated with agricultural activities, there are no unique geologic features within the Project site boundaries or in the Project's off-site limits of grading. Impacts would be less than significant.

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 |
|---|---|---|---|---|
| **GEOLOGY AND SOILS** Would the project | | | | |
| **11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**<br>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | ☐ | ☐ | ☐ | ☒ |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | ☐ | ☐ | ☐ | ☒ |

Source: RCLIS, 2014; Alta, 2013.

Findings of Fact:

a & b) The Project site is not located in an Alquist-Priolo Earthquake Fault Zone and is not identified by the Riverside County General Plan as being within a County fault hazard zone. No known earthquake faults underlie the Project site. The nearest mapped, active fault to the Project site, the Elsinore Fault, is located approximately 7.8 miles southwest of the site. (RCLIS, 2014; Alta, 2013, p. 10) Because there are no faults located on the Project site, there is no potential for the Project site to rupture during a seismic event and expose people or structures to adverse effects related to ground rupture.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **12. Liquefaction Potential Zone**<br>a) Be subject to seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☒ | ☐ |

Source: RCLIS, 2014; Alta, 2013.

Findings of Fact:

a) The Riverside County Land Information System (RCLIS) does not identify the Project site as having susceptibility to liquefaction (RCLIS, 2014). Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater occurs in close proximity to the ground surface.

Geologic boring testing was conducted on the Project site by Alta California Geotechnical, Inc. ("Alta"), during which groundwater was not encountered. In light of the relatively deep groundwater at the Project site and the relatively dense nature of the underlying soils and bedrock on-site, the potential for liquefaction and seismically induced ground failure is very low. (Alta, 2013, p. 13) Impacts associated with liquefaction would be less than significant and no mitigation is required.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **13. Ground-shaking Zone** Be subject to strong seismic ground shaking? | ☐ | ☐ | ☒ | ☐ |

Source: County of Riverside, 2003a, Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-12 through S-21 (showing General Ground Shaking Risk); Alta, 2013.

Findings of Fact:

a) The Project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the Project would be required to construct proposed structures in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24. The CBSC is designed to ensure that buildings and other structures resist collapse and substantial adverse effects associated with strong seismic ground shaking (Alta, 2013, pp. 12 and 39). Accordingly, with mandatory compliance to the CBSC, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **14. Landslide Risk** a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards? | ☐ | ☐ | ☒ | ☐ |

Source: County of Riverside, 2003a, LMWAP Figure 14; Alta, 2013.

Findings of Fact:

a) LMWAP Figure 12, *Slope Instability*, does not identify the Project site within an area at risk to landslide or landslide hazards. The Project also was evaluated for geologic hazards, including slope instability and rockfalls, by Alta (refer to Appendix E of this Initial Study). The evaluation determined that the Project site and surrounding areas are generally stable due to underlying dense soils and bedrock and would not be subject to landslide dangers (Alta, 2013, p. 14). Additionally, proposed manufactured slopes would be stable and would not pose a hazard to residents or structures on- or off-site (Alta, 2013, p. 15). Accordingly, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

| **15. Ground Subsidence** a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence? | ☐ | ☐ | ☒ | ☐ |
|---|---|---|---|---|

Source: RCLIS, 2014; Alta, 2013.

Findings of Fact:

a) RCLIS does not identify the Project site within an area susceptible to ground subsidence. However, based on a review of on-site soils by Alta, there is a potential for settlement in the artificial fill, alluvium, and colluvium soils on-site resulting from hydro-consolidation (i.e., introduction of water) (Alta, 2013, p. 18). As such, the Project would be located on a geologic unit or soil that is unstable and could potentially result in ground subsidence. The Project's geotechnical report includes numerous site-specific ground preparation and construction recommendations, including soil removals and compaction, to preclude adverse effects associated with ground subsidence (Alta, 2013, p. 22). The Project would be required to comply with these site-specific grading and construction recommendations contained within the Project's geotechnical report, and the County imposes compliance with the geotechnical report's recommendations as a condition of Project approval. As such, implementation of the Project would result in a less-than-significant impact associated with ground subsidence.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

| **16. Other Geologic Hazards** a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? | ☐ | ☐ | ☐ | ☒ |
|---|---|---|---|---|

Source: County of Riverside, 2003a, Figure S-10; Google Earth, 2014; Alta, 2013; On-site Inspection; Project Application Materials.

Findings of Fact:

a) The Project site is more than 50 miles from the Pacific Ocean and is not subject to tsunami hazards. The Project site is not located in close proximity to any known active volcanoes. The Project site is located within 1.5 miles of Lake Mathews and 0.3-mile of Harrison Dam; however, due the distance between the Project site and these facilities, there is no risk of seiche at the Project site. Also, the Project is not subject to mud or debris flow. (Alta, 2013, pp. 13-15) In addition, and according to General Plan Figure S-10, the Project site is not located in the dam inundation area of Harrison Dam should a dam failure occur Accordingly, no impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards not already addressed above or below.

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 |
|---|---|---|---|---|
| **17. Slopes** | ☐ | ☐ | ☒ | ☐ |
| a) Change topography or ground surface relief features? | ☐ | ☐ | ☒ | ☐ |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? | ☐ | ☐ | ☒ | ☐ |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | ☐ | ☐ | ☒ | ☐ |

Source: Alta, 2013; Project Application Materials,

Findings of Fact:

a) Implementation of the proposed Project would require grading activities across the majority of the Project site and small areas totaling 1.50 acres off-site. The proposed grading plan would maintain the site's general slope from southeast to northwest. As part of the Project's grading plan, a majority of the property would be graded to create building pads suitable for residential development. The grading operation would result in a modification to the site's existing natural topography. . Although the Project would result in a change to the site's existing topography, there would be no adverse effects to the environment resulting from site grading beyond what is already evaluated and disclosed throughout this Initial Study. Accordingly, impacts due to changes to the site's topography and ground surface relief features would be less than significant.

b) All manufactured slopes that would be created as part of the Project's grading operation would be constructed at a maximum slope angle of 2:1. Therefore, there would be no impact resulting from the gradient of manufactured slopes. Several manufactured slopes would be constructed at heights greater than 10 feet (up to a maximum height of 60 feet). The Project's geologist (Alta) evaluated these slopes and determined that the slopes are expected to be grossly stable as designed (Alta, 2013, p. 16 & 33). Accordingly, although the Project would result in the creation of slopes exceeding 10 feet in height, based on the analysis conducted by Alta, such slopes would not result pose any safety risks or result in any adverse impacts to the environment. Therefore, impacts associated with the creation of cut or fill slopes higher than 10 feet in height would be less than significant.

c) The Project site contains two septic system tanks under existing conditions; however, these tanks would be removed during proposed construction activities. The septic system tank would be removed in accordance with Riverside County Department of Public Health requirements. The Project does not propose the use of septic tanks or alternative waste water disposal systems. The Project would install domestic sewer infrastructure and connect to the WMWD's sewer conveyance and treatment system. Accordingly, no impact associated with septic tanks or alternative waste water systems would occur and mitigation is not required.

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 |
|---|---|---|---|---|
| **18. Soils** | ☐ | ☐ | ☒ | ☐ |
| a) Result in substantial soil erosion or the loss of topsoil? | | | | |
| b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | ☐ | ☐ | ☒ | ☐ |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☐ | ☒ |

Source: Riverside County Municipal Code Chapter 15.12; MDS, 2014a; MDS, 2014b; Alta, 2013; Project Application Materials; On-site Inspection.

Findings of Fact:

a) Implementation of the proposed Project has the potential to result in soil erosion. The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and/or long-term operation.

*Impact Analysis for Construction-Related Activities*

Under existing conditions the Project site is disced as part of routine maintenance activities, which regularly disturbs on-site soils and subjects them to erosion. Proposed grading activities would continue to temporarily expose underlying soils at the Project site, which would increase erosion susceptibility during grading and construction activities. Exposed soils, along with any fill materials being stockpiled on the site for use in the grading operation, would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water.

Pursuant to the requirements of the State Water Resources Control Board, the Project Proponent is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, including proposed grading and soil stockpiling. The NPDES permit is required for all projects that include construction activities, such as clearing, stockpiling of soil, grading, and/or excavation that disturb at least one (1) acre of total land area. The County's MS4 NPDES Permit requires the Project Proponent to prepare and submit to the County for approval a Project-specific Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would identify a combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate sediment discharge to surface water from storm water and non-storm water discharges during construction. In addition, as described above under the evaluation of Issue 6, *Air Quality*, the Project would be required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. With mandatory compliance to the requirements noted in the Project's SWPPP, as well as applicable regulatory requirements, the potential for water and/or wind erosion impacts during Project construction would be less than significant and mitigation is not required.

*Impact Analysis for Operational Activities*

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces and drainage

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

would be controlled through a storm drain system. Implementation of the Project would result in less long-term erosion and loss of topsoil than occurs under the site's existing conditions.

The County's MS4 NPDES Permit requires the Project Proponent to prepare and submit to the County for approval a Project-specific Water Quality Management Plan (WQMP). The WQMP (refer to Appendix G) identifies an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. The WQMP for the Project requires post-construction measures to ensure on-going erosion protection. Compliance with the WQMP would be required as a condition of Project approval and long-term maintenance of on-site water quality features is required. Therefore, the proposed Project would not result in substantial soil erosion during long-term operation. Impacts would be less than significant and mitigation is not required.

*Conclusion*

Due to the application of Project design features and mandatory compliance with regulatory requirements, the Project would not result in substantial soil erosion during construction or long-term activities.

b) *Note: Appendix G of the CEQA Guidelines references Table 18-1-B of the 1994 Uniform Building Code (UBC). This Table no longer exists. The adopted 2001 California Building Code (CBC) included a "Classification of Expansive Soil" that correlated an expansion index with the potential for soil expansion. The subsequent update to the Building Code, the 2007 CBC, contained information on expansive soils, but no longer included a reference to Table 18-1-B. The Building Code currently in effect references ASTM D4829, a standard procedure for testing and evaluating the expansion index (or expansion potential) of soils established by ASTM International, which was formerly known as the American Society for Testing and Materials (ASTM). The analysis presented below is based on the ASTM standard.*

According to the Project's geotechnical report (Appendix E), the expansion potential for on-site soils ranges from "very low" to "low" (Alta, 2013, p. 19). Accordingly, the Project would not create substantial risks to life or property from exposure to expansive soils. Impacts would be less than significant and no mitigation is required.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **19. Erosion** | | | | |
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | ☐ | ☐ | ☒ | ☐ |
| b) Result in any increase in water erosion either on or off site? | ☐ | ☐ | ☒ | ☐ |

Source: MDS, 2014a; MDS, 2014b; Project Application Materials; On-site Inspection

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

Findings of Fact:

a & b) Refer to the analysis under Issue 18(a), above. As previously described, the Project would be required to implement a SWPPP during temporary construction activities and implement Best Management Practices (specified in the Project's WQMP, refer to Appendix G) during long-term operation to preclude substantial soil erosion – both water and wind erosion. In addition, the Project would be required to comply with all regulatory requirements related to erosion (e.g., SCAQMD Rule 403). Because the proposed Project would be required to implement regulatory control measures and design features (i.e., Best Management Practices) to preclude substantial soil erosion during near- and long-term activities, the likelihood of the Project of substantially increasing water erosion on- or off-site, including erosion that may modify the channel of a river, stream, or bed of a lake, would be very low. Accordingly, the Project's erosion-related impacts would be less than significant. Mitigation is not required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **20. Wind Erosion and Blowsand from project either on or off site.** a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | ☐ | ☐ | ☒ | ☐ |

Source: County of Riverside, 2003a, Figure S-8; Ordinance No. 460; Ordinance No. 484; SCAQMD, 2005.

Findings of Fact:

a) Proposed grading activities would expose underlying soils at the Project site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

The Project site is considered to have a "moderate" susceptibility to wind erosion (County of Riverside, 2003a, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with SCAQMD Rule 403, which addresses the reduction of airborne particulate matter with mandatory compliance to these regulatory requirements. With mandatory compliance to regulatory requirements, wind erosion impacts would be less than significant during construction and mitigation is not required.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts 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 |
|---|---|---|---|---|

Monitoring: No monitoring is required.

| **GREENHOUSE GAS EMISSIONS** Would the project | | | | |
|---|---|---|---|---|
| **21. Greenhouse Gas Emissions**<br>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☒ | ☐ |

Source: Urban Crossroads, 2014b

Findings of Fact:

In September 2006, Governor Schwarzenegger signed Assembly Bill (AB) 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide greenhouse gas (GHG) emissions be reduced to 1990 levels by the year 2020. To reach that goal, AB 32 directed the California Air Resources Board (CARB) to develop and implement regulations to reduce statewide GHG emissions from stationary sources.

Because AB 32 is the primary plan, policy or regulation adopted in California to reduce GHG emissions, the proposed Project would have a significant impact if it does not comply with the regulations developed under AB 32. A numerical threshold for determining the significance of greenhouse gas emissions in the SCAB has not been established by the SCAQMD for projects where it is not the lead agency. Likewise, the County of Riverside has not adopted a threshold of significance for GHG emissions. As such, a screening threshold of 3,500 metric tons of carbon dioxide equivalent (MTCO2e) per year for residential land uses is utilized by Riverside County and standard practice to determine if a residential project has the potential to generate substantial GHG emissions. This threshold is a widely accepted screening threshold used by the County and numerous jurisdictions in the SCAB, and is based on SCAQMD's proposed GHG screening thresholds for non-industrial projects. (Urban Crossroads, 2014b, p. 26) Based on guidance from the SCAQMD, if a residential project would emit less than 3,500 MTCO2e of GHGs per year, the Project is not considered a substantial GHG emitter, and no mitigation or additional analysis required. On the other hand, if a residential project's GHG emissions would exceed 3,500 MTCO2e per year, the project would be considered a substantial source of GHG emissions and further quantitative analysis is required to analyze the project's GHG impacts. (Urban Crossroads, 2014b, p. 27)

Because global warming is the result of GHG emissions, and GHGs are emitted by innumerable sources worldwide, the proposed Project would not result in a direct impact to global warming; rather, Project-related impacts to global climate change only could be significant on a cumulative basis. Therefore, the analysis below focuses on the Project's potential to contribute to GCC in a cumulatively considerable way.

a) GHG emissions associated with the proposed Project primarily would be associated with vehicular traffic during long-term operation. In addition, Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project's overall generation of GHG emissions. The Project's annual GHG emissions, including amortized

construction emissions, are summarized in Table 6, *Total Annual Project Greenhouse Gas Emissions*. The methodology used to calculate the Project's GHG emissions is described in detail in Appendix H.

As shown in Table 6, the Project is estimated to generate approximately 2,971 MTCO2e annually, which is less than the screening threshold of 3,500 MTCO2e. As such, the Project would not generate substantial GHG emissions – either directly or indirectly – that would have a significant impact on the environment. Impacts would be less than significant and less than cumulatively considerable and no mitigation is required.

**Table 6 Total Annual Project Greenhouse Gas Emissions**

| Emission Source | Emissions (metric tons per year) | | | |
|---|---|---|---|---|
| | $CO_2$ | $CH_4$ | $N_2O$ | Total $CO_2E$ |
| Annual construction-related emissions amortized over 30 years | 31.94 | 0.006 | -- | 32.06 |
| Area [a] | 43.95 | 3.62 | 7.50e-4 | 44.26 |
| Energy [b] | 582.32 | 0.02 | 9.08e-3 | 585.63 |
| Mobile Sources [c] | 2,154.82 | 0.08 | -- | 2,156.43 |
| Waste | 40.70 | 2.41 | -- | 91.21 |
| Water Usage | 50.79 | 0.37 | 9.17E-3 | 61.31 |
| **Total $CO_2E$ (All Sources)** | **2,970.90** | | | |

Source: CalEEMod™ model output, See Appendix 3.1 for detailed model outputs.
Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding.
Table results include scientific notation. *e* is used to represent *times ten raised to the power of* (which would be written as x $10^{n}$) and is followed by the value of the exponent
[a] Includes emissions of landscape maintenance equipment and architectural coatings emissions
[b] Includes emissions of natural gas consumption
[c] Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

*Source:* (Urban Crossroads, 2014b, Table 3-1)

b) AB 32 is the State of California's primary GHG emissions regulation. The SCAQMD GHG significance threshold was designed to ensure compliance with AB 32 emissions reductions requirements in the SCAB. Therefore, if a proposed project emits below the significance threshold it can be assumed to comply with AB 32 within the SCAQMD's jurisdiction. As the Project would emit less than 3,500 MTCO2e per year, the Project would not conflict with the state's ability to achieve the reduction targets defined in AB 32 (refer to response to Issue 21(a), above).

The Project would also comply with a number of regulations that would further reduce GHG emissions, including the following regulations that are particularly applicable to the Project and that would assist in the reduction of GHG emissions:

- Global Warming Solutions Act of 2006 (AB32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.

- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction. Title 24 will become even more stringent beginning January 1, 2014.
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

There are no other plans, policies, or regulations that have been adopted for the purpose of reducing the emissions of GHGs that are applicable to the proposed Project.

As such, the proposed Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and impacts would be less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **HAZARDS AND HAZARDOUS MATERIALS** Would the project | | | | |
|---|---|---|---|---|
| **22. Hazards and Hazardous Materials** | ☐ | ☐ | ☒ | ☐ |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☒ | ☐ |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☒ | ☐ |

Source: County of Riverside, 2003a, Safety Element, LMWAP; GeoKinetics, 2013a; GeoKinetics, 2013b; Project Application Materials,

Findings of Fact:

a) The Project has the potential to create a significant hazard to the public or environment based on existing site conditions, construction activities, and long-term operation. Each is discussed below.

*Impact Analysis for Existing Conditions*

A Phase I Environmental Site Assessment was conducted for the property by GeoKinetics to determine if any recognized environmental conditions exist on the Project site. Refer to Appendix I for a detailed description of the subject property's existing conditions. As part of the Phase I Environmental Site Assessment, GeoKinetics interviewed the Project site's property owner, who indicated that small amounts of pesticides were used on site in conjunction with past agricultural activities (GeoKinetics, 2013a, p. 7). To evaluate the potential for pesticides to persist on the Project site, GeoKinetics collected and analyzed 14 soil samples from the Project site for the presence of organochlorinated pesticides and chlorinated herbicides. Low levels of pesticides were detected in six (6) of the 14 samples; however, the pesticides were detected at a magnitude lower than the federal and State Preliminary Remedial Goals (PRGs) and do not pose a substantial safety hazard.

The Project site also contains the following features with the potential to be hazardous (GeoKinetics, 2013a, pp. 4-6):

- An approximately 1,500 s.f. storage barn located in the east central edge of the site. The barn, which was built in the early 1960s, consists of a concrete slab floor, corrugated steel walls and roof, steel beam studs and structural members, and wood partitions. No fluorescent lights were observed in the barn.
- An approximately 48 s.f. concrete slab located to the west of the storage barn. The structure – thought to be a fertilizer storage shed – appears to have been destroyed in a fire.
- Two (2) block foundations located in the southeastern portion of the Project site. The foundations previously supported mobile homes. Plumbing piping – including septic system tanks and leach lines – and other residential utility lines are present near the block foundations.
- Eight (8) power poles are located in the southwestern portion of the Project site. Only one power pole is equipped with a transformer; no leaks were observed from the transformer.
- Irrigation standpipes, associated with former agricultural operations, were observed in several locations across the Project site.
- Spent shotgun shell casings and discarded televisions debris were observed in several areas across the Project site.

No evidence of underground vaults, above-ground storage tanks (ASTs), drums, or water wells were observed on the Project site (GeoKinetics, 2013a, p. 6).

With the exception of the barn and the septic system tanks (which are discussed below in more detail), GeoKinetics determined that the existing features on the Project site have no potential to pose a substantial environmental hazard.

The barn was built in an era (pre-1978) when the use of asbestos containing materials (ACM, a known carcinogen) and lead paint (a known toxic) was common in building construction. The barn is constructed mostly of steel, but does contain some building materials that may contain ACMs and/or lead paint. Therefore, the demolition of this structure could expose construction workers and nearby sensitive receptors to a substantial safety hazard during clearing of the site during the Project's construction stage.

Asbestos is a carcinogen and is categorized as a hazardous air pollutant by the federal Environmental Protection Agency (EPA). Federal asbestos requirements are found in National Emission Standards for Hazardous Air Pollutants (NESHAP) within the Code of Federal Regulations (CFR) Title 40, Part 61, Subpart M, and are enforced in the Project area by the SCAQMD. In conformance with the NESHAP, SCAQMD Rule 1403 establishes survey requirements, notification, and work practice requirements to prevent asbestos emissions from emanating during building renovation and demolition activities. Assuming that ACMs are present in the existing construction debris, subsurface concrete irrigation lines, and structures located on the property, then Rule 1403 requires notification of the SCAQMD prior to commencing any demolition or renovation activities. Rule 1403 also sets forth specific procedures for the removal of asbestos, and requires that an on-site representative trained in the requirements of Rule 1403 be present during the stripping, removing, handling, or disturbing of ACM. Mandatory compliance with the provisions of Rule 1403 would ensure that construction-related grading, clearing and demolition activities do not expose construction workers or nearby sensitive receptors to significant health risks associated with ACMs. Because the Project would be required to comply with AQMD Rule 1403 during demolition activities, impacts due to asbestos would be less than significant.

Lead paint is regulated by Title 17, California Code of Regulations (CCR), Division 1, Chapter 8: Accreditation, Certification and Work Practices for Lead-Based Paint and Lead Hazards. During clearing of the existing on-site construction debris and demolition of the existing barn, there is a potential for exposing construction workers to health hazards associated with lead. The Project would be required to comply with Title 17, CCR, Division 1, Chapter 8, which includes requirements such as employer provided training, air monitoring, protective clothing, respirators, and hand washing facilities. Mandatory compliance with these mandatory requirements would ensure that construction workers are not exposed to significant lead paint health hazards during demolition, and would reduce impacts to a level below significant.

The Project site contains several existing septic systems that would be removed during construction of the Project. The existing septic systems are required to be removed, handled, and disposed in accordance with all applicable local (i.e., Riverside County Department of Environmental Health) and State regulations. Accordingly, implementation of the Project would not expose the public or the environment to significant hazards associated with the removal and disposal of on-site septic systems. Impacts would be less-than-significant.

*Impact Analysis Related to Project Construction Activity*

Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during construction of the Project. This heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a

standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the EPA, California Department of Toxic Substances Control (DTSC), SCAQMD and Santa Ana RWQCB. Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction would be less than significant.

*Impact Analysis for Long-Term Operational Activities*

The Project site would be primarily developed with residential land uses and supporting recreational and open space land uses, which are land uses not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site. Pursuant to State law and local regulations, residents would be required to dispose of household hazardous waste (e.g., batteries, used oil, old paint) at a permitted household hazardous waste collection facility. Accordingly, the Project would not expose people or the environment to significant hazards associated with the disposal of hazardous materials at the Project site. Long-term operation of the Project would not expose the public or the environment to significant hazards associated with the transport, use, or disposal of hazardous materials and impacts would be less than significant.

*Conclusion*

With mandatory compliance with the federal, state, and local hazardous materials regulations described above, the Project site would not contain any recognized environmental conditions. As such, neither construction nor operation of the Project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant and no mitigation would be required.

b) Accidents involving hazardous materials that could pose a significant hazard to the public or the environment would be highly unlikely during the construction and long-term operation of the Project and are not reasonably foreseeable. As discussed above under Issue 22(a), the transport, use and handling of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. Upon buildout, the Project site would operate as a residential community, which is a land use type not typically associated with the transport, use, or disposal of hazardous materials that could be subject to upset or accident involving the release of hazardous materials into the environment. Accordingly, impacts associated with the accidental release of hazardous materials would be less than significant during both construction and long-term operation of the Project.

c) The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Under long-term operational conditions, the proposed Project would maintain adequate roadway access for emergency vehicles on-site as required by Riverside County. The Riverside County Fire Department reviewed proposed TR 36475 and determined that the tract map design provides for adequate emergency access. Furthermore, based on the Project's traffic report

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

(Appendix K), the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur.

d) The Project site is not located within 0.25-mile of an existing or proposed school. Accordingly, implementation of the proposed project would have no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur.

e) The Project site is listed on two (2) hazardous materials databases due to an underground unleaded fuel storage tank previously located on the Project site (GeoKinetics, 2013a, p. 14). However, the storage tank was removed from the Project site under permit from the Riverside County Department of Environmental Health in 1995. The storage tank was undamaged at the time of removal, and soil samples taken at the time the tank was removed did not detect hydrocarbons (GeoKinetics, 2013a, p. 5). Refer to Appendix I for more information related to the underground storage tank removal. Accordingly, the Project does not pose a hazard to the public or environment related to the underground storage tank that was previously located on the Project site. The Project site does not appear on any other hazardous materials database. Impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **23. Airports** | ☐ | ☐ | ☐ | ☒ |
| a) Result in an inconsistency with an Airport Master Plan? | ☐ | ☐ | ☐ | ☒ |
| b) Require review by the Airport Land Use Commission? | ☐ | ☐ | ☐ | ☒ |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |

Source: (County of Riverside, 2003a, Figure S-19); (RCLIS, 2014); Google Earth (accessed August 25, 2014).

Findings of Fact:

a) through d) The nearest airport to the Project site is the Riverside Municipal Airport, which is a public use airport located approximately 5.2 miles north of the Project site. There are no active private airstrips or heliports in the vicinity of the Project site. A small, private airstrip is located approximately one (1) mile south of the Project site (north of Lake Mathews); however, based on aerial photographs from Google Earth, this airstrip has not been operational since at least 2011 – a large yellow "X" is painted

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

at the beginning of the runway (a universal aviation symbol for a runway closed to all operations) and the runway is covered in dirt and used as a construction materials staging area. According to RCLIS, the Project site is not located within the Influence Area of any airport and, therefore, does not require review by the Airport Land Use Commission. Accordingly, the Project has no potential to expose future residents in the Project area to airport-related safety hazards. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **24. Hazardous Fire Area** a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | ☐ | ☐ | ☒ | ☐ |

Source: RCLIS, 2014; Firesafe, 2014.

Findings of Fact:

a) The Project site is located within a high fire hazard area; therefore, a fuel modification program, consistent with County requirements, is required to protect future residents from wildland fire hazards. A fuel modification plan accompanies proposed TR 36475 to establish requirements for allowable, fire-resistant plant materials, plant spacing, irrigation, and maintenance (i.e., thinning) at locations where development on the Project site would interface with areas of natural vegetation. The proposed fuel modification plan has been approved by the Riverside County Fire Department and is included as Appendix L to this Initial Study. Compliance with the fuel modification plan would be made a condition of Project approval. Mandatory compliance with the fuel modification plan would ensure that Project residents are not exposed to a significant risk of loss, injury, or death involving wildland fires. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **HYDROLOGY AND WATER QUALITY** Would the project | | | | |
|---|---|---|---|---|
| **25. Water Quality Impacts** a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | ☐ | ☐ | ☒ | ☐ |
| b) Violate any water quality standards or waste discharge requirements? | ☐ | ☐ | ☒ | ☐ |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which | ☐ | ☐ | ☒ | ☐ |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| would not support existing land uses or planned uses for which permits have been granted)? | | | | |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | ☐ | ☐ | ☒ | ☐ |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | ☐ | ☐ | ☐ | ☒ |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | ☐ | ☐ | ☐ | ☒ |
| g) Otherwise substantially degrade water quality? | ☐ | ☐ | ☐ | ☒ |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)? | ☐ | ☐ | ☐ | ☒ |

Source: FEMA, 2008; RCLIS, 2014; WMWD, 2014a; MDS, 2014a; MDS, 2014b; Project Application Materials.

Findings of Fact:

a) As detailed in the Project's hydrology technical report prepared by MDS Consulting (refer to Appendix F), the Project site accepts storm water runoff flows from an approximately 78.8-acre tributary area east of the subject property under existing conditions. Off-site storm water flows are conveyed through the Project site by natural drainage courses; these natural drainage courses also capture storm water runoff originating on-site. The storm stormwater runoff flows are directed west and north through the Project site where they are carried toward the Harrison Dam by natural drainage courses. The Harrison Dam, located approximately 0.3-mile north of the Project site, is an earthen fill dam owned and operated by the Riverside County Flood Control and Conservation District. The Harrison Dam temporarily stores storm water runoff flows during peak storm events before discharging flows to natural drainage courses to the north.

The proposed Project is designed to preserve the natural drainage courses the traverse the subject property in open space areas. As previously described under the responses to Issue 7, *Biological Resources*, the Project would result in minor physical disturbances to natural drainage courses that traverse the Project site but would not adversely affect the function (drainage patterns or flooding conditions) of these drainage areas. Storm water flows originating from off-site areas would be conveyed via on-site natural drainage courses and culverts (at roadway crossings) consistent with historic drainage flow patterns. Storm water runoff from developed portions of the Project site would be captured by a subsurface storm drain system installed beneath on-site roadways. First flush storm water flows would be routed to one of two proposed water quality/detention basins on-site for water quality treatment. From the water quality treatment facilities, storm water flows would either infiltrate into the ground or be discharged in close proximity to historic flow locations within on-site open space areas. Runoff in excess of first flush flows would bypass the water quality/detention basins and would be discharged in close proximity to historic flow locations into one of the various natural drainage courses within on-site open space areas. Water quality treatment of runoff flows in excess of first flush flows would not be necessary, as first flush flows capture the majority of water-borne pollutants

(including silt and sediment). The natural drainage courses in the north-central and northwest portions of the property that receive storm water runoff flows from developed portions of the Project site (either directly or via the water quality/detention basins) would discharge in close proximity to historic flow locations and natural drainage courses would then carry runoff to the Harrison Dam. With construction of the proposed storm water drainage system, the proposed Project would not substantially alter the existing drainage pattern of the subject property in any way that could result in substantial on- or off-site erosion. Impacts would be less than significant and no mitigation is required.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River is contained in the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Plan (updated February 2008) and the Integrated Regional Water Management Plan (IRWMP) for the Santa Ana River Watershed (also referred to as "One Water One Watershed," dated November 16, 2010), prepared by the Santa Ana Watershed Project Authority. These documents are herein incorporated by reference and are available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 92501.

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana River Watershed, Region 8. Receiving waters for the property's drainage are the Temescal Creek Channel, Santa Ana River Reaches 3, 2, and 1, and the tidal prism of the Santa Ana River and Newport Slough which discharges into the Pacific Ocean. The Santa Ana River Reach 3 is 303(d) impaired by copper, pathogens, and lead and Reach 2 is impaired by indicator bacteria. The tidal prism of the Santa Ana River and Newport Slough is impaired by pathogens. (MDS, 2014b, p. 8)

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the NPDES permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a SWPPP and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

*Impact Analysis for Construction-Related Water Quality*

Construction activities associated with the proposed Project would temporarily generate potential water quality pollutants such as silt and debris and introduce materials on the property such as chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control

Program. Compliance with the NPDES permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a SWPPP for construction-related activities, including grading and soil stockpiling. The SWPPP shall specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP will ensure that the proposed Project does violate any water quality standards or waste discharge requirements during construction activities. Therefore, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

*Impact Analysis for Post-Development Water Quality*

Storm water pollutants commonly associated with the land uses proposed by the Project (i.e., residential, park, open space) include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, pesticides, and metals. Based on current receiving water impairments and allowable discharge requirements, the Project's pollutants of concern are pathogens (bacteria and viruses) and nutrients/low dissolved oxygen (MDS, 2014b, p. 9). To meet NPDES requirements, the proposed storm drain system is designed to route first flush water runoff (85th percentile) to water quality/detention basins on-site prior to discharging off-site. The proposed basins are sized to treat the entire Project's first flush volumes (MDS, 2014b, p. 18).

Furthermore, the Project would be required to implement a WQMP, pursuant to the requirements of the County's NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's WQMP is included as Appendix G. The WQMP identifies structural controls (including an water quality/detention basin) and programmatic controls (including educational materials for property owners, common area litter control, etc.) to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does violate any water quality standards or waste discharge requirements during long-term operation. Therefore, water quality impacts associated with post-development activities would be less than significant and no mitigation measures would be required.

*Conclusion*

Due to the implementation of design features and mandatory compliance with applicable regulatory requirements, the proposed Project would not violate any water quality standards or waste discharge requirements during construction or long-term operation. Impacts are less than significant. No mitigation is required.

c) No potable groundwater wells are proposed as part of the Project; therefore, the Project would not deplete groundwater supplies through direct extraction. The proposed Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, the Project's storm water runoff is engineered to be conveyed through developed portions of the Project site and discharged into natural open space areas where groundwater recharge would still occur. Furthermore, the Project site is not underlain by a groundwater basin and the construction of impervious surfaces on the Project site is not expected to substantially alter groundwater levels (WMWD, 2010, Figure 3-1). Therefore, impacts to groundwater supplies and recharge would be less than significant and mitigation would not be required.

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

d) Refer to responses 25(a) and 25(b), above.

e & f) The Project site is located within FEMA Flood Zone "X," which corresponds with areas of minimal flood hazard (less than 0.2-percent annual chance of flood) (FEMA, 2008). Accordingly, the proposed Project would not place housing within a 100-year flood hazard area, nor would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impact would occur.

g) There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in the responses to Issues 25(a), 25(b), and 25(d). No impact would occur.

h) The Project's proposed water quality/detention basins are designed to treat runoff from the Project site prior to discharging flows towards downstream areas. Storm water in the water quality/detention basins would not be stagnant and the basins are designed to fully discharge all storm water flows within 48 hours. Therefore, the proposed water quality/detention basins would not attract vectors or produce an adverse odor. Required maintenance of the basins as detailed in the Preliminary WQMP prepared for TR 36475 (refer to Appendix G) and required by County conditions of approval would preclude any potentially adverse conditions. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**26. Floodplains**

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

| | | | | |
|---|---|---|---|---|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | ☐ | ☐ | ☒ | ☐ |
| b) Changes in absorption rates or the rate and amount of surface runoff? | ☐ | ☐ | ☒ | ☐ |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | ☐ | ☐ | ☐ | ☒ |
| d) Changes in the amount of surface water in any water body? | ☐ | ☐ | ☒ | ☐ |

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone"; MDS, 2014a.

Findings of Fact:

a & b) As detailed in the Project's hydrology technical report prepared by MDS Consulting (refer to Appendix G), the Project site accepts storm water runoff flows from an approximately 78.8-acre tributary area east of the subject property under existing conditions. Off-site storm water flows are conveyed through the Project site by natural drainage courses; these natural drainage courses also capture storm water runoff originating on-site. The storm stormwater runoff flows are directed west and north through the Project site where they are carried toward the Harrison Dam by natural drainage courses. The Harrison Dam, located approximately 0.3-mile north of the Project site, is an earthen fill dam owned and operated by the Riverside County Flood Control and Conservation District. The Harrison Dam temporarily stores storm water runoff flows during peak storm events before discharging flows to natural drainage courses to the north.

The proposed Project is designed to preserve the natural drainage courses the traverse the subject property in open space areas. As previously described under the responses to Issue 7, *Biological Resources*, the Project would result in minor physical disturbances to natural drainage courses that traverse the Project site but would not adversely affect the function (drainage patterns or flooding conditions) of these drainage areas. Storm water flows originating from off-site areas would be conveyed via on-site natural drainage courses and culverts (at roadway crossings) consistent with historic drainage flow patterns. Storm water runoff from developed portions of the Project site would be captured by a subsurface storm drain system installed beneath on-site roadways. First flush storm water flows would be routed to one of two proposed water quality/detention basins on-site for water quality treatment. From the water quality treatment facilities, storm water flows would either infiltrate into the ground or be discharged in close proximity to historic flow locations within on-site open space areas. Runoff in excess of first flush flows would bypass the water quality/detention basins and would be discharged in close proximity to historic flow locations into one of the various natural drainage courses within on-site open space areas. The natural drainage courses that receive storm water runoff flows from developed portions of the Project site (either directly or via the water quality/detention basins) would be discharged from the north-central and northwest portions of the property – in close proximity to historic flow locations – into natural drainage courses that would carry runoff to the Harrison Dam.

Extended detention basins are not required on the Project site to attenuate runoff flows originating from developed areas on-site to pre-development levels due to the close proximity of the property to the Harrison Dam (MDS, 2014a, p. 1). Detention basins would delay the discharge of storm water flows to the Harrison Dam during peak storm events. If detention were proposed, storm water flows would be discharged into the Harrison Dam closer to the peak flow rate of the Dam and downstream areas, thereby potentially exposing areas downstream of the Project site to an increased risk of flooding.

Therefore, with construction of the proposed storm water drainage system, the proposed Project would not substantially alter the existing drainage pattern of the Project site or change absorption rates in any way that could result in flooding on- or off-site. Impacts would be less than significant and mitigation is not required.

c) According to LMWAP Figure 10, *Flood Hazards*, the Project site is not located within areas subject to dam inundation hazards. There are no levees within the Project vicinity that could expose the Project site to flood hazards. Accordingly, no impact would occur.

d) As discussed above in the responses to Items 26(a) and (b), implementation of the proposed Project would not substantially alter the historical drainage patterns of the Project site. Because the

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

Project would not substantially alter the drainage characteristics of the Project site, Project implementation would not result in substantial changes in the amount of surface water in any downstream water body. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **LAND USE/PLANNING** Would the project | | | | |
|---|---|---|---|---|
| **27. Land Use** | | | | |
| a) Result in a substantial alteration of the present or planned land use of an area? | ☐ | ☐ | ☒ | ☐ |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | ☐ | ☐ | ☒ | ☐ |

Source: RCLIS, 2014; City of Riverside, 2007, Land Use/Urban Design Element; Project Application Materials.

Findings of Fact:

a) Under existing conditions, the Project site is undeveloped. Although the change from undeveloped land to a master-planned residential community represents a change to the site's present use, environmental impacts associated with such conversion are evaluated throughout this Initial Study and mitigation measures are imposed where necessary to reduce potentially significant impacts to below a level of significance. Accordingly, impacts associated with the conversion of the present land use of the Project site would be less than significant.

The Riverside County General Plan designates the Project site for residential land uses (RC-EDR and RC-VLDR). If the Project site were developed in accordance with its existing General Plan and LMWAP land use designations, a maximum of 157 single-family dwelling units could be constructed on the subject property on minimum lot sizes ranging from one (1) to two (2) acres. The proposed Project includes a General Plan Amendment to change the subject property's General Plan and LMWAP land use designation to RC-LDR to accommodate development of the site with 171 single-family dwelling units with lots sizes ranging from 13,946 square feet to approximately 2.6 acres. The lot sizes proposed by the Project are consistent with the clustering provisions in the County General Plan and the LMWAP. Clustering allows for the provision of natural open space areas by concentrating development on a smaller portion of the property. Although the Project would increase the development intensity on the subject property, the increase would be minor (from 0.93 dwelling units per acre to 1.03 dwelling units per acre) and the residential land uses proposed by the Project would be of similar character as residential land uses to the northeast, east, and west of the Project site. Furthermore, environmental effects associated with the proposed increase in density on the subject property are evaluated throughout this Initial Study and mitigation measures are imposed where necessary to reduce potentially significant impacts to below a level of significance. Accordingly, the Project would not result in a substantial alteration of the planned land use of the subject property and impacts would be less than significant.

b) The Project site is located within the City of Riverside Sphere of Influence. According to Figure LU-10 of the City of Riverside General Plan, the Project site is pre-zoned by the City for "Agricultural (A, maximum 0.2 du/ac)" land uses. The Project Applicant proposes to develop the site with residential

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

land uses at a density of 1.03 dwelling unit per acre; therefore implementation of the Project would not be consistent with City of Riverside's pre-zone designation. Inconsistency with a pre-zone designation is not a physical environmental effect. The Project site abuts property to the north that is approved by Riverside County as a master-planned residential community with residential densities up to 5.0 du/ac (Specific Plan No. 325A1, Citrus Heights). The proposed Project would serve as a transition between planned and approved "Medium" density residential land uses to the north and lower density uses planned to the south by the City of Riverside General Plan. Additionally, the Project would not conflict with the City of Riverside's pre-zoning designation to the east (Very Low Density Residential) because the density would be similar to the Project. The Project also would not conflict with the City of Riverside's pre-zoning designation to the south and west (Agricultural) because residential land uses on the Project site would be buffered from planned agricultural areas by open space area that is proposed to be conserved in the southern and western portions of the Project site and because the Project would be required to comply with Ordinance No. 625 (Right to Farm). Based on the foregoing analysis, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **28. Planning** | ☐ | ☐ | ☒ | ☐ |
| a) Be consistent with the site's existing or proposed zoning? | ☐ | ☐ | ☒ | ☐ |
| b) Be compatible with existing surrounding zoning? | ☐ | ☐ | ☒ | ☐ |
| c) Be compatible with existing and planned surrounding land uses? | ☐ | ☐ | ☐ | ☒ |
| d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)? | ☐ | ☐ | ☐ | ☒ |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | ☐ | ☐ | ☐ | ☒ |

Source: Ordinance No. 625,1986; County of Riverside, 2003a, LMWAP; RCLIS, 2014; Project Application Materials.

Findings of Fact:

a) Under existing conditions, the Project site is zoned "Light Agriculture, 10-acre minimum lot size (A-1-10)." The proposed Project includes a Change of Zone request that would convert the subject property's zoning designation to "One Family Dwellings, minimum 7,200 square foot lot sizes (R-1)." The proposed R-1 zoning designation would be consistent with and implement the Project site's proposed General Plan and LMWAP land use designation (RC-LDR). Accordingly, impacts would be less than significant and no mitigation is required.

b) Zoning designations surrounding the Project site include the following: "Specific Plan (SP)" to the north, "Residential Agricultural (R-A)" to the northeast, "A-1-10" and "Residential Agricultural, 5-acre minimum lot size (R-A-5)" to the east, and A-1-10 to the south and west. Areas within the SP zone to the north are identified for development with low and medium density residential and ancillary land uses as part of the Citrus Heights Specific Plan (SP 325A1). The proposed Project, which consists of low

density residential land uses, would be fully compatible with zoning applied to the Citrus Heights property to the north. Lands to the northeast and east are zoned R-A and R-A-5, which allow for single-family development on minimum 20,000 square foot and five (5)-acre lots, respectively, with limited agricultural uses. The Project proposes residential lots sizes from 13,946 square feet to approximately 2.6 acres, which would be compatible with residential land uses allowed by the R-A and R-A-5 zones. Although there is the potential for residential development on the Project site to result in an incompatibility with agricultural uses that could occur within the R-A and R-A-5 zones, the proposed Project would be required to comply with the County's "Right to Farm" ordinance (Ordinance No. 625) to preclude any potential land use inconsistencies between residential and agricultural land uses. Mandatory compliance with Ordinance No. 625 also would preclude an inconsistency with properties zoned A-1-10 to the east, south and west of the Project site. Accordingly, the Project would be compatible with existing surrounding zoning and impacts would be less than significant. No mitigation is required.

c) Existing land uses surrounding the Project site include undeveloped land to the north that is approved for development as a master-planned residential community (Citrus Heights Specific Plan); low density residential land uses to the northeast, undeveloped land and rural residential land uses to the east, and undeveloped land to the south and west. The Project proposes residential, recreation, and open space land uses of similar character as existing, surrounding land uses. Accordingly, the Project would be compatible with existing, surrounding land uses.

Existing land use designations surrounding the Project site include: "LDR," "Medium Density Residential (MDR)," "Recreation (R)" (pursuant to Specific Plan No. 325A1) to the north; "Conservation (C)" to the northwest; "EDR" and "VLDR" to the east; and "VLDR" and "LDR" to the south and west. The land uses proposed by the Project would be compatible with the planned land uses in the surrounding area, as the majority of the surrounding area is planned for long-term development with residential development at densities similar to the Project. Also, the Project would not conflict with the planned "Conservation" land uses to the northwest of the Project site because the Project proposes to preserve land along its western boundary as open space.

Based on the foregoing analysis, the proposed Project would be compatible with existing and planned surrounding land uses, and impacts would be less than significant.

d) The Project site is not located within the boundaries of any Specific Plan. The Project includes a request for a General Plan Amendment to modify the subject property's land use designations from "RC-EDR" and "RC-VLDR" to "RC-LDR." Upon approval of GPA 1132, the Project would be consistent with the land use designations the General Plan and LMWAP.

The proposed Project 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. The Project's consistency with the El Sobrante Policy Area policies is discussed below. In order for a policy inconsistency to be significant under CEQA, the inconsistency must result in a significant environmental effect.

> *LMWAP 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 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.*

The Project would develop the subject property at a density of 1.03 dwelling units per acre, which is consistent with a rural lifestyle. In addition, the proposed Project would not cause the 1,500 unit allotment within the El Sobrante Policy Area to be exceeded, and additional dwelling units would remain available for development in the Policy Area. The Project also would not substantially degrade the level of service on local roads within the County or adjacent green belt areas of the City of Riverside after mitigation (refer to response to Issue 43(a), below). Additionally, the Project would contribute funds to the construction of Street "A," which is a major infrastructure improvement specifically called for by LMWAP 1.1. Based on the foregoing analysis, the Project would be consistent with LMWAP 1.1.

*LMWAP 1.2* *Within the area depicted as Medium Density Residential, overall density shall not exceed three (3) dwelling units per acre.*

LMWAP 1.2 does not apply to the Project because the Project site is not designated by the General Plan Land Use Element or LMWAP for "Medium Density Residential" land uses.

*LMWAP 1.3* *Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.*

The proposed Project would be developed in coordination with local service providers and, therefore, would be consistent with LMWAP 1.3 (refer to the analysis under the *Public Services* and *Utilities and Service Systems* issue areas, below).

*LMWAP 1.4* *Coordinate development strategies with the City of Riverside.*

This policy applies to the County of Riverside and is not applicable to individual development projects.

*LMWAP 1.5* *Encourage the use of Specific Plans to implement the land use designations identified within the Policy Area.*

LMWAP 1.5 is a recommendation and not a formal requirement. The Project does not propose a Specific Plan. The Project would not prevent implementation of LMWAP 1.5.

*LMWAP 1.6* *Encourage clustering of dwelling units when it would avoid the development of areas constrained by physical features or sensitive resources. Encourage clustering in areas designated for Low Density Residential uses (One-half acre minimum lot size) rather than areas designated for Very Low Density Residential uses (1 acre minimum lot size) or Estate Density*

*Residential uses (2 acre minimum lot size), except where Very Low Density Residential-designated properties consisting of at least 300 acres and processed through a Specific Plan offer significant public recreational and/or areawide circulation benefits.*

*Where clustering is allowed, minimum pad size shall not be less than 8,000 square feet. However, for projects featuring public golf courses, a minimum pad size of 7,200 square feet will be allowed on a minimum lot size of 8,500 square feet. This pad size exception may only occur adjacent to golf courses.*

The Project proposes to cluster residential development to avoid sensitive resources on-site (i.e., natural drainages). The Project is requesting a General Plan Amendment to change the subject property's land use designation to "Low Density Residential," which LMWAP 1.6 identifies as an appropriate land use designation for clustering. The minimum residential pad size proposed by the Project would be 12,101 square feet, which exceeds the minimum pad size required by LMWAP 1.6 (i.e., 8,000 square feet). Accordingly, the Project would be consistent with LMWAP 1.6.

*LMWAP 1.7 Development shall be sensitive to and retain the unique topographical features within and adjacent to the planning area.*

The Project site does not contain any unique topographic features. The majority of the site is characterized by undulating terrain, with some hillside and canyon topography that is not unique to the Project site. The Project would grade approximately 136.00 acres of the 168.33-acre Project site and retain the remaining areas and topographical features within as natural open space. Although the natural topography of the graded areas would be modified to accommodate building pads for residential development, the Project design is sensitive to the natural topography, in conformance with LMWAP 1.7.

*LMWAP 1.8 Require that development on hillsides blend with the natural surroundings through architecture, the use of appropriate construction materials and colors, and the retention of natural vegetation.*

The Project's grading concept is sensitive to the natural terrain, and manufactured slopes would be constructed and landscaped to blend with the natural surroundings to the extent feasible. Future development on the Project site would be required to comply with the *Countywide Design Guidelines* and would utilize construction materials and colors that complement the natural surroundings. Approximately 20-percent of the Project site would be retained as natural open space. The Project would be consistent with LMWAP 1.8.

*LMWAP 1.9 Restrict hillside development and grading in accordance with policies found in the Open Space, Habitat & Natural Resources section and Hillside Development and Slope section of the Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.*

The Riverside County Planning Department reviewed the Project's development plan and determined that the Project would not conflict with any policies of the Land Use and Open Space elements of the General Plan. As such, the Project would be consistent with LMWAP 1.9.

*LMWAP 1.10 Encourage open space and recreational amenities.*

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

The Project would preserve nearly 20-percent of the subject property as open space. In addition, the Project includes four (4) on-site parks for community residents. Accordingly, the Project would be consistent with LMWAP 1.10.

As demonstrated above, the Project would be consistent with the LMWAP's El Sobrante Policy Area. The proposed Project also would not conflict with any other policies of the General Plan or the LMWAP.

Based on the foregoing analysis, there are no components of the Project that would conflict with any applicable policy of the General Plan or LMWAP. Accordingly, no impact would occur.

e) With the exception of the existing residential development to the northeast of the Project site, no established communities abut the Project site. Land to the north of the Project site is planned for development as a residential community by the approved Citrus Heights Specific Plan, and the proposed Project would effectively serve as an extension of the residential uses planned for Citrus Heights. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **MINERAL RESOURCES** Would the project | | | | |
|---|---|---|---|---|
| **29. Mineral Resources** | ☐ | ☐ | ☐ | ☒ |
| a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State? | | | | |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine? | ☐ | ☐ | ☐ | ☒ |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines? | ☐ | ☐ | ☐ | ☒ |

Source: County of Riverside, 2003a, Figure OS-5; CDC, 1991; Alta 2013; Google Earth (accessed August 26, 2014)

Findings of Fact:

a & b) No mines, oil or gas wells, or other resource extraction activity occurs on the Project site or is known to have previously occurred on the property. According to mapping conducted by the California Department of Conservation, Division of Mines and Geology, the Project site is designated within Mineral Resource Zone (MRZ) Category 4. MRZ-4 encompasses areas where no known mineral resource exist, but available geologic information does not rule out either the presence or absence of mineral resource deposits. (CDC, 1991, Plate 2-A) The Project site is not identified as an important mineral resource recovery site by the County General Plan (County of Riverside, 2003a, Figure OS-5) and is not planned or zoned by the County for resource extraction. The Project's geotechnical report (Appendix E) identified that the Project site is primarily underlain by weathered (i.e., fractured, jointed,

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

porous) bedrock materials (as well as a thin surface layer of topsoil and alluvium), which are not of high value for mineral resource extraction. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a land use plan. No impact would occur.

c) The area surrounding the Project site is not classified as an important mineral resource area, and there are no existing surface mines in the vicinity of the subject property (CDC, 1991, Plate 2-A; County of Riverside, 2003a, Figure OS-5). Therefore, there is no potential for the Project to be an incompatible land use adjacent to an important mineral resource recovery zone or existing, active mine. No impact would occur.

d) The proposed Project would include residential, recreational, and open space land uses and does not involve the construction or operation of a mine or quarry. As described above under Issue 29(c), the Project is not located in close proximity to any planned, existing, for former (i.e., closed, abandoned) surface mines or quarries. Therefore, the Project would not expose people or property to hazards related to mines or quarries. No impact would occur and mitigation is not required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **NOISE** Would the project result in | | | | |
|---|---|---|---|---|
| **Definitions for Noise Acceptability Ratings**<br>Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.<br>NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable<br>C - Generally Unacceptable D - Land Use Discouraged | | | | |
| **30. Airport Noise**<br>a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?<br>NA ☐ A ☒ B ☐ C ☐ D ☐ | ☐ | ☐ | ☐ | ☒ |
| b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?<br>NA ☐ A ☒ B ☐ C ☐ D ☐ | ☐ | ☐ | ☐ | ☒ |

Source: RCLIS, 2014; Google Earth, 2014.

Findings of Fact:

a & b) As previously described in the response to Issue 23(c) the Project site is not subject to an airport land use plan for any airport and is not located within two (2) miles of any public use airport. Also, as previously summarized in the response to Issue 23(d), the Project site is not located within the vicinity of an active private airstrip. Accordingly, implementation of the Project would not expose future residents of the Project site to excessive noise levels from airport operations. No impact would occur.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **31. Railroad Noise** NA ☐ A ☒ B ☐ C ☐ D ☐ | ☐ | ☐ | ☒ | ☐ |
|---|---|---|---|---|

Source: Google Earth, 2014

Findings of Fact:

The Project site is located approximately 2.7 miles southeast of the nearest railroad corridor and no aspect of the proposed Project involves rail use or rail transport. Due to the attenuating effects of distance, intervening development and topography, railroad activity would not expose the subject property to substantial noise levels. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **32. Highway Noise** NA ☐ A ☒ B ☐ C ☐ D ☐ | ☐ | ☐ | ☒ | ☐ |
|---|---|---|---|---|

Source: Google Earth, 2014

Findings of Fact:

No paved access roads are located on the Project site or abut the Project site under existing conditions. Access to the Project site is provided via unimproved dirt roads than connect to Vista Del Lago Drive (approximately 0.5-mile to the east of the subject property). The nearest highway to the Project site is State Route 91 (SR-91), which is located approximately 2.7 miles northwest of the subject property. Vehicular traffic along SR-91 would not expose future on-site residents to substantial noise levels due to the distance between the property and SR-91 and attenuation from intervening development and topography. Traffic volumes expected on local roads that would be constructed to service the Project site would be low, and not produce substantive noise levels. Impacts would be less than significant and mitigation is not required

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **33. Other Noise** NA ☒ A ☐ B ☐ C ☐ D ☐ | ☐ | ☐ | ☐ | ☒ |
|---|---|---|---|---|

Source: Project Application Materials

Findings of Fact:

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

There are no components of the Project that could expose nearby sensitive receptors to substantial noise levels, and there are no known sources of noise in the Project vicinity that could expose future Project residents to substantial noise levels. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **34. Noise Effects on or by the Project** | ☐ | ☐ | ☒ | ☐ |
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | ☐ | ☐ | ☒ | ☐ |

Source: County of Riverside, 2003a; Ordinance No. 847, 2006; Urban Crossroads, 2014c; Alta, 2013; Caltrans; FHA, 2012; Google Earth, 2014; Project Application Materials

Findings of Fact:

a) The Project proposes residential, recreational, and open space land uses and these uses are not typically associated with substantial sources of stationary noise. There are no components of the Project that would generate or amplify noise on the Project site. The Project would generate traffic that would emit noise; however, as discussed in detail in the response to Issue 34(c), below, Project-related traffic would not generate substantial noise during long-term operation. Accordingly, implementation of the Project would not result in a substantial permanent increase in ambient noise levels. Impacts would be less than significant and no mitigation is required.

b) Construction activities on the Project site, especially those involving heavy equipment, would create intermittent, short-term noise increases in the vicinity of the Project site, representing a temporary effect on ambient noise levels. Noise would be generated by construction equipment, including but not limited to trucks, graders, bulldozers, concrete mixers, and portable generators, with grading equipment generally producing the highest construction-related noise levels. Noise resulting from the Project's near-term construction activities would be consistent with the County's Noise Ordinance and, therefore, construction-level impacts would be less than significant (refer analysis under Issue 34(c), below). Regardless, implementation of Mitigation Measure M-N-1 is recommended to ensure compliance with the County's Noise Ordinance and ensure that additional noise attenuation measures are incorporated into the Project's construction plans to minimize the exposure of nearby sensitive receptors to temporary increases in ambient noise levels to such a degree that the increases would be considered less than substantial.

c) Development of the Project site as a residential community has the potential to expose persons to or result in elevated noise levels that exceed the County's standards during both near-term construction activities, under long-term conditions due to the potential exposure of future on-site residents to traffic-related noise from nearby streets, and under long-term conditions due to the potential for Project-related traffic to create or contribute to noise levels along off-site streets. Potential near-term (i.e., temporary) and long-term (i.e., permanent) noise level increases associated with the Project are discussed below.

*Impact Analysis for Construction Noise*

The County's Noise Ordinance (Ordinance No. 847) includes a provision that exempts construction activities from any maximum noise level standard, provided that construction activities occur between the hours of 6:00 AM - 6:00 PM during the months of June through September or 7:00 AM - 6:00 PM during the months of October through May. The Project is required to comply with the County's Noise Ordinance; therefore, implementation of the Project would not expose persons to or generate noise levels in excess of standards adopted by the County. Impacts during construction would be less than significant.

*Impact Analysis for Operational Noise*

Ordinance No. 847 establishes a maximum decibel level for residential land uses during the daytime hours (7:00 AM to 10:00 PM) as 55 dBA and during the nighttime hours (10:00 PM to 7:00 PM) as 45 dBA.

The Project is located in mostly undeveloped, rural area of the County with few sources of exterior noise. Residential land uses abut the Project site to the northeast and scattered rural residences are located to the east and west of the Project site. There are no industrial, commercial or other land uses in the vicinity of the Project site that could be considered substantial stationary noise sources. The Project site is not located adjacent to any collector or local streets. Accordingly, the Project site is not located in close proximity to any substantial source of noise and future residents on the Project site would not be exposed to noise levels in excess of County standards.

The proposed Project consists of a master-planned residential community with residential, recreational, and open space land uses. The land uses proposed by the Project are not typically associated with substantial sources of stationary noise. There are no components of the Project that would generate or amplify noise on the Project site. The Project would generate traffic that would travel along off-site public streets and has the potential to contribute to elevated traffic-related noise levels at off-site locations. However, as described in detail under the response to Issue 43(a), below, the Project would contribute minimal traffic to the local roadway system. Traffic-related noise levels are highest during the AM peak hour (7:00 AM to 9:00 AM) and PM peak hour (4:00 PM to 6:00 PM), when the highest concentration of vehicles are on the road. At most of the Project's study area intersections, Project-related traffic would comprise less than three (3) percent of the total traffic during the AM and/or PM peak hours, and the intersection that would receive the most Project-related traffic – the planned future intersection of McAllister Street and Street "A" – would only receive one vehicle trip per minute during the peak hour and is not located adjacent to noise-sensitive land uses. (Urban Crossroads, 2014c, pp. 32, 34, 50, 54, and 61) Based on the amount of traffic on the surrounding public roadway system and the relatively small amount of Project-related traffic, the Project has no potential to contribute a perceptible increase of 3.0 decibels (dBA) community noise equivalent level (CNEL) at off-site locations. (A change of 3.0 dBA is considered "barely" perceptible by the human ear and changes of less than 3.0

dBA generally cannot be perceived except in carefully controlled laboratory environments.) (FHA, 2012) Because Project-related traffic noise would not result a perceptible increase in off-site ambient noise levels, Project traffic is not expected to cause or contribute to noise levels in excess of County standards at off-site locations during long-term operation. Accordingly, the Project would not exceed County noise standards during long-term operation and impacts would be less than significant.

*Conclusion*

Based on the foregoing analysis, the Project would not exceed County noise standards during near-term construction activities or long-term operation. Impacts would be less than significant and no mitigation is required.

d) The Project would not generate ground-borne vibration or ground-borne noise, except, potentially, during the construction phase from the use of heavy construction equipment. According to California Department of Transportation's *Transportation and Construction-Induced Vibration Guidance Manual*, ground-borne vibration from heavy construction equipment does not create vibration amplitudes that could cause structural damage, when measured at a distance of 10 feet (California DOT, 2004, Tables 13 and 18). The nearest existing off-site structures, located to the northeast of the site are located over 100 feet from the nearest point of construction activities and would not be exposed to substantial ground-borne vibration due to the operation of heavy construction equipment on the Project site. Furthermore, the Project is not expected to employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction. As such, impacts from ground-borne vibration and noise during near-term construction would be less than significant.

There are no conditions associated with the long-term operation of the proposed Project that would result in the exposure of on- or off-site residents to excessive ground-borne vibration or noise. The proposed Project would develop the subject property as a master-planned residential community with supporting recreational and open space land uses, and would not include nor require equipment, facilities, or activities that would generate ground-borne vibration or ground-borne noise. In addition, the Project site is not located within 100 feet of a railroad line or any other use associated with ground-borne vibration or ground-borne noise; therefore, the Project would not expose future on-site residents to substantial ground-borne vibration or noise. Accordingly, under long-term operation the Project would not expose on- or off-site sensitive receptors to substantial ground-borne vibration or ground-borne noise. Impacts are evaluated as less than significant.

Mitigation:

Although construction-related noise impacts were determined to be less than significant, the following mitigation measures are recommended to minimize the temporary or periodic noise increases that could affect nearby sensitive receptors during construction activities.

M-N-1 (Condition of Approval 60.Planning 026) Prior to grading and building permit issuance, the County shall verify that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

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

a. All construction activities shall comply with County Ordinance No. 847 (Noise Ordinance).

b. Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.

c. Construction contractors shall place all stationary construction equipment in such a manner so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the northeast and east; and future residential uses to the north, if constructed and occupied prior to commencement of on-site construction activities).

d. Construction contractors shall locate construction equipment staging areas in locations in the southeastern portion of the Project site, or along the site's southern or western boundaries, in order to provide the maximum distance from nearby sensitive receptors (i.e., existing residential uses to the northeast and east; and future residential uses to the north, if constructed and occupied prior to commencement of on-site construction activities).

Monitoring:

M-N-1 Prior to grading and building permit issuance, the County Department of Building and Safety shall review grading and building plans for the required notes. The Project Applicant shall ensure that the required notes are included in all construction bid documents. Construction contractors shall be required to abide by the notes listed on the grading and/or building plans, and shall permit periodic inspection by Riverside County or its designee.

| **POPULATION AND HOUSING** Would the project | | | | |
|---|---|---|---|---|
| **35. Housing** | ☐ | ☐ | ☐ | ☒ |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | ☐ | ☐ | ☐ | ☒ |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| d) Affect a County Redevelopment Project Area? | ☐ | ☐ | ☐ | ☒ |
| e) Cumulatively exceed official regional or local population projections? | ☐ | ☐ | ☐ | ☒ |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☒ | ☐ |

Source: County of Riverside, 2003a; RCLIS, 2014; County Ordinance No. 460; Project Application Materials.

Findings of Fact:

a & c) Under existing conditions, there are no homes on the subject property. Therefore, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project would construct 171 new homes on the subject property, providing housing for between 443 and 515 residents, based on the population generation standards specified in County Ordinance No. 460 and the Riverside County General Plan. The Project would provide for new housing opportunities on the site, which would help meet the current population growth trends in western Riverside County. The residential dwelling units proposed as part of the Project would not result in an increased demand for affordable housing. Therefore, the proposed Project would not create a demand for additional housing, including housing affordable to households earning 80% or less of the County's median income, and no impact would occur.

d) According to RCLS, the proposed Project is not located within or adjacent to any County Redevelopment Project Areas (RCLIS, 2014). Accordingly the Project has no potential to affect a County Redevelopment Project Area, and no impact would occur.

e & f) The proposed Project would develop the subject property with 171 single-family homes. At full build-out, the Project is estimated to provide housing for between 443 and 515 residents, based on population generation standards in Ordinance No. 460 and the Riverside County General Plan. This would represent a population increase in the Project area of up to 515 new residents as compared to existing conditions. If the Project site were developed in accordance with its existing, underlying General Plan land use designations, between 407 and 473 residents reasonably could be expected on-site, or 36 to 42 fewer residents than anticipated by the Project.

The Project has little to no potential of inducing substantial off-site population growth because the subject property is located within the El Sobrante Policy Area of the LMWAP. The LMWAP applies development controls to the El Sobrante Policy Area to place a cap on future development and maintain this area's rural character and lifestyle.

Under CEQA, direct population growth by a project is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities, or if it can be demonstrated that the potential growth results in a physical adverse environmental effect. As documented in this Initial Study, activities of the proposed Project's population would result in impacts associated with increased traffic. However, mitigation measures are provided in this Initial Study to reduce all impacts associated with the Project's population to less-than-significant levels. Accordingly, the Project's direct impacts associated with population inducement would be less than significant.

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 |
|---|---|---|---|---|

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

| | | | | |
|---|---|---|---|---|
| **36. Fire Services** | ☐ | ☐ | ☒ | ☐ |

Source: County of Riverside, 2003a, Safety Element; County of Riverside, 1986; Ordinance No. 659; Firesafe, 2014; Google Earth, 2014

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. Pursuant to the Riverside County Fire Department *Fire Protection and Emergency Medical Master Plan*, the Project would be classified as "Category III – Rural," which requires a fire station to be within five (5) roadway miles of the Project and a full first alarm assignment team operating on the scene within 20 minutes of dispatch. The proposed Project would be primarily served by the Lake Hills Fire Station (Station No. 82), located at 17452 Lakepointe Drive, Riverside, CA 92503, or approximately four (4) roadway miles from the site, which would meet the Category III – Rural level of service criteria established by the Riverside County Fire Department (Google Maps, 2014).

Development of the proposed Project would impact fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. The Project also shall be conditioned to implement a Fuel Management Plan to minimize the risk of wildland fire hazards. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing for public services, including fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Impacts would be less than significant and mitigation is not required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **37. Sheriff Services** | ☐ | ☐ | ☒ | ☐ |

Source: General Plan; Ordinance No. 659; Google Earth.

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

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the Project area via the Perris Sheriff's Station located at 137 N. Perris Boulevard in the City of Perris, or approximately 16.2 roadway miles from the Project site. The Riverside County Sheriff's Department has set a minimum level of service standard of 1.0 deputy per 1,000 people.

At full buildout, the Project would introduce up to 515 new residents on the Project site. There is not a direct correlation between population growth, the number of crimes committed, and the number of Sheriff's Department personnel needed to respond to these increases. As the population and use of an area increases, however, additional financing of equipment and manpower needs are required to meet the increased demand. The proposed Project would result in an increase in the cumulative demand for services from the Riverside Sheriff's Department. To maintain the desirable level of service, buildout of the proposed Project would generate a demand for approximately one-half (0.5) deputy. The proposed Project would not, however, result in the need for new or expanded physical sheriff facilities because the addition of one-half new deputy would not necessitate the construction of new or modified sheriff facilities. The proposed Project's demand on sheriff protection services would not be significant on a direct basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station.

The Project would be required to comply with the provisions of the County's DIF Ordinance, which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. The Project's incremental demand for sheriff protection services would be less than significant with required payment of DIF fees.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **38. Schools** | ☐ | ☐ | ☒ | ☐ |
|---|---|---|---|---|

Source: County of Riverside, 2003b; State of California, 1998, California Senate Bill 50 (Greene); RUSD, 2014.

Findings of Fact:

The construction of 171 new homes as proposed by the Project would increase the population in the local area and would, consequently, place greater demand on the existing public school system by generating additional students to be served by the Riverside Unified School District (RUSD). Elementary students generated by the Project would attend Lake Mathews Elementary School, located at 12252 Blackburn Road, in the City of Riverside (approximately 4.7 roadway miles west of the Project site). The Project's middle school students would attend Miller Middle School, located at 17925 Krameria Avenue in Riverside (approximately 5.5 roadway miles east of the Project site). The Project's high school students would attend the Arlington High School, located at 2951 Jackson Street in Riverside (approximately 4.2 roadway miles North of the Project site) (RUSD, 2014). Table 7, *Project-Related School Services Demand*, provides an estimate of future students that would be generated by

the Project, based on the student generation factors provided in the Riverside County General Plan EIR (County of Riverside, 2003b, Table 4.15.E).

**Table 7 Project-Related School Services Demand**

| School Type | Project Units | Student Generation Factor | Total Number of Students |
|---|---|---|---|
| Elementary | 171 | 0.369 | 64 |
| Middle School | 171 | 0.201 | 35 |
| High School | 171 | 0.246 | 43 |
| **Total Project-Related Students:** | | | **142** |

*Source:* (County of Riverside, 2003b, Table 4.15.E)

Although it is possible that the RUSD may ultimately need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by RUSD and is not the responsibility of the Project. Furthermore, the proposed Project would be required to contribute fees to the RUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Therefore, mandatory payment of school impact fees would reduce the Project's impacts to school facilities to a level below significant, and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| 39. Libraries | ☐ | ☐ | ☒ | ☐ |
|---|---|---|---|---|

Source: County of Riverside, 2003a; Ordinance No. 659.

Findings of Fact:

Implementation of the Project would result in an increase in the population in the Project area and would increase the demand for library services. The Project would not generate the need for the physical construction of new or expanded public facilities. There are no library facilities or expansion of library facilities proposed as part of the Project.

The Project would be required to comply with the provisions of the County's DIF Ordinance, which requires a fee payment to assist the County in providing public services, including library services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of library services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment (including library books). Mandatory payment of DIF fees would ensure that Project-related impacts to public services would be less than significant.

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 |
|---|---|---|---|---|
| **40. Health Services** | ☐ | ☐ | ☒ | ☐ |

Source: County of Riverside, 2003a; County of Riverside, 2003b; Ordinance No. 659.

Findings of Fact:

The proposed Project would increase the regional population and would thereby result in an increased demand for public health services. Development, like the Project, would not have a significant direct effect on public health services because the increase in the County's tax base will provide additional funding for public health services and facilities. Furthermore, the Project would be required to comply with the provisions of the County's DIF Ordinance, which requires a fee payment to assist the County in providing public services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment. Mandatory payment of DIF fees would ensure that Project-related impacts to public services would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **RECREATION** | | | | |
|---|---|---|---|---|
| **41. Parks and Recreation** | ☐ | ☐ | ☒ | ☐ |
| a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | |
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☒ | ☐ |
| c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? | ☐ | ☐ | ☐ | ☒ |

Source: County of Riverside, 2003a; Ordinance No. 460; RCLIS, 2014.

Findings of Fact:

a & b) The Project would develop the subject property with 171 detached, single-family homes. Pursuant to population generation estimates contain in Ordinance No. 460 and the General Plan, the Project would accommodate between 443 and 515 residents. In order to present a conservative, "worst-case" scenario, this analysis assumes the Project would introduce up to 515 residents to the Project site. Based on the requirement in Ordinance No. 460 to provide a minimum of three (3) and a maximum of five (5) acres of park land for each 1,000 residents, the Project would generate a demand for between 1.5 acres and 2.8 acres of park land. The proposed Project would construct four (4) park facilities on-site, totaling approximately 3.8 acres. The Project would also construct a trail adjacent to Street "A" that would traverse the subject property. Because the proposed Project would provide for adequate on-site parkland to meet the recreational needs of the community, the proposed Project would not result

in a substantial increase in the use of existing neighborhood parks, regional parks, or recreational facilities such that overuse would lead to or substantially contribute to their physical deterioration.

Development of proposed recreational features within the Project site would have a physical impact on the environment. However, impacts resulting from their construction are described throughout the analysis in this Initial Study. In instances where significant impacts have been identified, mitigation measures are recommended in each applicable subsection of this Initial Study to reduce the impact to less-than-significant levels. Therefore, the construction of recreation facilities on-site would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study would not be required.

Based on the foregoing analysis, implementation of the Project would result in a less-than-significant impact related to the construction of new/expanded park facilities or the use of existing park facilities.

c) The Project site is not located within a County Service Area (CSA) or a recreation and park district with a community parks and recreation plan (RCLIS, 2014). No impact to the environment would result.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **42. Recreational Trails** | ☐ | ☐ | ☒ | ☐ |
|---|---|---|---|---|

Source: Riverside County, 2003a, LMWAP Figure 8

Findings of Fact: According to the LMWAP, a Community Trail is planned to the north of the Project site. The Riverside County Parks and Open Space District reviewed the Project and found no conflict between the Project and the planned local trail network. Additionally, the Project is conditioned to coordinate with the Riverside County Parks and Open Space District prior to and during the Project's construction phase to ensure that Project construction and operation would not interfere with or preclude implementation of the planned local trail network. The Project would construct an on-site sidewalk and trail system that would connect to the approved Citrus Heights development (located directly north of the Project site) and the County Regional Trail that traverses the Citrus Heights property. The Project would not construct any off-site recreational trails. Impacts resulting from the construction of on-site recreational trails and sidewalks are described throughout the analysis in this Initial Study. In instances where significant impacts have been identified, mitigation measures are recommended in each applicable subsection of this Initial Study to reduce the impact to less-than-significant levels. Therefore, the construction of trails and sidewalks on-site would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study would not be required.

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 |
|---|---|---|---|---|
| **TRANSPORTATION/TRAFFIC** Would the project | | | | |
| **43. Circulation** a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | ☐ | ☒ | ☐ | ☐ |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | ☐ | ☐ | ☒ | ☐ |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | ☐ | ☐ | ☐ | ☒ |
| d) Alter waterborne, rail or air traffic? | ☐ | ☐ | ☐ | ☒ |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | ☐ | ☐ | ☒ | ☐ |
| f) Cause an effect upon, or a need for new or altered maintenance of roads? | ☐ | ☐ | ☒ | ☐ |
| g) Cause an effect upon circulation during the project's construction? | ☐ | ☐ | ☐ | ☒ |
| h) Result in inadequate emergency access or access to nearby uses? | ☐ | ☐ | ☐ | ☒ |
| i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities? | ☐ | ☐ | ☐ | ☒ |

Source: RCIP; Ordinance No. 460; Ordinance No. 461; Urban Crossroads, 2014c; RCTC, 2011; Google Earth, 2014.

Findings of Fact:

a) For purposes of analyzing the Project's potential impacts to traffic, the County of Riverside identified the traffic impact study area in conformance with their Traffic Impact Analysis (TIA) preparation guidelines. Based on these guidelines, the minimum area to be studied includes any intersection of "Collector" or higher classification street, with "Collector" or higher classification streets, at which a proposed project would add 50 or more peak hour trips. For the proposed Project, the traffic study impact area includes nine (9) existing and future intersections. Refer to Appendix K for more information about the analysis methodologies employed in the Project-specific TIA prepared by Urban Crossroads.

For purposes of determining the significance of traffic impacts in accordance with the County's TIA preparation guidelines (Urban Crossroads, 2014c, pp. 14-15):

- During the weekday AM (between 7:00 a.m. and 9:00 a.m.) and/or PM (between 4:00 p.m. and 6:00 p.m.) peak hour, if an intersection is projected to operate at an acceptable level of service

(i.e., LOS "D" or better) without the Project and the addition of Project traffic (as measured by 50 or more peak hour trips) is expected to cause the intersection to operate at an unacceptable level of service (i.e., LOS "E" or "F"), the impact is considered a significant direct impact.

- A significant cumulative impact is identified when an intersection is projected to operate below an acceptable LOS (i.e., LOS "E" or "F") with the addition of future traffic and Project-related traffic (as measured by 50 or more peak hour trips). Cumulative traffic impacts are created as a result of a combination of the proposed Project together with other future developments contributing to the overall traffic impacts requiring additional improvements to maintain acceptable LOS operations with or without the Project.

Several of the Project's study area intersections are located in the City of Riverside. The City has established an acceptable LOS standard of LOS "D" or better (Urban Crossroads, 2014c, p. 14). As such, the above-listed thresholds are used to evaluate the significance of potential impacts to intersections within the City of Riverside in accordance with the City's established LOS standards.

Under existing conditions, the Project site is undeveloped and does not generate traffic. Existing traffic counts in the study area were collected in January 2014. Those days were representative of typical weekday peak hour traffic conditions in the study area, as no observations were made in the field by Urban Crossroads that would indicate atypical traffic conditions on this date (Urban Crossroads, 2014c, p. 17). Based on those traffic counts, all existing intersections in the study area operate at acceptable LOS (Urban Crossroads, 2014c, p. 27). Refer to Appendix K for more information about existing traffic conditions.

*Project Trip Generation and Distribution*

Trip generation represents the amount of traffic that is attracted to and produced by a development project. Determining traffic generation for a specific project is based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses proposed for a given development. The Project is estimated to produce an estimated 1,628 daily vehicle trips, including 128 trips during the AM Peak Hour and 171 trips during the PM Peak Hour (Urban Crossroads, 2014c, p. 31). For more information about trip generation, refer to Appendix K.

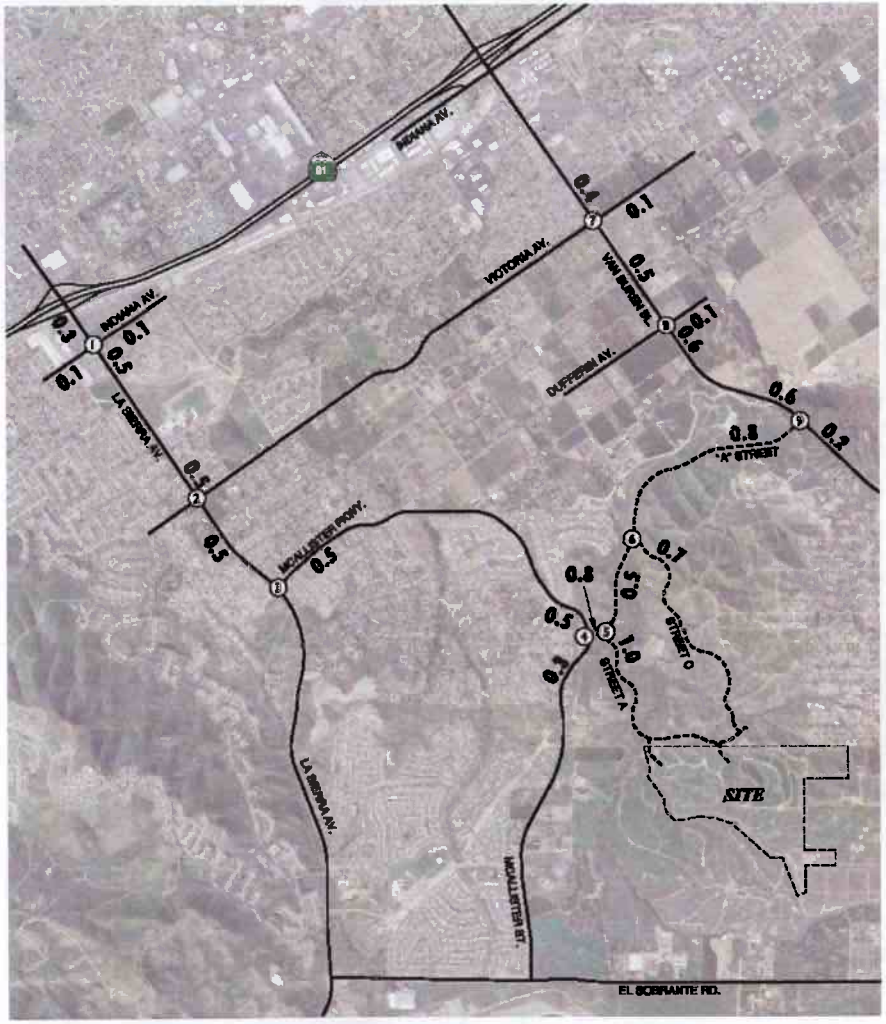
Trip distribution is the process of identifying the probable destinations, directions, or traffic routes that would be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered, to identify the routes where Project traffic would distribute. The trip distribution for the proposed Project was developed based on anticipated passenger car travel patterns to-and-from the Project site. The total volume on each roadway was divided by the Project's total traffic generation to indicate the percentage of Project traffic that would use each component of the regional roadway system in each relevant direction. The Project's trip distribution pattern is graphically depicted on Figure 1, *Project Trip Distribution*. (Urban Crossroads, 2014c, p. 32)

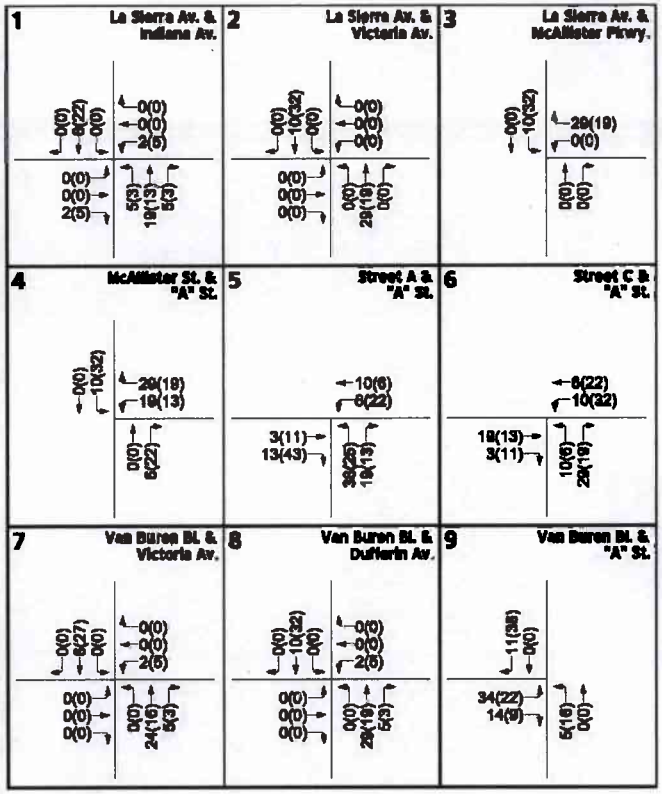
The assignment of traffic from the Project area to the adjoining roadway system is based on the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of Project development. Based on the identified Project traffic generation and trip distribution patterns, Project average daily traffic (ADT) volumes for the weekday are shown on Figure 2, *Project Average Daily Traffic*. (Urban Crossroads, 2014c, p. 32)


Source: Urban Crossroads (08-21-2014)

NOT TO SCALE

Figure 1
PROJECT TRIP DISTRIBUTION




**LEGEND:**

**18.0 = VEHICLES PER DAY (1000'S)**
**10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES**

Source: Urban Crossroads 08-23-2014

Figure 2
PROJECT AVERAGE DAILY TRAFFIC

*Analysis Scenarios*

For the purpose of the proposed Project's traffic impact analysis, potential impacts to traffic and circulation are assessed for each of the conditions listed below.

- Near-Term Construction conditions (1 scenario)
- Existing (2014) plus Project conditions (1 scenario)
- Opening Year (2016) with Project and Opening Year (2016) with Project and cumulative development projects (2 scenarios)
- Horizon Year (2035) without Project and Horizon Year (2035) with Project (2 scenarios)

The Near-Term Construction conditions analysis determines the potential for Project construction-related traffic to result in an adverse effect to the local roadway system. Types of traffic anticipated during construction include employees traveling to/from the Project site as well as deliveries of construction materials to the Project site.

The Existing (2014) plus Project (E+P) analysis determines direct Project-related traffic impacts that would occur on the existing roadway system in the theoretical scenario of the Project being placed upon existing conditions. Existing conditions (2014) represents the baseline traffic conditions as they existing at the time the Project's applications were deemed complete by the County of Riverside. Because the Project is not expected to be fully built and occupied until at least 2016, the E+P scenario is presented to disclose direct impacts as required by CEQA.

The Opening Year (2016) analysis includes an evaluation the Existing plus Ambient Growth plus Project (E+A+P) traffic conditions. The E+A+P analysis is intended to identify the direct impacts associated solely with the development of the proposed Project based on the expected background growth within the study area. The Opening Year (2016) analysis also includes an evaluation of Existing plus Ambient Growth plus Project plus Cumulative Development (E+A+P+C) conditions to identify the Project's potential cumulative contribution to traffic impacts within the study area.

The Horizon Year (2035) conditions analysis is utilized to determine if improvements funded through local and regional transportation mitigation fee programs such as the TUMF program, Riverside County DIF program, or other approved funding mechanism (Community Facilities District, etc.) can accommodate the cumulative traffic at the target level of service (LOS) identified in the County General Plan. If the "funded" improvements can provide the target LOS, then the Project's payment into the TUMF and DIF is considered adequate cumulative mitigation as imposed through Conditions of Approval applied to the Project by the County. If other improvements are needed beyond the "funded" improvements (such as localized improvements to non-TUMF or non-DIF facilities), they are identified as such.

Refer to Appendix K for a detailed discussion of the methodologies and assumptions for each analysis scenario, and a list of cumulative development projects considered in the analysis.

*Impact Analysis for Near-Term Construction Traffic Conditions*

During the construction phase of the Project, traffic to-and-from the subject property would be generated by activities such as construction employee trips, delivery of construction materials, and use of heavy equipment. Vehicular traffic associated with construction employees would be minimal, much less than

daily and peak hour traffic volumes generated during Project operational activities, and is not expected to result in a substantial adverse effect to the local roadway system. Deliveries of construction materials to the Project site would also have a nominal effect to the local roadway network; construction materials would be delivered to the site throughout the construction phase based on need and would not occur on an everyday basis. Heavy equipment would be utilized on the Project site during the construction phase. As most heavy equipment is not authorized to be driven on a public roadway, most equipment would be delivered and removed from the site via flatbed trucks. As with the delivery of construction materials, the delivery of heavy equipment to the Project site would not occur on a daily basis, but would occur periodically throughout the construction phase based on need. As previously described, all existing intersections in the Project's study area operate at acceptable LOS under Existing (2014) conditions. The addition of temporary, Project-related construction traffic to these transportation facilities would not degrade LOS to a deficient level. Accordingly, traffic generated by the Project's construction phase would not result in a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Impacts during the Project's construction phase would be less than significant.

*Impact Analysis for Existing (2014) plus Project Traffic Conditions*

For purposes of information disclosure, this subsection presents an analysis of existing traffic volumes plus traffic generated by the proposed Project (Existing plus Project, or E+P). The reason this particular analysis scenario is provided is to disclose the potential for direct impacts to the existing environment as required by CEQA. The E+P scenario rarely materializes as an actual scenario in the real world. The time period between the environmental baseline date and the date project buildout occurs can often be a period of several years or more. In the case of the proposed Project, the time period estimated between existing conditions (2014) and estimated Project buildout (2016) is two (2) years. During this time period, conditions are not static. Other projects are being constructed, the transportation network is evolving, and traffic patterns are changing. Therefore the E+P scenario is very unlikely to materialize in real world conditions and thus does not accurately describe the environment that exists when a particular project is constructed and becomes operational. Regardless, the E+P scenario is evaluated to satisfy CEQA requirements to identify the Project's impacts to the existing environment.

Intersection levels of service for E+P conditions are summarized in Table 8, *Existing (2014) plus Project Conditions Intersection Analysis*. As shown in Table 8, under E+P traffic conditions, all Project study area intersections would operate at acceptable LOS during peak hours. Accordingly, the Project would result in a less-than-significant impact to the local roadway network under E+P traffic conditions.

*Impact Analysis for Opening Year (2016) Traffic Conditions*

The Opening Year (2016) conditions analysis identifies the specific impacts associated solely with the development of the proposed Project based on the expected background growth within the study area (Existing plus Ambient Growth plus Project, or E+A+P). Cumulative development projects within the Project study area are not included within the E+A+P evaluation. As shown in Table 9, *Opening Year (2016) Intersection Analysis*, all intersection in the Project study area are projected to operate at acceptable LOS during the AM and PM peak hours under E+A+P traffic conditions. Therefore, implementation of the proposed Project would result in less-than-significant impacts to study area intersections under E+A+P conditions.

**Table 8 Existing (2014) plus Project Conditions Intersection Analysis**

| # | Intersection | Traffic Control[3] | Intersection Approach Lanes[1] | | | | | | | | | | | | Delay[2] (secs.) | | Level of Service | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | | | |
| | | | L | T | R | L | T | R | L | T | R | L | T | R | AM | PM | AM | PM |
| 1 | La Sierra Avenue / Indiana Avenue | TS | 2 | 3 | 1 | 2 | 3 | 1 | 2 | 2 | 1 | 2 | 2 | d | 38.1 | 37.3 | D | D |
| 2 | La Sierra Avenue / Victoria Avenue | TS | 1 | 2 | d | 1 | 2 | d | 2 | 1 | 1 | 1 | 1 | 1 | 25.9 | 38.2 | C | D |
| 3 | La Sierra Avenue / McAllister Parkway | TS | 0 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 18.6 | 15.5 | B | B |
| 4 | McAllister Street / "A" Street | CSS | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | **1** | 0 | 9.5 | 9.2 | A | A |
| 5 | Street A / "A" Street | CSS | 0 | **1** | 0 | 0 | 0 | 0 | 0 | **1** | 0 | 0 | **1** | 0 | 8.8 | 9.0 | A | A |
| 6 | Street C / "A" Street | CSS | 0 | **1** | 0 | 0 | 0 | 0 | 0 | **1** | 0 | 0 | **1** | 0 | 8.6 | 8.7 | A | A |
| 7 | Van Buren Boulevard / Victoria Avenue | TS | 1 | 2 | 1 | 1 | 2 | 1 | 1 | 1 | 1> | 1 | 1 | 1 | 43.9 | 43.2 | D | D |
| 8 | Van Buren Boulevard / Dufferin Avenue | TS | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 14.5 | 22.3 | B | C |
| 9 | Van Buren Boulevard / "A" Street | TS | **1** | 2 | 0 | 0 | 2 | **1** | **1** | 0 | **1** | 0 | 0 | 0 | 24.6 | 20.3 | C | C |

[1] When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d= Defacto Right Turn Lane; > = Right Turn Overlap Phasing; **1** = Improvement

[2] Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] CSS = Cross-street Stop; TS = Traffic Signal

*Source*: Urban Crossroads, 2014c, *Table 5-1*

**Table 9 Opening Year (2016) Intersection Analysis**

| # | Intersection | Traffic Control[3] | Intersection Approach Lanes[1] | | | | | | | | | | | | Existing (2014) | | | | EAP (2016) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | Delay[2] (secs.) | | Level of Service | | Delay[2] (secs.) | | Level of Service | |
| | | | L | T | R | L | T | R | L | T | R | L | T | R | AM | PM | AM | PM | AM | PM | AM | PM |
| 1 | La Sierra Avenue / Indiana Avenue | TS | 2 | 3 | 1 | 2 | 3 | 1 | 2 | 2 | 1 | 2 | 2 | d | 37.9 | 37.1 | D | D | 39.6 | 39.4 | D | D |
| 2 | La Sierra Avenue / Victoria Avenue | TS | 1 | 2 | d | 1 | 2 | d | 2 | 1 | 1 | 1 | 1 | 1 | 25.8 | 37.4 | C | D | 26.9 | 44.8 | C | D |
| 3 | La Sierra Avenue / McAllister Parkway | TS | 0 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 17.2 | 15.3 | B | B | 19.4 | 16.7 | B | B |
| 4 | McAllister Street / "A" Street | CSS | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | **1** | 0 | -- | -- | -- | -- | 11.4 | 11.1 | B | B |
| 5 | Street A / "A" Street | CSS | 0 | **1** | 0 | 0 | 0 | 0 | 0 | **1** | 0 | 0 | **1** | 0 | -- | -- | -- | -- | 9.9 | 10.8 | A | B |
| 6 | Street C / "A" Street | CSS | 0 | **1** | 0 | 0 | 0 | 0 | 0 | **1** | 0 | 0 | **1** | 0 | -- | -- | -- | -- | 9.4 | 9.7 | A | A |
| 7 | Van Buren Boulevard / Victoria Avenue | TS | 1 | 2 | 1 | 1 | 2 | 1 | 1 | 1 | 1> | 1 | 1 | 1 | 42.0 | 41.4 | D | D | 54.6 | 53.9 | D | D |
| 8 | Van Buren Boulevard / Dufferin Avenue | TS | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 14.4 | 21.9 | B | C | 15.5 | 25.0 | B | C |
| 9 | Van Buren Boulevard / "A" Street | TS | **1** | 2 | 0 | 0 | 2 | **1** | **1** | 0 | **1** | 0 | 0 | 0 | -- | -- | -- | -- | 30.3 | 24.7 | C | C |

[1] When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.
L = Left; T = Through; R = Right; d= Defacto Right Turn Lane; > = Right Turn Overlap Phasing; **1** = Improvement

[2] Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] CSS = Cross-street Stop; TS = Traffic Signal

**BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

Source: Urban Crossroads, 2014c, Table 6-1

Under E+A+P traffic conditions, the intersection of Street "A" and Van Buren Boulevard warrants a traffic signal under anticipated traffic volumes (Urban Crossroads, 2014c, p. 49). A traffic signal is to be constructed at this intersection by the County of Riverside as part of Capital Project Work Order No. C1-0641. This Capital Project, which is fully funded, includes construction of Street "A" between McAllister Street and Van Buren Boulevard, a traffic signal at the Street "A"/Van Buren Boulevard intersection, and dry and wet utility improvements. Environmental impacts associated with construction of a traffic signal at the intersection of Street "A" and Van Buren Boulevard were previously evaluated as part of Addendum No. 1 to Environmental Impact Report 433 (Environmental Assessment 42510), which was approved by the Riverside County Board of Supervisors in September 2013. Accordingly, the construction of the traffic signal at the Street "A"/Van Buren Boulevard intersection would not be the responsibility of the Project.

*Impact Analysis for Opening Year (2016) plus Cumulative Conditions*

Traffic within the Project study area from development projects that are approved and not yet constructed, along with developments that are currently in the process of entitlement, have been added to the Opening Year (2016, E+A+P) traffic volumes to represent Existing plus Ambient Growth plus Project plus Cumulative Development conditions (E+A+P+C). The purpose of this analysis is to determine if the Project in conjunction with nearby development projects has the potential to result in traffic impacts that are individually less than significant but considerable on a cumulative basis. Intersection levels of service for the Opening Year (2016) plus Cumulative Project conditions are summarized in Table 10, *Opening Year (2016) plus Cumulative Conditions Intersection Analysis*.

As summarized in Table 10, under Opening Year (2016) Plus Cumulative traffic conditions (E+A+P+C), the following study area intersections are projected to operate at an unacceptable LOS during peak hours. These two intersections are located within the City of Riverside:

- La Sierra Avenue/Indiana Avenue in the PM peak hour; and
- Van Buren Boulevard/Victoria Avenue in the AM and PM peak hours.

**Table 10 Opening Year (2016) plus Cumulative Conditions Intersection Analysis**

| # | Intersection | Traffic Control[3] | Intersection Approach Lanes[1] | | | | | | | | | | | | Delay[2] (secs.) | | Level of Service | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | | | |
| | | | L | T | R | L | T | R | L | T | R | L | T | R | AM | PM | AM | PM |
| 1 | La Sierra Avenue / Indiana Avenue | TS | 2 | 3 | 1 | 2 | 3 | 1 | 2 | 2 | 1 | 2 | 2 | d | 41.1 | **59.2** | D | F[4] |
| 2 | La Sierra Avenue / Victoria Avenue | TS | 1 | 2 | d | 1 | 2 | d | 2 | 1 | 1 | 1 | 1 | 1 | 28.8 | 52.7 | C | D |
| 3 | La Sierra Avenue / McAllister Parkway | TS | 0 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 20.7 | 19.7 | C | B |
| 4 | McAllister Street / "A" Street | CSS | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 11.7 | 11.3 | B | B |
| 5 | Street A / "A" Street | CSS | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 10.0 | 10.9 | A | B |
| 6 | Street C / "A" Street | CSS | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 9.5 | 9.8 | A | A |
| 7 | Van Buren Boulevard / Victoria Avenue | TS | 1 | 2 | 1 | 1 | 2 | 1 | 1 | 1 | 1> | 1 | 1 | 1 | **62.6** | **62.3** | **E** | **E** |
| 8 | Van Buren Boulevard / Dufferin Avenue | TS | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 16.2 | 26.3 | B | C |
| 9 | Van Buren Boulevard / "A" Street | TS | 1 | 2 | 0 | 0 | 2 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 33.4 | 29.7 | C | C |

[1] When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; d= Defacto Right Turn Lane; > = Right Turn Overlap Phasing; 1 = Improvement

[2] Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] CSS = Cross-street Stop; TS = Traffic Signal

**BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[4] Volume-to-Capacity Ratio > 1.0, LOS "F".

*Source*: Urban Crossroads, 2014c, Table 7-1

The proposed Project would contribute to, but would not directly cause, LOS deficiencies at these intersections. Accordingly, the intersections would experience significant cumulative impacts under Opening Year (2016) plus Cumulative traffic conditions (E+A+P+C) and the Project's contribution to the impacts at these two intersections would be cumulatively considerable, because the Project would contribute more than 50 peak hour trips. Mitigation is required (refer to Mitigation Measures M-TR-1and M-TR-2).

No traffic signals are required under Opening Year (2016) plus Cumulative traffic conditions (E+A+P+C), beyond the signal required at the Street "A"/Van Buren Boulevard intersection (which is required under Opening Year traffic conditions, as previously described)..

Pursuant to Mitigation Measures M-TR-1 and M-TR-2, the Project Proponent would be required to participate in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) program, and to pay a fee to the City of Riverside to fund improvements at cumulatively impacted study area intersections within the City's jurisdiction (the La Sierra Avenue/Indiana Avenue intersection and the Van Buren Boulevard/Victoria Avenue intersection). Participation in TUMF and payment of a fee to the City of Riverside that the City would apply to the construction of needed improvements at the cumulatively impacted intersections would mitigate the Project's cumulative traffic impacts in Opening Year 2016 to less-than-significant levels.

*Impact Analysis for Horizon Year (2035) Conditions*

The Horizon Year (2035) conditions analysis is utilized to determine if improvements anticipated in long-term planning documents such as the County General Plan are adequate to accommodate long-term cumulative traffic conditions at the target LOS, or if additional mitigation is necessary. Intersection levels of service for the Horizon Year scenario are summarized in Table 11, *Horizon Year (2035) Intersection Analysis*.

**Table 11 Horizon Year (2035) Intersection Analysis**

| # | Intersection | Traffic Control[3] | Intersection Approach Lanes[1] | | | | | | | | | | | | Without Project | | | | With Project | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | Delay[2] (secs.) | | Level of Service | | Delay[2] (secs.) | | Level of Service | |
| | | | L | T | R | L | T | R | L | T | R | L | T | R | AM | PM | AM | PM | AM | PM | AM | PM |
| 1 | La Sierra Avenue / Indiana Avenue | TS | 2 | 3 | 1 | 2 | 3 | 1 | 2 | 2 | 1 | 2 | 2 | d | 47.5 | **108.3** | D | **F** | 47.8 | **110.8** | D | **F** |
| 2 | La Sierra Avenue / Victoria Avenue | TS | 1 | 2 | d | 1 | 2 | d | 2 | 1 | 1 | 1 | 1 | 1 | **97.1** | **143.5** | **F** | **F** | **99.6** | **143.5** | **F** | **F** |
| 3 | La Sierra Avenue / McAllister Parkway | TS | 0 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 34.1 | 28.8 | C | C | 39.5 | 32.9 | D | D |
| 4 | McAllister Street / "A" Street | CSS | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 16.7 | **35.9** | C | **E** | 19.5 | **66.0** | C | **F** |
| 5 | Street A / "A" Street | CSS | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 16.3 | 18.6 | C | C | 20.0 | 24.5 | C | C |
| 6 | Street C / "A" Street | CSS | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 14.0 | 13.8 | B | B | 15.6 | 15.3 | C | C |
| 7 | Van Buren Boulevard / Victoria Avenue | TS | 1 | 2 | 1 | 1 | 2 | 1 | 1 | 1 | 1> | 1 | 1 | 1 | **177.9** | **136.4** | **F** | **F** | **180.6** | **140.2** | **F** | **F** |
| 8 | Van Buren Boulevard / Dufferin Avenue | TS | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 44.4 | **81.9** | D | **F** | 47.4 | **85.2** | D | **F** |
| 9 | Van Buren Boulevard / "A" Street | TS | 1 | 2 | 0 | 0 | 2 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | **142.5** | **103.1** | **F** | **F** | **148.8** | **105.6** | **F** | **F** |

[1] When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = Defacto Right Turn Lane; > = Overlap Phasing

[2] Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] CSS = Cross-street Stop; TS = Traffic Signal

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

*Source:* Urban Crossroads, 2014c, Table 8-1

As shown in Table 11, under Horizon Year (2035) with Project traffic conditions, the following study area intersections are projected to operate at an unacceptable LOS during peak hours (intersections located within the City of Riverside are marked with an asterisk, *):

- *La Sierra Avenue/Indiana Avenue in the PM peak hour;
- *La Sierra Avenue/Victoria Avenue in the AM and PM peak hour;
- McAllister Street/ "A" Street in the PM peak hour;
- *Van Buren Boulevard/Victoria Avenue in the AM and PM peak hour;
- *Van Buren Boulevard/Dufferin Avenue in the PM peak hour; and
- *Van Buren Boulevard/"A" Street in the AM and PM peak hour.

The proposed Project would contribute to, but would not directly cause, LOS deficiencies at these intersections. Accordingly, the intersections would experience significant cumulative impacts to the above-listed intersections and the Project's contribution to the impacts at these intersections would be cumulatively considerable under Horizon Year (2035) traffic conditions because the Project would contribute more than 50 peak hour trips. Mitigation is required (refer to Mitigation Measures M-TR-1 through M-TR-4).

No traffic signals are required under Horizon Year (2035) traffic conditions, beyond the signal required at the Street "A"/Van Buren Boulevard intersection (which is required under Opening Year traffic conditions, as previously described).

Pursuant to Mitigation Measures M-TR-1 and M-TR-2, the Project Proponent would be required to participate in the Western Riverside County TUMF program, and to pay a fee to the City of Riverside that the City would apply to construct improvements at impacted study area intersections within the City's jurisdiction. The Project also would be required to participate in the County's DIF program pursuant to Ordinance No. 659. Participation in TUMF and DIF and payment of a fee to the City of Riverside that the City would apply to the construction of needed improvements at the cumulatively impacted intersections would mitigate the Project's cumulative traffic impacts in Buildout Year 2035 to less-than-significant levels.

b) The Riverside County Congestion Management Plan (CMP) prepared by the Riverside County Transportation Commission (RCTC) is applicable to the Project because two roadways in the vicinity of the Project site – SR-91 and Van Buren Boulevard – are designated as part of the CMP Roadway System. The Project would generate fewer than 100 two-way peak hour trips to SR-91 (a maximum of 26 two-way peak hour trips), which would not exceed Caltrans' screening threshold for requiring an analysis of potential impacts to freeway mainline segments (Urban Crossroads, 2014c). According, implementation of the Project would not contribute substantial traffic to SR-91 and impacts would be less than significant. As described above under the response to Issue 43(a), implementation of the proposed Project would result in significant cumulative impacts to Van Buren Boulevard; however, these impacts would be reduced to less-than-significant levels with implementation of required mitigation measure M-TR-1. Accordingly, implementation of the Project would not conflict with the applicable CMP, including LOS standards, and impacts would be less than significant with mitigation.

c & d) The Project site is not in the vicinity of any public or active private airfield and the Project does not include an air travel component (e.g., runway, helipad, etc.). Structures proposed by the Project site would be less than 40 feet in height as required by the Riverside County Zoning Ordinance NO. 348 for single-family residential structures, and would not interfere with air travel. Accordingly, the Project would not have the potential to affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. In addition, the Project site is not located near a railroad or navigable waterway and does not contain any rail or water components. Accordingly, the Project would not alter rail or waterborne traffic. No impact would occur.

e) The residential land uses proposed Project would be compatible with existing development in the surrounding area (refer to analysis under Issue Area 28, *Planning*, above); therefore, implementation of the Project would not create a transportation hazard as a result of an incompatible use. All roadway improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and would not result in any hazards due to a design feature. Accordingly, impacts would be less than significant.

f) Implementation of the proposed Project would result in the establishment of several new roadways within the Project site that would require maintenance. Maintenance of the Project's roadways would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this Initial Study, and any identified significant impacts have been mitigated to the maximum feasible extent. The Project would contribute traffic to off-site public roadways; however, public roads require periodic maintenance as part of their inherent operational activities, and such maintenance would not result in substantial impacts to the environment. Public roadway maintenance would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project residents' payment of property taxes. Maintenance of roadways would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this Initial Study, and impacts would therefore be less than significant.

g) The proposed Project would not adversely and physically affect any existing roadways in the vicinity of the site during construction. The Project would construct two connections to the roadway network of the approved Citrus Heights development to the north, and all construction traffic would enter the Project site via the Citrus Heights development. Surrounding roadways, including planned roadways within the Citrus Heights development, would have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site as discussed in detail in the response to Item 43(a), above. Impacts would be less than significant.

h) The proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant.

i) The Riverside County General Plan does not identify the Project site for any public transit facilities, bikeways, or pedestrian facilities. There are no components of the proposed Project that would substantially decrease the performance or safety of such facilities. Accordingly, no impact would occur.

Mitigation:

M-TR-1 (Condition of Approval 80. Trans 004) The Project Applicant shall use all reasonable efforts to enter into an agreement with the City of Riverside to pay standard the traffic signal mitigation fee of $190 per detached, single-family residential unit and a traffic impact fee of $525 per detached, single-family residential unit to offset impacts to intersections within the City limits. Prior to the issuance of building permits, the Project Applicant shall provide the Riverside County Building and Safety Department with evidence of the agreement entered into with the City of Riverside.

M-TR-2 (Conditions of Approval 10.Planning 014 & 90. Trans 004) Prior to building permit final inspection, the Project Applicant shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF, Ordinance No. 824), and the County of Riverside Development Impact Fee (DIF, Ordinance No. 659).

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

M-TR-3 (Condition of Approval 50.Trans 003) Prior to the first building permit final inspection, the Project Applicant shall work with Riverside County to assure implementation of the following improvements to the La Sierra Avenue/McAllister Parkway intersection. The improvement shall be in place prior to the Project's first building permit final inspection.

- Modify traffic signal to implement overlap phasing on the westbound right turn lane.

M-TR-4 (Condition of Approval 50.Trans 003) Prior to the first building permit final inspection, the Project Applicant shall work with Riverside County to assure construction of the following improvement to the Street "A"/McAllister Street intersection. The improvement shall be in place prior to the Project's first building permit final inspection.

- Install signage prohibiting on-street parking.

Monitoring:

M-TR-1 Prior to issuance of the first building permit, the Project Applicant shall provide evidence to the Riverside County Building and Safety Department that an agreement has been entered into with the City of Riverside to pay traffic signal and standard traffic impact fees.

M-TR-2 Prior to issuance of the first building permit final inspection, the Project Applicant shall provide evidence to the Riverside County Building and Safety Department that appropriate Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the County of Riverside Development Impact Fee (DIF) fees have been paid.

M-TR-3 Prior to the issuance of the first building permit final inspection, the Project Applicant shall provide evidence to the Riverside County Building and Safety Department that appropriate fees have been paid or bonding for construction has been posted.

M-TR-4 Prior to the issuance of the first building permit final inspection, the Project Applicant shall provide evidence to the Riverside County Building and Safety Department that appropriate fees have been paid or bonding for construction has been posted.

| **44. Bike Trails** | ☐ | ☐ | ☒ | ☐ |
|---|---|---|---|---|

Source: County of Riverside, 2003a; LMWAP; Project Application Materials

Findings of Fact: According to the LMWAP, there are no bike trails or facilities planned within the Project vicinity. No bike trails are proposed as part of the Project, although public streets to be constructed as part of the Project would afford access to bicycles. Impacts associated with the construction of roadways by the Project have been evaluated throughout this Initial Study, and where necessary mitigation measures have been identified to reduce impacts to less-than-significant levels. Accordingly, impacts due to the construction of bike trails would be less than significant.

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 |
|---|---|---|---|---|
| **UTILITY AND SERVICE SYSTEMS** Would the project | | | | |
| **45. Water** | ☐ | ☐ | ☒ | ☐ |
| a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | | | | |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | ☐ | ☐ | ☒ | ☐ |

Source: WMWD, 2010; Project Application Materials

Findings of Fact:

a) The proposed Project would construct an on-site network of water pipes. The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this Initial Study to reduce impacts to less-than-significant levels. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study would not be required.

b) The Project is located within the service area of the Western Municipal Water District (WMWD), within the WMWD's Riverside Service Area. WMWD has prepared an Urban Water Management Plan (UWMP) dated June 2011, which provides a detailed account of current and projected WMWD water supplies and demands under a variety of climactic conditions. The UWMP is herein incorporated by reference and available for review at WMWD headquarters located at 14205 Meridian Parkway Riverside, CA 92518, or online at http://www.wmwd.com/DocumentCenter/Home/View/437.

Based on information presented in the UWMP, WMWD is projected to have sufficient water supplies to meet demand within its service area during all climactic conditions (normal year, single-dry year, and multiple-dry years) until at least 2035. (The year 2035 is the horizon year for the UWMP, meaning the he UWMP's analysis does not extend beyond 2035.) WMWD also is projected to have a water surplus during all climactic conditions until at least 2035. (WMWD, 2010, pp.5.-2 - 5-3)

The supply and demand projections in the UWMP are based, on build-out of the Riverside County General Plan (WMWD, 2010, p.1-6). As previously described, if the Project site were developed in accordance with its existing General Plan land use designations 157 single-family dwelling units could be developed on the subject property. However, the Project proposes to develop the subject property with 171 single-family dwelling units, or 14 more than allowed by current General Plan land use designations. As such, implementation of the Project would result in demand for water that was unanticipated by WMWD in its UWMP.

In 2010, the WMWD distributed 15,114 acre-feet of water among 19,152 single-family accounts within the Riverside Service Area (the Project's service area), which averages to approximately 0.79 acre-feet of water per year for each residential connection (WMWD, 2010, p, 2-3). As described above, the

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

Project would construct 14 dwelling units that were not previously anticipated by WMWD, which correlates to an additional, unanticipated demand of approximately 11.1 acre-feet of water per year. Under all climactic conditions through 2035, the WMWD expects to have at least 52,000 acre-feet per year of excess capacity (WMWD, 2010, pp.5.-2 - 5-3). The Project's additional, unexpected yearly demand of 11.1 acre-feet of water would represent a maximum 0.02% of WMWD's projected annual surplus supply. Accordingly, the WMWD is projected to have sufficient water supplies available to serve the Project from existing entitlements and resources, and no new or expanded entitlement are needed to serve the Project's and WMWD's existing obligations. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **46. Sewer** | | | | |
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | ☐ | ☐ | ☒ | ☐ |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☒ | ☐ |

Source: WMWD, 2014c; WMWD, 2014d; WMWD, 2011; Project applications materials

Findings of Fact:

a) The proposed Project would construct an on-site network of sewer pipes. The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this Initial Study to reduce impacts to less-than-significant levels. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study would not be required.

b) Sewer service to the Project site would be provided by WMWD. All wastewater flows from the Project site would be conveyed to the Western Riverside County Regional Wastewater Authority (WRCRWA) Wastewater Treatment Plant (WTP) for treatment. The WRCRWA WTP currently accepts approximately 6.5 million gallons per day (mgd) for treatment with a total capacity of 8.0 mgd. The WRCRWA WTP is currently under construction to expand its total treatment capacity to 14.0 mgd. (WMWD, 2014c; WMWD, 2014d)

The Project is estimated to generate 56,430 gallons of wastewater per day, based on WMWD's generation rate of 330 gallons per day for single-family dwelling units (WMWD, 2011). As described above, the facility that would treat the Project's wastewater flows, the WRCRWA WTP, has an excess

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

treatment capacity of approximately 1.5 mgd and an expansion project to add an additional 6.0 mgd of treatment capacity is under construction. Implementation of the Project would utilize approximately 3.7 percent of the available, excess treatment capacity at the WRCRWA WTP. Accordingly, the WRCRWA WTP would have sufficient capacity to treat wastewater generated by the Project in addition to existing commitments. With the exception of new on-site sewer conveyance lines (as discussed above under the response to Issue 46(b)), the Project would not create the need for any new or expanded wastewater facility (such as conveyance lines, treatment facilities, or lift stations). Because there is adequate capacity at existing treatment facilities to serve the Project's projected sewer demand, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **47. Solid Waste** | ☐ | ☐ | ☒ | ☐ |
| a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | |
| b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)? | ☐ | ☐ | ☐ | ☒ |

Source: County of Riverside, 2003b; RCWMD, 2014a; EPA, 2009.

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. Solid waste generated by the Project could be disposed at one of three landfill facilities in the County: Badlands, Lamb Canyon, and/or El Sobrante. Therefore, the analysis below evaluates the Project's potential to result in adverse impacts to these landfill facilities.

The Badlands Landfill has a permitted disposal capacity of 4,000 tons per day. The Badlands Landfill is estimated to reach capacity, at the earliest time, in the year 2024; however, future landfill expansion opportunities exist at this site. During the first quarter of 2014, which is the most recent time period for which reporting data is available, the Badlands Landfill accepted approximately 179,491.69 tons of waste (approximately 1,994.4 tons per day), which corresponds to approximately 50-percent of its permitted daily disposal volume (RCWMD, 2014a).

The Lamb Canyon Landfill has a permitted disposal capacity of 5,000 tons per day. The landfill is estimated to reach capacity, at the earliest, in the year 2021; however, future landfill expansion opportunities exist at this site. During the first quarter of 2014, the Lamb Canyon Landfill accepted approximately 147,092.02 tons of waste (approximately 1,634.4 tons per day), which corresponds to approximately 33-percent of its permitted daily disposal volume (RCWMD, 2014a).

The El Sobrante Landfill is has a permitted disposal capacity of 70,000 tons per week. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2045; however, future landfill expansion opportunities exist at this site. During the first quarter of 2014, the El Sobrante Landfill accepted approximately 550,371.56 tons of waste (approximately 42,336.3 tons per week), which corresponds to approximately 60-percent of its permitted daily disposal volume (RCWMD, 2014a).

*Impact Analysis for Construction Solid Waste*

Waste would be generated during the construction process, primarily consisting of discarded materials and packaging. According to construction waste generation factors formulated by the U.S. Environmental Protection Agency (EPA), 4.34 pounds of waste would be generated for every square foot of residential construction (EPA, 2009). Based on a conservative assumption of a 10,339 square foot average house size on the Project site[1], approximately 22 tons of waste would be generated during the construction of each home, for a total of 3,836 tons of waste Project-wide. Additional waste would be expected from the construction of streets, common areas, infrastructure installation, and other Project-related construction activities. Construction waste would be disturbed across the Project's approximately 17-month construction schedule.

Construction waste generated by the Project would be disposed at the Badlands, Lamb Canyon and/or El Sobrante landfills. These landfills receive well below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project's construction period. Because the Project would generate a relatively small amount of solid waste, as compared to the permitted disposal capacities for the Badlands, Lamb Canyon and El Sobrante landfills, these regional landfill facilities would have sufficient disposal capacity to accept solid waste generated by the Project. Impacts would be less than significant.

*Impact Analysis for Long-Term Operational Solid Waste*

Based on a waste generation factor of 0.41 tons per home per year as documented in the Riverside County General Plan EIR, the Project's proposed 171 homes would generate approximately 70.1 tons of waste per year, or approximately 0.2 tons per day (Riverside County, 2003b, Table 4.15.C).

Solid waste generated during long-term operation of the Project would be disposed at the Badlands, Lamb Canyon, and/or El Sobrante landfills. During long-term operation, the Project's solid waste would represent less than 0.01-percent of the daily permitted disposal capacity at the Badlands, Lamb Canyon, and El Sobrante landfills. These landfills receive well below their maximum permitted daily disposal volume and solid waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Because the Project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for the Badlands, Lamb Canyon, and El Sobrante landfills, these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the Project. Impacts would be less than significant.

*Conclusion*

Based on the analysis presented above, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation. Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansions would not be the direct result of the proposed Project. Furthermore, any environmental impacts that

[1] In the proposed R-1 zone, the maximum building coverage is 50-percent of the lot area. The average lot size on proposed TR 36475 is 20,678 square feet. Applying the 50-percent coverage standard to a 20,678 square foot lot would result in a 10,339 square foot house.

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

could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature (CEQA Guidelines §15145).

b) The California Integrated Waste Management Act (Assembly Bill, AB, 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Proponent would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code §42911), the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these programs would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn would aid in the extension of the life of affected disposal sites. The Project would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| **48. Utilities** Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects? | | | | |
|---|---|---|---|---|
| a) Electricity? | ☐ | ☐ | ☒ | ☐ |
| b) Natural gas? | ☐ | ☐ | ☒ | ☐ |
| c) Communications systems? | ☐ | ☐ | ☒ | ☐ |
| d) Storm water drainage? | ☐ | ☐ | ☒ | ☐ |
| e) Street lighting? | ☐ | ☐ | ☒ | ☐ |
| f) Maintenance of public facilities, including roads? | ☐ | ☐ | ☐ | ☒ |
| g) Other governmental services? | ☐ | ☐ | ☐ | ☒ |

Source: County of Riverside, 2003a; Project Application Materials

Findings of Fact:

a through g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines,

communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each type of utility.

*Electricity, Natural Gas, and Communications Systems*

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE). Natural gas would be provided by Southern California Gas Company (SCGC) and communication systems would be provided by Verizon Communications (telephone) and Adelphia Cable (cable service). Electrical, natural gas, and communication systems facilities would be constructed in conjunction with implementation of the proposed Project, impacts for which are evaluated throughout this Initial Study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project are evaluated as less than significant.

*Storm Water Drainage*

The proposed Project would construct an on-site network of storm drains and water quality/detention basins to convey storm water flows. The proposed Project would not require the expansion of any off-site existing storm water drainage facilities.

The construction of storm drain lines and detention/water quality basins as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this Initial Study to reduce impacts to less-than-significant levels. The construction of storm drain infrastructure on-site as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study would not be required.

*Street Lighting*

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this Initial Study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of street lights are evaluated as less than significant.

*Public Facilities Maintenance*

The only public facilities proposed by the Project that would require maintenance include public roadways. Public roadways would be maintained by Riverside County. There would be no impacts to the environment resulting from routine maintenance of public roads, the water quality/detention basin, or the park site. Accordingly, no impact would occur and mitigation is not required.

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

*Other Governmental Services*

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|---|---|---|---|
| **49. Energy Conservation**<br>a) Would the project conflict with any adopted energy conservation plans? | ☐ | ☐ | ☒ | ☐ |

Source: Urban Crossroads, 2014b; Project Application Materials

Findings of Fact:

Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a residential community that would feature 171 single-family dwelling units, park sites, and open space. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

As summarized in the Project's Greenhouse Gas Assessment (Appendix H to this Initial Study), the Project is estimated to require approximately 1,372,544 kilowatt-hours of electricity per year and approximately 5,464,960 kilo-British Thermal Units of natural gas per year (Urban Crossroads, 2014b). Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. Energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Electricity and natural gas transmission and distribution lines are located in the Project site vicinity and all new service lines to the property and Project's buildings would be installed as part of the Project's construction phase. Environmental impacts associated with construction of energy transmission and distribution infrastructure have been addressed throughout this Initial Study, and mitigation has been provided in each applicable section for all potential short-term impacts. Therefore, a significant impact due to the construction of energy transmission and distribution infrastructure as necessary to serve the

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

proposed Project would not occur, or would be mitigated to below a level of significance with application of mitigation measures provided throughout this Initial Study.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

| | | | | | |
|---|---|---|---|---|---|
| **50.** | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☒ | ☐ | ☐ |

Source: Staff review, Project Application Materials

Findings of Fact:

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study. Throughout this Initial Study, where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less-than-significant levels. Accordingly, with incorporation of the mitigation measures imposed throughout this Initial Study, the Project would not substantially degrade the quality of the environment and impacts would be less than significant.

| | | | | | |
|---|---|---|---|---|---|
| **51.** | Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | ☐ | ☒ | ☐ | ☐ |

Source: Staff review, Project Application Materials

Findings of Fact:

As discussed throughout this Initial Study, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable, including impacts to Air Quality, Biological Resources, and Transportation/Traffic. In all instances where the Project has the potential to contribute to a cumulatively considerable impact to the environment, mitigation measures have been imposed to reduce potential effects to less-than-significant levels. As such, with incorporation of the mitigation measures imposed throughout this Initial Study, the Project would not contribute to environmental effects that are individually limited, but cumulatively considerable, and impacts would be less than significant.

| | | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **52.** | Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☒ | ☐ | ☐ |

Source: Staff review; Project Application Materials

Findings of Fact:

The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study. In instances where the Project has potential to result in direct or indirect adverse effects to human beings, including Air Quality and Noise, mitigation measures have been applied to ensure impacts to not rise above a level of significance. With required implementation of mitigation measures identified in this Initial Study, construction and operation of the proposed Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None

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

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# 5.0 Mitigation Monitoring and Reporting Program

# Mitigation Monitoring and Reporting Program

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
|---|---|---|---|---|
| **6. Air Quality** | | | | |
| d) The Project would not expose sensitive receptors to substantial localized air pollutant emissions during construction; however, mitigation is recommended to ensure that Project-related construction activities would remain below applicable South Coast Air Quality Management District thresholds. | Less-than-Significant Impact | 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.<br><br>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. | Project Applicant and Project Construction Contractor / Riverside County Building and Safety Department | Prior to grading final inspection. |
| **7. Biological Resources** | | | | |
| a) 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. The Project also would impact 0.16-acre of MSHCP riverine areas. | Less-than-Significant Impact after 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). | Project Applicant / Riverside County Environmental Programs Department | Prior to grading final inspection. |
| Although the Project would not impact any MSHCP riparian or riverine areas mapped outside the Project's development footprint, impacts have the potential to occur during construction and grading activities if such activities encroach into adjacent riparian/riverine areas. | | 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 | Project Applicant / Riverside County Environmental Programs Department | Prior to recordation of the final map |

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
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| | | 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:<br>• "No disturbances may occur within the boundaries of the Delineated Constraint Area."<br>• "Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area."<br>• "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."<br>• "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 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. | Project Applicant / Riverside County Environmental Programs Department | Prior to grading permit issuance. |

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
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| | | 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.). | Project Applicant / Riverside County Environmental Programs Department | Prior to grading permit issuance. |
| | | 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 | Project Applicant / Riverside County Environmental Programs Department | Prior to grading permit issuance. |

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
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| | | 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 monitoring report to the Environmental Programs Division, which may require additional documentation to confirm compliance. | Project Applicant / Riverside County Environmental Programs Department | Prior to grading permit issuance and prior to issuance of building permits. |
| The Project has the potential to introduce invasive plant species adjacent to natural biological habitats. | Less-than-Significant Impact after Mitigation | 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. | Project Applicant / Riverside County Building and Safety Department, Riverside County Transportation Department | Prior to grading / improvement permit issuance. |
| | | 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 | Project Applicant / Riverside County Planning Department | Prior to first building permit final inspection. |

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
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| | | to ensure that the provision is included. The homeowners association shall be required to enforce the CC&Rs. | | |
| Although the burrowing owl was not observed on the Project site, the species has the potential to inhabit the Project site prior to construction. | Less-than-Significant Impact after Mitigation | 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:<br><br>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.<br><br>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 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/ 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.<br><br>c. In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owl, | Project Applicant / Riverside County Environmental Programs Department | Prior to grading permit issuance. |

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
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| | | 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 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:<br><br>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<br><br>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. | | |
| b & c) Although the least Bell's vireo was not observed on the Project site, there is the potential for the species to utilize the Project site. The Project also has the potential to impact nesting migratory birds and/or the burrowing owl. | Less-than-Significant Impact after Mitigation | 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:<br><br>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.<br><br>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 | Project Applicant / Riverside County Environmental Programs Department | Prior to grading permit issuance. |

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
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| | | 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.<br><br>Mitigation Measure M-BI-9 shall apply. | Refer to Mitigation Measure M-BI-49 | Refer to Mitigation Measure M-BI-9. |
| e) The Project would impact 0.01-acre of mule fat scrub, 0.19-acre of willow riparian, and 0.33-acre of disturbed riparian habitat. | Less-than-Significant Impact After Mitigation | Mitigation Measure M-BI-1 shall apply. | Refer to Mitigation Measure M-BI-1. | Refer to Mitigation Measure M-BI-1. |
| f) The Project would impact 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. Additionally, the Project would impact 4,451 linear feet of Corps and RWQCB streambed.<br><br>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. Additionally, the Project would impact 4,451 linear feet of CDFW streambed | Less-than-Significant Impact After Mitigation | 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.<br><br>Mitigation Measures M-BI-1 shall apply. | Project Applicant / Riverside County Environmental Programs Department<br><br>Refer to Mitigation Measure M-BI-1. | Prior to grading permit issuance.<br><br>Refer to Mitigation Measure M-BI-1. |

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
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| **9. Archaeological Resources** | | | | |
| a & b) The Project has the potential 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. | Less-than-Significant Impact | M-CR-1 (Condition of Approval 60.Planning 003) Prior to the issuance of grading permits, the Project Applicant shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist and provide a fully executed copy of the contract to the Riverside County Planning Department. The contract shall specify that: The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pregrade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. | Project Applicant / Riverside County and Riverside County Archaeologist | Prior to grading permit issuance and on-going during construction activities. |
| | | M-CR-2 (Condition of Approval 60. Planning 002) Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the Riverside County Planning Department and the Riverside County Archaeologist that appropriate Native American representative(s) have been invited to monitor initial ground disturbing activities on the Project site and have received or will receive a minimum of two weeks advance notice of ground disturbing activities in previously undisturbed soils. The Native American monitor shall have the authority to temporarily divert, redirect, or halt ground disturbance activities to allow identification, evaluation, and recovery of potential archaeological resources. If a Native American monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the monitoring report any concerns or comments that the Native American monitor has regarding the Project and shall include as an appendix any | Project Applicant / Riverside County Planning Department and Riverside County Archaeologist | Prior to grading permit issuance. and on-going during ground-disturbing activities. |

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
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| | | written correspondence or reports prepared by the monitor. Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. | | |
| | | M-CR-3 (Condition of Approval 10.Planning 005) If suspected archaeological resources are uncovered on the Project site during ground disturbance activities, the following procedures shall be followed. For purposes of this mitigation measure, an "archaeological resource" is defined as three (3) or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.<br>a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the Project Applicant, the Project Archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Riverside County Planning Director to discuss the significance of the find. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.<br>b) At the meeting, mitigation of the discovered resource(s) shall be discussed. At a minimum, a treatment plan shall be prepared and implemented by the Project Archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the | Project Applicant / Riverside County Planning Department and Riverside County Archaeologist | On-going during construction activities. |

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
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| | | volume of the cultural deposit). The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis. | | |
| | | M-CR-4 (Condition of Approval 60.Planning 001) Prior to the issuance of grading permits, the Project Applicant shall provide evidence to the satisfaction of the Riverside County Archaeologist that all archaeological materials recovered during the archaeological investigations have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred to the curation facility, including title, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence of curation shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. | Project Applicant / Riverside County Planning Department and Riverside County Archaeologist | Prior to grading permit issuance. |
| | | M-CR-5 (Condition of Approval 70.Planning 001) Prior to grading permit final inspection, the Project Archaeologist shall submit an Archaeological Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work. The County Archaeologist shall review the report to determine adequate compliance. | Project Applicant / Riverside County Planning Department and Riverside County Archaeologist | Prior to grading permit final inspection |
| **34. Noise Effects on or by the Project** | | | | |
| b) Noise resulting from the Project's near-term construction activities would be consistent with the County's Noise Ordinance and, therefore, construction-level impacts would be less than significant. Regardless, Mitigation Measure M-N-1 is recommended to ensure compliance with the County's Noise Ordinance and ensure | Less-than-Significant Impact | M-N-1 (Condition of Approval 60.Planning 026) Prior to grading and building permit issuance, the County shall verify that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. | Project Applicant / Riverside County Building and Safety Department | Prior to grading permit issuance. |

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
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| that additional noise attenuation measures are incorporated into the Project's construction plans to minimize construction noise. | | a. All construction activities shall comply with County Ordinance No. 847 (Noise Ordinance).<br><br>b. Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.<br><br>c. Construction contractors shall place all stationary construction equipment in such a manner so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the northeast and east; and future residential uses to the north, if constructed and occupied prior to commencement of on-site construction activities).<br><br>d. Construction contractors shall locate construction equipment staging areas in locations in the southeastern portion of the Project site, or along the site's southern or western boundaries, in order to provide the maximum distance from nearby sensitive receptors (i.e., existing residential uses to the northeast and east; and future residential uses to the north, if constructed and occupied prior to commencement of on-site construction activities). | | |
| **43. Circulation** | | | | |
| a) The Project would contribute to the need for traffic improvements at two (2) intersections under Opening Year (2016) plus Cumulative traffic conditions and would contribute to the need for traffic improvements at six (6) intersections under the Horizon Year (2035) traffic conditions. | Less-than-Significant Impact after Mitigation | M-TR-1 (Condition of Approval 80. Trans 004) The Project Applicant shall use all reasonable efforts to enter into an agreement with the City of Riverside to pay standard the traffic signal mitigation fee of $190 per detached, single-family residential unit and a traffic impact fee of $525 per detached, single-family residential unit to offset impacts to intersections within the City limits. Prior to the issuance of building permits, the Project Applicant shall provide the Riverside County Building and Safety Department with evidence of the agreement entered into with the City of Riverside.<br>M-TR-2 (Conditions of Approval 10.Planning 014 & 90. Trans 004) Prior to building permit final inspection, the Project Applicant shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform | Project Applicant / Riverside County Building and Safety Department<br><br>Project Applicant / Riverside County Building and Safety Department | Prior to building permit issuance.<br><br>Prior to building permit final inspection |

| Impact | Level of Significance | Mitigation Measures | Responsible Party / Monitoring Party | Implementation Stage |
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| | | Mitigation Fees (TUMF, Ordinance No. 824), and the County of Riverside Development Impact Fee (DIF, Ordinance No. 659). | | |
| | | M-TR-3 (Condition of Approval 50 Trans 003) Prior to the first building permit final inspection, the Project Applicant shall work with Riverside County to assure implementation of the following improvements to the La Sierra Avenue/McAllister Parkway intersection. The improvement shall be in place prior to the Project's first building permit final inspection.<br>• Modify traffic signal to implement overlap phasing on the westbound right turn lane. | Project Applicant / Riverside County Building and Safety Department | Prior to the first building permit final inspection. |
| | | M-TR-4 (Condition of Approval50 Trans. 003) Prior to the first building permit final inspection, the Project Applicant shall work with Riverside County to assure construction of the following improvement to the Street "A"/McAllister Street intersection. The improvement shall be in place prior to the Project's first building permit final inspection.<br>• Install signage prohibiting on-street parking. | Project Applicant / Riverside County Building and Safety Department | Prior to the first building permit final inspection. |

TRACT MAP Tract #: TR36475 Parcel: 270-090-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule "A" subdivision of 168.33 acres into 171 residential lots on 79.83 acres, two (2) water quality/detention basins on 5.26 acres, four (4) park sites on 3.78 acres, and twenty one (21) open space lots encompassing 50.15 acres. In addition, 29.31 acres will be dedicated for on-site infrastructure development (Streets "A" through "R"). Lot sizes for the proposed residential units will range from 14,010 square feet to 116,073 square feet with a minimum lot size of 12,101 square feet.

The first water quality/detention basin will be located within the central north section of the project area on 2.96 acres (Lot 172). The second basin will be located within the northwestern section of the project area on 2.33 acres (Lot 173).

The designated park areas, which encompass a total of 3.78 acres, will be located evenly throughout the project area. Within the northern portion of the project site, a 0.97 acre park will be located on Lot 174, a 3.78 acre park on lot 175 located within the eastern area of the site, a 0.68 acre park on lot 177 within the southeast, and a 0.89 park on Lot 176 which will be located within the southern section of the project site. The twenty-two (22) designated open space lots will be dedicated for community entries, common landscaped areas, and manufactured slopes.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by

TRACT MAP Tract #: TR36475 Parcel: 270-090-002

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36475 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36475, Amended No. 2, dated 10/16/2014.

CHANGE OF ZONE= Change of Zone No. 07816.

GENERAL PLAN AMENDMENT= General Plan Amendment No.01132.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

TRACT MAP Tract #: TR36475 Parcel: 270-090-002

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

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10. GENERAL CONDITIONS

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

TRACT MAP Tract #: TR36475 Parcel: 270-090-002

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 WMWD WATER AND SEWER SERVICE RECOMMND

All lots under Tract Map 36475 are proposing to receive potable water service and sanitary sewer service from Western Municipal Water District (WMWD) based on WMWD "will-serve" letter dated April 25, 2014. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with WMWD as well as all other applicable agencies. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

Based on the information provided in the "Phase I Environmental Assessment" prepared by GeoKinetics dated August 14, 2013 and a site visit conducted by RCDEH-ECP staff and with the provisions that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

TRACT MAP Tract #: TR36475 Parcel: 270-090-002

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 36475 is a proposal to subdivide an approximately 168-acre site for single family residential lots, park sites, 2 water quality basins and several open space lots. The site is located in the Lake Mathews area, north of Lake Mathews, east of McCallister Street, north of EL Sobrante Road and southwesterly of Van Buren Boulevard. The northerly boundary of the site is adjacent to a portion of the southerly boundary of the Citrus Heights Specific Plan (SP 325A1) and Tract 36390. The primary access to this development is dependent on the street improvements of the Citrus Heights Specific Plan. Tract 36390 is currently (December 2014) in plan check review. Change of Zone 7816 is being processed concurrently with this proposal.

The topography of the area consists of ridges and valleys with natural watercourses that traverse the site. A well-defined watercourse conveys tributary offsite through the southerly-central portion of the site and then flows northwesterly along the westerly boundary of the site. Except for a couple of road crossings, the proposed development appears to avoid any encroachment into this watercourse. Another watershed of approximately 21-acres is tributary to the southeasterly portion of the site. Offsite runoff typically passes around or through the site and does not combined with any untreated onsite runoff.

The development has been designed so onsite drainage is divided into 2 major watersheds. Onsite runoff is collected in catch basins and conveyed in storm drains. During lower intensity storm events, minor flows are intercepted and discharged into a water quality basin. As flow rates increase, larger flows bypass the water quality basin interceptor and are conveyed downstream in underground storm drains.

There are two water quality basins proposed with this development. The water quality basin in the north central portion of the site is designed to treat approximately 49-acres of the development. Flows discharged from this basin return to an underground storm drain which eventually connects to a storm drain facility proposed/constructed by Tract 36390. This facility is Line F of Tract 36390 which will be a District maintained facility. The water quality basin located in the northwesterly portion of the site is

TRACT MAP Tract #: TR36475 Parcel: 270-090-002

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

designed to treat approximately 71-acres of the development. The flows from this basin are discharged into a natural watercourse located along the westerly boundary of the site. Both basins must be sized appropriately if any offsite flows are comingled with untreated onsite runoff.

No additional mitigation for increased runoff due to this development is required because all onsite and tributary flows will pass through Tract 36390 which flows into the District's Harrison Dam (Project No. 1-0-0040). However, if the drainage facilities of Tract 36390 have not been designed to account for the development of Tract 36475, additional mitigation to reduce the flow rates so the designed flow rates for the downstream facilities are not be exceeded.

The Transportation Department is reviewing the preliminary Water Quality Management Plan (WQMP). Since one of the basin discharges into a future District maintained facility, the District will review the final WQMP for this development.

The project site is located in the Southwest Riverside Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

10.FLOOD RI. 2 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the final project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. A copy of the preliminary project specific WQMP approved by the Transportation Department, including any supporting hydrological and hydraulic calculations, shall be included with the first review of the final WQMP.

10.FLOOD RI. 5 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 7 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 8 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 11 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

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10. GENERAL CONDITIONS

10.FLOOD RI. 16 MAP WATERS OF THE US (NO FEMA) RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 18 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 21 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs

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10. GENERAL CONDITIONS

10.FLOOD RI. 21 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PARKS DEPARTMENT

10.PARKS. 1 MAP - MAINTENANCE MECHANISM RECOMMND

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the tract map for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 2 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO02350 RECOMMND

County Geologic Report (GEO) No. 2350, submitted for this project (TR36475) was prepared by Alta California Geotechnical Inc. and is entitled: "Preliminary Geotechnical Investigation, Citrus Heights II Project, County of Riverside, California", dated June 28, 2013.

GEO02350 concluded:

1.Active faults are not known to exist within the project.

2.The potential for fault surface rupture on the subject site is unlikely.

3.The subject site has a very low potential of liquefaction upon completion of grading.

4.Upon completion of Alta's recommended remedial grading, the potential for dry sand settlement to occur onsite will be considered very low.

5.There is a potential for hydroconsolidation in the alluvium, colluvium, and older alluvium onsite.

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO02350 (cont.) RECOMMND

6.Seismically induced landsliding is not anticipated to pose a danger to the site.

7.The potential for rockfall will be very unlikely upon the completion of grading.

8.Any debris flows are expected to be very minor and to be limited.

9.Cut slopes within bedrock are anticipated to be stable as designed.

10.Seiche should not affect the proposed development.

11.The potential for tsunami to affect the site is nil.

GEO02350 recommended:

1.Complete removals of any artificial fill, topsoil, alluvium, colluviums, older alluvium or very highly weathered bedrock should be conducted to exposed competent bedrock.

2.Brow ditches at the top of cut slopes to control potential debris flows.

GEO No. 2350 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2350 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 2 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - LOW PALEO (cont.) RECOMMND

for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - LOW PALEO (cont.) (cont.) RECOMMND

laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 3 MAP - PDA04833 RECOMMND

County Archaeological Report (PDA) No. 4833 submitted for this project (TR36475) was prepared by Brian F. Smith and Associates and is entitled: "A Phase 1 and Phase II Cultural Resource Assessment for the Citrus Heights II Project", dated August 26, 2013.
This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant January 15, 2014.

Revised County Archaeological Report (PDA) No. 4833R1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated March 13, 2014. This report was received on March 20, 2014 and accepted by the County Archaeologist on the same day.

PDA04833R1 documented six prehistoric sites, one prehistoric isolate and one historic site. Phase II significance testing was conducted at each site with the conclusion that none of these resources represent significant cultural resources per CEQA.

PDA04833R1 recommends a cultural resource Mitigation Monitoring and Reporting Program (MMRP) be included as a condition of approval for this project.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - PDA04833 (cont.) RECOMMND

PDA04833R1 satisfies the requirements for a cultural resource study for Planning/CEQA purposes. These documents are herein incorporated as a part of the record for project.

10.PLANNING. 4 MAP - HUMAN REMAINS RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines °15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) °5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:
a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
i)A County Official is contacted.
ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.
b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC °5097.98.
d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
(1)The MLD identified fails to make a recommendation; or
(2)The landowner or his authorized representative rejects

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - HUMAN REMAINS (cont.) RECOMMND

the recommendation of the MLD, and the mediation.

10.PLANNING. 5 MAP - UNANTICIPATED RESOURCES RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.
a).All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.
b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 6 MAP- MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 9 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 11 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 12 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land.

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 13 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

a. Lots created by this map shall conform to the design standards of the R-1 zone.
b. The front yard setback is 20 feet.
c. The side yard setback is 5 feet.
d. The street side yard setback is 10 feet.
e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

f. The minimum average width of each lot is 60 feet.
g. The maximum height of any building is 40 feet.
h. The minimum parcel size is 7,200 square feet.
j. No more than 50% of the lot shall be covered by structure.
k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cummulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is recinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16 MAP - REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 17 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 18 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 19 MAP - SUBMIT BUILDING PLANS RECOMMND

the TLMA- Land Use Se tion for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 20 MAP - PDP01475 ACCEPTED RECOMMND

County Paleontological Report (PDP) No. 1475 submitted for this case (TR36475), was prepared by George Kennedy of Brian F. Smith and Associates and is entitled: "Paleontological Resource Impact Assessment for the Citrus Heights II Project Site, unincorporated riverside County, California" dated June 04, 2013.

PDP01475 concluded:

1.Based on the granitic nature of the mixed granodiorite and gabbro bedrock across the entire project site (exclusive of minor Holocene alluvium), there is not any likelihood that any fossiliferous deposits of any sort may be present.

PDP01475 recommended:

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - PDP01475 ACCEPTED (cont.) RECOMMND

1.No paleontological resource monitoring is recommended for the proposed project.

PDP01475 satisfies the requirement for a Paleontological Resources Assessment for this project (TR36475). PDP01475 is hereby accepted for TR36475.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown