



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: August 20, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside Office

SUBJECT: General Plan Amendment No. 1126, Change of Zone No. 7811, and Tentative Tract Map No. 36668
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions, Ordinances, PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(2nd District) Press Enterprise

REQUESTING SEPTEMBER 1, 2015 BOARD OF SUPERVISORS HEARING AGENDA

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JULY 29, 2015**

I. AGENDA ITEM 4.1

GENERAL PLAN AMENDMENT NO. 1126, CHANGE OF ZONE NO. 7811, AND TENTATIVE TRACT MAP NO. 36668 – Intent to Adopt a Migated Negative Declaration – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue – 65.2 Acres – Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P).

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre). The Change of Zone proposes to alter the project site zoning classification from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 65.2 acres into 200 residential lots with a minimum lot size of 7,200 sq. ft., three water quality basins, two park sites and eleven open space lots.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.

Spoke in favor of the proposed project:

- Joel Morse, Applicant's Representative
- Michael Serveson, Applicant
- R.A. "Barney" Barnett, Interested Party, 474 Prospect Ave., Highgrove 92507 (951) 683-4994
- Dennis W. Kidd, Neighbor, (909) 633-3992

No one spoke in a neutral position or in opposition to the proposed project.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Leach

A vote of 5-0

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JULY 29, 2015**

APPROVED PLANNING COMMISSION RESOLUTION NO. 2015-009; and,

THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS TO TAKE THE FOLLOWING ACTIONS,

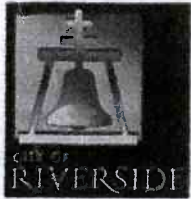
ADOPT A MITIGATED NEGATIVE DECLARATION; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1126; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7811; and,

APPROVE TRACT MAP NO. 36668, as modified at hearing.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



Community & Economic Development
Department
Planning Division

City of Arts & Innovation

July 29, 2015

Mr. Peter Lange
Riverside County Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502-1409

Subject: County Project – Notice of Public Hearing of the Riverside County Planning Commission and Notice of Intent to adopt a Mitigated Negative Declaration for General Plan Amendment No. 1126, Change of Zone 7811, and Tentative Tract Map No 36668

Dear Mr. Lange:

Thank you for the opportunity to review and comment on the above-noted project, which is a Schedule A subdivision of 65.2 acres into 200 single-family residential lots, three water quality control basins, two park sites, and eleven open space lots located southerly of Center Street and easterly of California Avenue. The project site is located in the City's sphere of influence, and within the potential Highgrove Annexation Area.

The City's General Plan 2025 designates the project site as Medium Density Residential (MDR), which is intended for single-family residential development allowing a maximum density of 6.2 dwelling units per acre or up to 8 dwelling units per acre when associated with a Planned Residential Development (PRD) permit. The proposed general plan amendment to change the County's general plan land use designation to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) is consistent with the City's MDR designation for the site. Further, the cross-section for Center Street shows existing right-of-way that is consistent with the City's Circulation & Community Mobility Element of the General Plan 2025 which designates Center Street as a 4-lane, 88-foot wide Arterial Roadway.

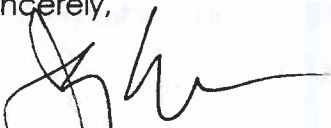
Because the proposed project appears to be consistent with the City's General Plan, the City is generally supportive of this proposal; however, we wish to include the following comments to address City concerns:

- The proposed map indicates that the tract will be served by City of Riverside sewer. Please ensure that the map is appropriately conditioned for the necessary improvements to extend sewer service to the site per the attached City Public Works Department sewer service letter of November 21, 2014.

- City staff requests, that the project design be consistent with the Riverside Citywide Design & Sign Guidelines in accordance with Item 4.1 of the Cities/County Memorandum of Understanding (MOU) adopted March 12, 2002, and in accordance with the October 2, 2008 County initiative to adopt the Riverside Citywide Design Guidelines to be applied to projects within the unincorporated area of Highgrove (see attached MOU). The Citywide Design and Sign Guidelines can be found at: [http://www.riversideca.gov/planning/20080909/DG/Citywide Design and Sign Guidelines-OK.pdf](http://www.riversideca.gov/planning/20080909/DG/Citywide%20Design%20and%20Sign%20Guidelines-OK.pdf). Specific to the design of the project, the proposed map shows Basin Lot A at the northeast corner of the site. The basin has frontage along Center Street, California Street and the existing railroad tracks. Particular attention should be given to the design of the basin improvements (e.g., landscaping, fencing, etc.) so as to minimize its aesthetic impact along street frontages, particularly Center Street.

We look forward to continue working with you. Should you have any questions regarding this letter, please contact Doug Darnell, Senior Planner, at (951) 826-5219 or by e-mail at ddarnell@riversideca.gov.

Sincerely,



Jay Eastman, AICP
Interim City Planner

Enclosures: City of Riverside Public Works Department's November 21, 2014 letter regarding sewer service.

cc: Rusty Bailey, Mayor
Riverside City Council Members
John A. Russo, City Manager
Al Zelinka, Assistant City Manager
Emilio Ramirez, Interim Community Development Director
Tom Boyd, Public Works Director
Girish Balachandran, Public Utilities General Manager
John Tavaglione, Riverside County Supervisor, District 2, 4080 Lemon Street, 5th Floor, Riverside CA, 92501
Steve Weiss, Riverside County TLMA Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Michael Severson, Bixby Land Company, 221 Michelson Drive, Suite 500 Irvine, CA 92612

JE:dd



Public Works
Department

November 21, 2014

Sewer Service for Tentative Tract Map 36668

This letter is sent to confirm the availability of sanitary sewer service for the above-referenced subdivision. The property is located outside of the City of Riverside in the unincorporated area of Highgrove. Pursuant to agreements executed by the two agencies, the City of Riverside operates and maintains the County-owned sanitary sewer collection system in this area.

In accordance with the sewer master plan for the community of Highgrove, the proposed subdivision can be accommodated. The designated point of connection for this property is located in Citrus Avenue approximately 1,400 feet westerly of Prospect Avenue. In order to extend sewer facilities to the site, a metering manhole must be installed in Citrus Avenue and a 15" trunk line extended up Citrus Avenue to Prospect Avenue and up Prospect Avenue to Spring Street. A 12" sewer main must be installed in Spring Street and extend to the easterly subdivision boundary. Local 8" collection mains and 4" laterals are required within the subdivision to serve the individual lots.

If you have any comments or questions, please call Public Works Engineering @ (951) 826-5341.

Sincerely,

Robert Van Zanten, PE
Principal Engineer
Public Works Department

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

801B



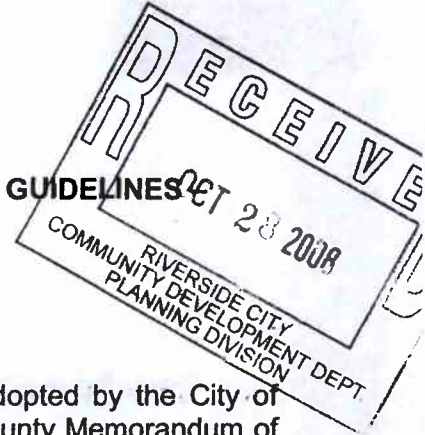
FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 2, 2008

SUBJECT: Riverside Citywide Design Guidelines and Sign Guidelines--

RECOMMENDED MOTION:
THE PLANNING DEPARTMENT RECOMMENDS:

ADOPTION of RIVERSIDE CITYWIDE DESIGN GUIDELINES AND SIGN GUIDELINES
County Initiative - Highgrove.



PROJECT DESCRIPTION:

The Riverside Citywide Design Guidelines and Sign Guidelines were adopted by the City of Riverside in November 2007. In accordance with item 4.1 of the Cities/County Memorandum of Understanding adopted on March 12, 2002, The Planning Department is recommending to the Riverside County Board of Supervisors that the County adopt the Riverside Citywide Design Guidelines and Sign Guidelines to be applied to projects within the unincorporated area of Highgrove. These guidelines shall take precedence, where applicable and appropriate, over the Countywide Design Standards & Guidelines adopted by the County in January 2004 in the unincorporated areas of Riverside County within the City of Riverside Sphere of Influence. The Riverside Design Guidelines and Sign Guidelines are illustrated in the attached CD.

REVIEWED BY EXECUTIVE OFFICE
DATE 10/2/08
Tina Grande
Departmental Concurrence

Ron Goldman
Planning Director

RG:db

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, and Ashley
Nays: None
Absent: Wilson
Date: October 21, 2008
xc: Planning(2), City ✓

Nancy Romero
Clerk of the Board
By:
Deputy

Policy Policy
Consent Consent
Dep't Rec. Per Exec. Ofc.:

Attachments Filed

District: Third & Fifth

Agenda Number:

3.53

CLERK'S COPY

3/12/02 12.2

CITIES/COUNTY MOU

3/12/2002

This Memorandum of Understanding is entered into with reference to the following facts:

Representatives of the County of Riverside (County) and the Cities of Corona, Moreno Valley and Riverside (Cities) have met on a number occasions and have in good faith exchanged proposals concerning the Riverside County Integrated Project and its effects upon the County and Cities. The County intends this MOU to be available to all cities in Riverside County.

The Riverside County Board of Supervisors (County) acknowledges the need to work cooperatively with Cities on issues of land use, mobility, economic development, open space and conservation. Riverside County has been and will continue to be one of the fastest growing regions in California. Economic forecasts project that Riverside County will approximately double its population in the next 20 years. The current system for financing local governments, cities and counties, in California does not meet the many needs. The system forces competition among local jurisdictions that often leads to questionable long-term planning decisions and discourages cooperation. To accommodate the continued high level of growth in our region, Cities and County need to develop common goals and approaches to dealing with new development.

County and Cities agree to various points that will facilitate cooperation in the planning and development of western Riverside County. Cities have conditioned their support for the Riverside County Integrated Plan to the resolution of these city/county issues. These agreed upon points may be implemented through the County's General Plan, anticipated to be adopted in the mid 2002, through implementing ordinances and policies. Prior to the adoption of the new General Plan, these policies may be implemented as a pilot program for new development projects under consideration by the County at the time of adoption of this MOU.

Representatives of County and Cities have reached an understanding as to certain policies to be adopted by County and Cities. Therefore the County and the Cities agree as follows:

City Actions:

- 1) The respective City Councils will adopt a Resolution in support of the Multiple Species Habitat Conservation Plan (MSHCP) process which includes an agreement that the cities will sign on MSHCP Section 10A Permit Application on or before March 21, 2002.
- 2) Cities will support and work in good faith with the County and the Western Riverside Council of Governments (WRCOG) to develop and implement a MSHCP for Western Riverside County.
- 3) Cities will support and work in good faith with County and the WRCOG to develop and implement a Transportation Uniform Mitigation Fee (TUMF) for Western Riverside County.

County Actions:

- 4) County agrees to implement the following policies as soon as practicable.
- 4.1) County will adopt a policy setting forth development standards¹ and implement such standards in city spheres of influence that provides for County to have comparable development standards with cities. Prior to adoption of the New County General Plan, the County will establish agreeable development standards to apply in city spheres.
 - 4.2) County will adopt a policy and implement standards to provide that new development that occurs in unincorporated areas will "pay its own way." The requirements of this will cover the provision of community parks, recreation programs and libraries² subject to the limitations of Proposition 218.
 - 4.3) County desires to jointly plan with Cities for development in unincorporated areas adjacent to Cities. To facilitate this cooperative effort, the County will not approve a new development project requiring rezoning that is inconsistent with the City's adopted General Plan if the project is within the city's sphere of influence until county staff and appropriate city staff and the project applicant have met to review the subject development proposal. The purpose of this meeting is to develop a joint set of conditions/requirements regarding the project that will be submitted to the County Planning Commission. If County staff, City staff and the developer do not agree on the conditions/requirements, the issues will be submitted to an ad hoc committee made up of the Supervisor of the affected District and member(s) of the Council of the affected City. Following this meeting(s), County may proceed with their development review process. County and City staffs will work to establish a procedure that the Cities and the County will follow to implement this joint project review.
- 5) County will adopt a policy expressing the County's support for limiting LAFCO established Communities of Interest (COI's) to a single two year term and not extending existing COI's beyond their existing term for COI's within City Spheres of Influence nor will the County support the establishment of unincorporated communities.

The following is a partial listing of development standards as envisioned in paragraph 4.1

Street Width	Design Standards
Landscaping	Reverse Frontage Landscaping
Set Backs	Residential Lot Development, including
Parking	subdivision design grading
Undergrounding Utilities	Density
Septic Systems permitted on only one acre lots or greater	

²The phrase "pay its own way" means that the County will establish programs that will be continuing obligations of the County (utilizing a CFD, CSA or other ongoing funding mechanism subject to the requirements of Proposition 218). The use of home owner associations will be limited to services or facilities serving only that specific group of property owners.

Joint City/County Actions:

- 6) Cities will adopt a companion policy for County review of regionally significant city projects. The policy will provide for a joint review process as provided in Section 4.3 above to apply to city projects within one half (½) mile of the city limit.
- 7) County and Cities will jointly establish a procedure that both Cities and County will follow to implement this joint project review process. The procedure will define the range of projects to be subject to joint review.

This MOU shall take effect upon approval of the governing boards of Cities and County.

County

Cities

Bob Buster

Chairman, Riverside County
Board of Supervisors
BOB BUSTER

Mayor, City of Corona

ATTEST:
GERALD A. MALONEY, Clerk

By *G. Maloney*

DEPUTY

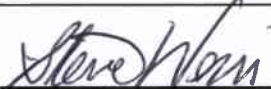
Mayor, City of Moreno Valley

Mayor, City of Riverside

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Agenda Item No.:
Area Plan: Highgrove
Zoning District: University
Supervisorial District: Second
Project Planner: Peter Lange
Planning Commission: July 29, 2015

GENERAL PLAN AMENDMENT NO. 1126
CHANGE OF ZONE NO. 7811
TENTATIVE TRACT MAP NO. 36668
ENVIRONMENTAL ASSESSMENT NO. 42636
Applicant: Bixby Land Company, LLC
Engineer/Representative: Webb & Associates



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1126 proposes to amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI)(0.25-0.60 Floor Area Ratio) to Community Development: Medium Density Residential (CD:MDR)(2-5 Dwelling Units per Acre).

CHANGE OF ZONE NO. 7811 proposes to change the sites zoning classification from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1).

TENTATIVE TRACT MAP NO. 36668 proposes a schedule "A" subdivision of 65.2 acres into 200 residential lots on 37.82 acres. The proposed residential lots will range from 7,200 square feet to 15,210 square feet with an average lot size of 8,200 square feet. The proposed subdivision will also include:

- Two (2) parks sites which will encompass approximately 4.1 acres of the proposed site. The first park site (Lot F) will be 1.11 acres and located on the northern portion of the project site, north of Spring Street. The second park site (Lot P) will be a 121,315 square foot park site located south of Street L and north of the natural open space area near the southern project boundary.
- Three (3) proposed water quality basins will encompass approximately 2.54 acres of the project site. Basin A (1.15 acres) will be located north of Spring Street, Basin B (0.70 acres) will be south of Spring Street, and Basin C will be located on the southwest corner of the project site, south of L Street.
- Approximately 1.11 acres will be allocated for eleven (11) open space and recreational lots (Lot D, E, G, H, I, J, K, L, M, N, and O). Lots D, E, G, and H will be located along the eastern alignment of Streets A and G and will be intended as landscape setbacks for street A and G. The project site will have a regional trail which will transverse through the project site near the south side of Spring Street and east of Street G and will extend along the eastern side of Street G towards the proposed recreational park located on Lot P. Lots I, J, L, N, and O will be open space lots intended to accommodate the regional trail and lot L and M are intended to accommodate two (2) existing well sites which are operated by the Riverside Highland Water Company.
- Approximately 16.41 acres will be utilized for the construction of local street which will service the proposed development (Streets A-O) and 0.68 acres will be intended for right-of-way improvements along abutting public roadways (Center Street, Garfield Avenue, California Avenue, and Spring Street).

The proposed project is located southerly of Center Street and easterly of California Avenue.

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Joint City/County Actions:

- 6) Cities will adopt a companion policy for County review of regionally significant city projects. The policy will provide for a joint review process as provided in Section 4.3 above to apply to city projects within one half (1/2) mile of the city limit.
- 7) County and Cities will jointly establish a procedure that both Cities and County will follow to implement this joint project review process. The procedure will define the range of projects to be subject to joint review.

This MOU shall take effect upon approval of the governing boards of Cities and County.

County

Cities

Bob Buster

Chairman, Riverside County
Board of Supervisors
BOB BUSTER

Mayor, City of Corona

ATTEST:
GERALD A. MALONEY, Clerk

By *[Signature]*
DEPUTY


Mayor, City of Moreno Valley

Mayor, City of Riverside

4.1

Agenda Item No.:
Area Plan: Highgrove
Zoning District: University
Supervisory District: Second
Project Planner: Peter Lange
Planning Commission: July 29, 2015

GENERAL PLAN AMENDMENT NO. 1126
CHANGE OF ZONE NO. 7811
TENTATIVE TRACT MAP NO. 36668
ENVIRONMENTAL ASSESSMENT NO. 42636
Applicant: Bixby Land Company, LLC
Engineer/Representative: Webb & Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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- Two (2) parks sites which will encompass approximately 4.1 acres of the proposed site. The first park site (Lot F) will be 1.11 acres and located on the northern portion of the project site, north of Spring Street. The second park site (Lot P) will be a 121,315 square foot park site located south of Street L and north of the natural open space area near the southern project boundary.
- Three (3) proposed water quality basins will encompass approximately 2.54 acres of the project site. Basin A (1.15 acres) will be located north of Spring Street, Basin B (0.70 acres) will be south of Spring Street, and Basin C will be located on the southwest corner of the project site, south of L Street.
- Approximately 1.11 acres will be allocated for eleven (11) open space and recreational lots (Lot D, E, G, H, I, J, K, L, M, N, and O). Lots D, E, G, and H will be located along the eastern alignment of Streets A and G and will be intended as landscape setbacks for street A and G. The project site will have a regional trail which will transverse through the project site near the south side of Spring Street and east of Street G and will extend along the eastern side of Street G towards the proposed recreational park located on Lot P. Lots I, J, L, N, and O will be open space lots intended to accommodate the regional trail and lot L and M are intended to accommodate two (2) existing well sites which are operated by the Riverside Highland Water Company.
- Approximately 16.41 acres will be utilized for the construction of local street which will service the proposed development (Streets A-O) and 0.68 acres will be intended for right-of-way improvements along abutting public roadways (Center Street, Garfield Avenue, California Avenue, and Spring Street).

The proposed project is located southerly of Center Street and easterly of California Avenue.

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Project Background:

General Plan Amendment Initiation:

On February 25, 2014, the Riverside County Board of Supervisors approved the initiation process for General Plan Amendment No. 1126.

Airport Land Use Commission (ALUC) Review Process:

The project site is located approximately 8.48 miles northwest of the March Air Reserve Base. The southern portion of the project site is located within Airport Compatibility Zones E of the March Air Reserve Base/Inland Port Airport Influence Area. The adopted Compatibility Plan does not limit residential density in Zone E and the project will not involve uses that are prohibited in Airport Compatibility Zone E. The Airport Land Use Commission (ALUC) staff made the recommendation that the proposed General Plan Amendment (GPA) and Change of Zone (CZ) are consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and found the Tentative Tract Map consistent, subject to the conditions included herein.

On July 9, 2015, the proposed project was presented to the Airport Land Use Commission and it was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

ISSUES OF POTENTIAL CONCERN:

Existing Soil Conditions:

Outlined in Environmental Assessment (EA) No. 42636, the proposed project site was utilized for agriculture production from the 1930's to 2005. In 1967, orchards and groves were removed from the southern portion of the project site and in 2005, along with the single family residential dwelling; the remaining orchards and groves were removed from the site. Although the orchards and groves have been removed from the project site, it was determined that pesticides and herbicides may have been applied to the agriculture crops and residual concentrations may remain in the soil, as outlined in the Phase I Environmental Assessment prepared by Petra Geotechnical Incorporated. The project site also has several on-site smudge-pot storage areas and old wind machine sites that appear potentially contaminated by hydro-carbon spills. Mitigation Measures will be implemented to reduce the environmental impact of the existing issue.

Kinder Morgan Petroleum Pipeline:

Addressed in the Phase I Environmental Assessment, an existing 6-inch petroleum pipeline owned by Kinder Morgan is located within the existing alignment of California Street, which is located adjacent to the western portion of the project site. No grading or improvements will occur within the California Street right-of-way and the project shall adhere to Kinder Morgan's Guidelines for Design and Construction and the Office of California State Fire Marshall Bulletin #03-001, relating to encroachments within and adjacent to pipeline easements.

Outlined in Environmental Assessment No. 42636, a proposed mitigation measure for the existing pipeline would require the project applicant to coordinate with Kinder Morgan during the grading phase of the development. In accordance with Kinder Morgan's survey protocols, the precise alignment of the existing 6-inch petroleum pipeline will need to be identified within the alignment of California Street. The

grading plans associated with the grading permit will be designed to avoid disturbing the facility. The grading plan shall depict the Kinder Morgan pipeline in plan and profile (based on the survey data). No grading permit shall be issued until a letter of verification is received from Kinder Morgan that concurs with the measures that have been incorporated into the grading plan to ensure pipeline protection when working near this facility.

Historic Resource:

Identified in the archeological records search for a one-mile radius of the site by the Eastern Information Center (EIC) at University of California, Riverside, the proposed project site had a single historic structure (P-33-6923) which was listed in the archeological database of the EIC as the "Albert House." The Albert House was a one and a half story structure that was constructed in 1915. As of 2007, when a previous survey of the project site was conducted by Brian F. Smith and Associates (BSAF), the Albert House had since been removed. A revised study was conducted by BFSA on November 12, 2013, in which four (4) concrete pads for mounting equipment were noted on the site. Based on the size of the four existing pads, it was determined that these pads were utilized as mounts for large engines or electric motors and were intended for such purposes as pumping water for agriculture production. The four pads were not identified as meeting the minimum threshold for recordation as a historic feature.

5TH Cycle Housing Element:

Riverside County is currently in the process of preparing its 5th Cycle (2013-2021) Housing Element. The State of California Housing and Community Development Department has identified that the County has a Regional Housing Needs Assessment (RHNA) shortfall of 26,439 dwelling units that must be addressed in the 2013-2021 Housing Element update in order for the County to meet state requirements. In order to address this shortfall, the County must rely on re-designating in its General Plan (and rezoning to appropriate zoning) sufficient amounts of land in the County to the HHDR Land Use designation (20-40 DU/acre). Re-designating some of the land to MUA (Mixed-Use Areas) can also assist the County in meeting its requirement, provided that sufficient HHDR-density development is included in the MUAs, and meets other requirements. Overall, enough land will need to be re-designated (and rezoned) in the County to result minimally with approximately 1,000 acres of land that can be developed in the HHDR density range. The County has identified over 2,000 acres that can be considered throughout the five Supervisorial Districts.

As part of the Housing Element preparation process, the site has been identified as one of 71 sites (called Neighborhoods) in 22 community areas across the County that do, or could meet important criteria relating to the availability of community facilities, infrastructure, and services, and also where sufficient land is available to accommodate high density workforce housing and supporting facilities (including park and recreation areas, trails, etc.), and, in the case of Mixed-Use Areas, commercial and other services that could serve both the site as well as the surrounding community. The site of Tract No. 36668 is included in a potential MUA (Highgrove Town Center Neighborhood No. 1 covering about 103.08 acres (gross) located between California Avenue/railroad tracks and Garfield Avenue, and along both sides of Center and Spring streets. It is the location of the only grouping of large, mostly vacant parcels remaining in the central portion of Highgrove, that are not located within existing adopted specific plans (most large areas of remaining vacant land lie within SP 330 (Springbrook Estates) and SP 323 (Spring Mountain Ranch, which also is currently under active development).

The site has many locational characteristics that could support the development of high intensity residential uses, including the location of the Hunter Park Metrolink Station, currently under construction, about 1 mile to the south, the location of the Highgrove Elementary School adjacent to the site's eastern edge along Garfield Avenue, and the location of the community's library about 1,000 feet to the east and community center community park about 2,000 feet to the east, all either located along or accessed via Center Street. Also, the site is close to the community's existing commercial services, which are located primarily along and near Center Street and Iowa Avenue toward the west of the site.

In the case of this specific application, which has been in process since 2014 for a single family residential subdivision, a letter submitted by the project applicant requested that their project proposal be excluded from Neighborhood 1 on the preliminary draft Highgrove Town Center map associated with the 2013-2021 Housing Element, desiring to proceed with their tract map and associated proposals (GPA and re-zoning) as proposed. Also attached, for the Planning Commission's information, is the referenced proposed Highgrove Town Center map. Changing the application at this time would greatly affect this project in terms of submittal requirements and timing. There is a surplus of land located within the county that could adequately address the counties Regional Housing Needs Assessment as required by the state.

SUMMARY OF FINDINGS:

1. Proposed General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (CD: MDR).
2. Surrounding General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (CD: MDR) and Community Development: Commercial Retail (CD: CR) to the west, Community Development: Light Industrial (CD: LI) and Community Development: High Density Residential (CD:HDR) to the north, Open Space-Conservation (OS-C) to the south, Community Development: Medium Density Residential (CD: MDR) and Community Development: Low Density Residential (LDR) to the east.
3. Proposed Zoning (Ex. #3): One-Family Dwelling (R-1).
4. Surrounding Zoning (Ex. #3): Light Agriculture-2 ½ Acre Minimum (A-1-2 ½), One Family Dwelling (R-1) and One-Family Dwelling-20,000 square feet minimum lot size (R-1-20000) to the east, One-Family Dwelling (R-1) and General Commercial (C-1/C-P) to the west, and Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to the north, and the City of Riverside to the south.
5. Existing Land Use (Ex. #1): The project site is currently undeveloped
6. Surrounding Land Use (Ex. #1): Single family residential to the west, manufacturing/industrial facility to the north, City of Riverside to the South, and single family

7. Project Data: residential dwellings, a school, and vacant property to the east.
Total Acreage: 65.2
Total Proposed Lots: 200
Proposed Min. Lot Size: 7,200 square feet
Schedule: A
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2015-009 recommending adoption of General Plan Amendment No. 1126 to the Board of Supervisors as shown in Exhibit #6; and,

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42636**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1126, to amend the Land Use Designation of the project site from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR); in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors;

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7811, to change the zoning of the project site from Manufacturing-Service Commercial (M-SC) and Industrial Park (IP) to One-Family Dwellings (R-1) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36668, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The proposed Land Use Designation of the project site is Community Development: Medium Density Residential (CD:MDR).
2. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) and Community Development: Commercial Retail (CD: CR) to the west, Community Development: Light Industrial (CD: LI) and Community Development: High Density Residential (CD:HDR) to the north, Open Space-Conservation (OS-C) to the south, Community Development: Medium Density Residential (CD: MDR) and Community Development: Low Density Residential (LDR) to the east.

3. The proposed zoning for the subject site is One-Family Dwelling (R-1).
4. The project site is surrounded by properties which are zoned Light Agriculture-2 ½ Acre Minimum (A-1-2 ½), One Family Dwelling (R-1) and One-Family Dwelling-20,000 square feet minimum lot size (R-1-20000) to the east , One-Family Dwelling (R-1) and General Commercial (C-1/C-P) to the west, and Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to the north, and the City of Riverside to the south.
5. The development standards of the proposed One-Family (R-1) zone classification require a minimum lot size of 7,200 square feet. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will be 7,200 square feet.

The development standards of the proposed One-Family Dwelling (R-1) zone require a minimum average lot depth of 100 feet. The proposed project conforms to the width standard because the minimum lot depth for each residential lot will be 100 feet.

The development standards of the proposed One-Family Dwelling (R-1) require a minimum average lot width of 60 feet. The proposed project complies with the minimum average lot width requirements of the One-Family Dwelling (R-1) zone.

Based on the above, the proposed project will conform to the development standards of the proposed R-1 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

6. Located within project vicinity is single family residential to the west, manufacturing/industrial facilities to the north, industrial facilities within the City of Riverside to the south, and single family residential dwellings, Highgrove Elementary, and vacant property to the east.
7. The proposed zoning classification of One-Family Dwelling (R-1) is consistent with the land use designation of Community Development: Medium Density Residential (CD:MDR) because Land Use Element Figure No. 4 of the Riverside County General Plan provides that, residential lots with a Medium Density Residential (MDR) land use designation shall range from 5,500 to 20,000 square feet with a typical lot size of 7,200 square feet. The minimum lot size requirement for residential lots with a One-Family Dwelling (R-1) zoning classification is that of 7,200 square feet and as such, the R-1 zoning classification is consistent with the MDR land use designation.
8. As indicated in Environmental Assessment No. 42636, the proposed project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes.
9. The proposed project is located within the Sphere of Influence of Riverside and is required to conform to the County's Memorandum of Understanding (MOU) with that city. During the initial review period, the project was sent to the City of Riverside for review and comments. The project has complied with the Memorandum of Understanding (MOU) with the City of Riverside.
10. The proposed project is not located within either a CAL FIRE state responsibility area or a very high fire hazard severity zone.

11. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
12. The proposed project is consistent with the Highgrove Community Policy Area of the Highgrove Area Plan.
13. General Plan Amendment No. 1126 is an Entitlement/Policy General Plan Amendment (GPA) because it is changing the property's land use designation from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR).

The Administration Element of the General Plan and Section 2.4 of Ordinance No. 348 sets forth the required findings for Entitlement/Policy General Plan Amendments. GPA No. 1126 satisfies the required findings for the reasons set forth below.

- a) General Plan Amendment No. 1126 does not involve a change in or conflict with:
 - I. the Riverside County Vision;
 - II. Any General Principle set forth in General Plan Appendix B; or
 - III. Or any foundation component designation in the General Plan.
- b) The proposed amendment would either contribute to the achievement of the purpose of the General Plan or, at a minimum, would not be detrimental to them.
- c) Special circumstances or conditions have emerged that were unanticipated in preparing the Riverside County General Plan.

The first required finding explains that the proposed change will not involve in or conflict with either the Riverside County Vision, any General Plan Principle as set forth in General Plan Appendix B, or alter any foundation component designation in the General Plan.

I. The proposed change does not involve a change or conflict with the Riverside Vision.

The County General Plan discusses many concepts which are broken into categories including housing, population growth, community, transportation, etc. Specifically, to identify a few key concepts, the Housing Portion of the Riverside County Vision states "Mixed-use development occurs at numerous urban concentrations in city spheres and unincorporated communities, many of which include residential uses." The proposed project site is located within the City Sphere of Riverside and located within a predominantly developed area. Existing land uses adjacent to the project site consist of single family dwellings to the east and west, an existing elementary school to the east, commercial businesses to the west, and industrial facilities to the north and south. By utilizing the existing vacant site for the continuation of single family residential development, it will assist in creating a mixed-use environment of varying uses and residential density (rural residential, medium density residential, and high density residential).

The Transportation Element of the Riverside County Vision outlines that the "Land use/transportation connection is a key part of the development process and has served to reduce the number of vehicle trips compared to earlier patterns of development".

Located along Center Street (north of project boundary) is an existing Riverside Transit Agency (RTA) bus line (Route No. 14) and the proposed Hunter Park Metrolink station located approximately 1 mile to the south of the project site. The proposed project would contribute to reducing vehicular trips and improving the land use/transportation connection through being located within close vicinity of public transit lines.

II. The proposed project will not conflict with any General Plan Principle set forth in the General Plan Appendix B.

Principles in General Plan Appendix B consist of seven categories of principals; these categories of principles consist of Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project is consistent with these principles. There are two principles that specifically apply to this project.

The first principle of note is within the Community Design category, more specifically the Community Variety, Choice, and Balance Principle.

Existing communities should be revitalized through the redevelopment of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. To the extent possible, attention should be focused on brownfields and other urban sites whose rehabilitation provides not only economic benefits but also environmental improvements.

Currently, the proposed project site is vacant and is intended for light industrial development. Through amending the General Plan Land Use Designation, the proposed residential development would utilize a vacant site and create a compatible use within close vicinity of surrounding residential land uses that are located to the east and west of the project site.

The second principle of note is within the Transportation Category, more specifically the Pedestrian, Bicycle, and Equestrian Friendly Communities Principle.

Compact development patterns and location of higher density uses near community centers should allow services to be safely accessed by walking, bicycling, or other non-motorized means. Typically, walking is a feasible option within a one-quarter to one-half mile distance. Streets, pedestrian paths and bicycle paths should contribute to a system of fully-connected and intersecting routes. Their design should encourage safe pedestrian and bicycle use. Bicycle and pedestrian paths should be conveniently located and linked to commercial, public, educational, and institutional uses.

The proposed project is located within walking distance of community centers and community designations including the adjacent Highgrove Elementary School located to the immediate east of the project site, Grand Terrace High School and Pico Park to the northwest, and Highgrove Community park to the northeast of the project site.

III. Finally, General Plan Amendment No. 1126 does not involve a conflict in any foundation component designation as the existing foundation component designation of Community Development will remain unchanged.

The second required finding explains that the proposed amendment would either contribute to the achievement of the purpose of the General Plan or, at a minimum, would not be detrimental to them.

One of the main purposes of the General Plan is for the logical development of the County. Land Use Policy No. 22.1 defines that one of the goals of the County is to "accommodate the development of single-and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps." Currently, the project site has a Land Use Designation of Community Development: Light Industrial (CD:LI) and a zoning classification of Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P). The project is surrounded to the east and west by existing properties with residential land use designations. By amending the current Land Use Designation, the proposed project would create a logical continuation of Medium Density Residential (MDR) and would utilize existing infrastructure which services the existing residential developments that are located to the east and west of the project site. By amending the General Plan designation, the project would contribute to the achievement of the purpose and would not be detrimental to the General Plan.

The third required finding provides that special circumstances or conditions have emerged that were unanticipated in preparing the Riverside County General Plan.

The proposed Project site is in unincorporated Riverside County, but within the City of Riverside's Sphere of Influence and potential Highgrove Annexation area. At the time the County of Riverside General Plan was adopted in October 2003 the City of Riverside's General Plan designated the Project site that is within the City's potential annexation area as Industrial. The Riverside County General Plan designated the site Industrial in order to be consistent with the City of Riverside's General Plan which was in effect at the time. In November of 2007, the City of Riverside adopted its General Plan 2025. The City's General Plan 2025 amended the land use designation of the project site that is within the City's potential annexation area from Industrial to Medium Density Residential. This change in land use designation by the City of Riverside in 2007 from Industrial to Medium Density Residential was unanticipated at the time of the County of Riverside's General Plan was prepared in 2003. Thus, GPA No. 1126 is intended to reflect this special circumstance by changing the site's land use designation to provide consistency with the City of Riverside General Plan.

Environmental Assessment No. 42636 identified the following potentially significant impacts:

- | | |
|------------------------------------|------------------------------|
| a. Biological Resources | e. Noise |
| b. Cultural Resources | f. Public Services |
| c. Greenhouse Gas Emissions | g. Utilities/Service Systems |
| d. Hazards and Hazardous Materials | |

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed One-Family Dwelling (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

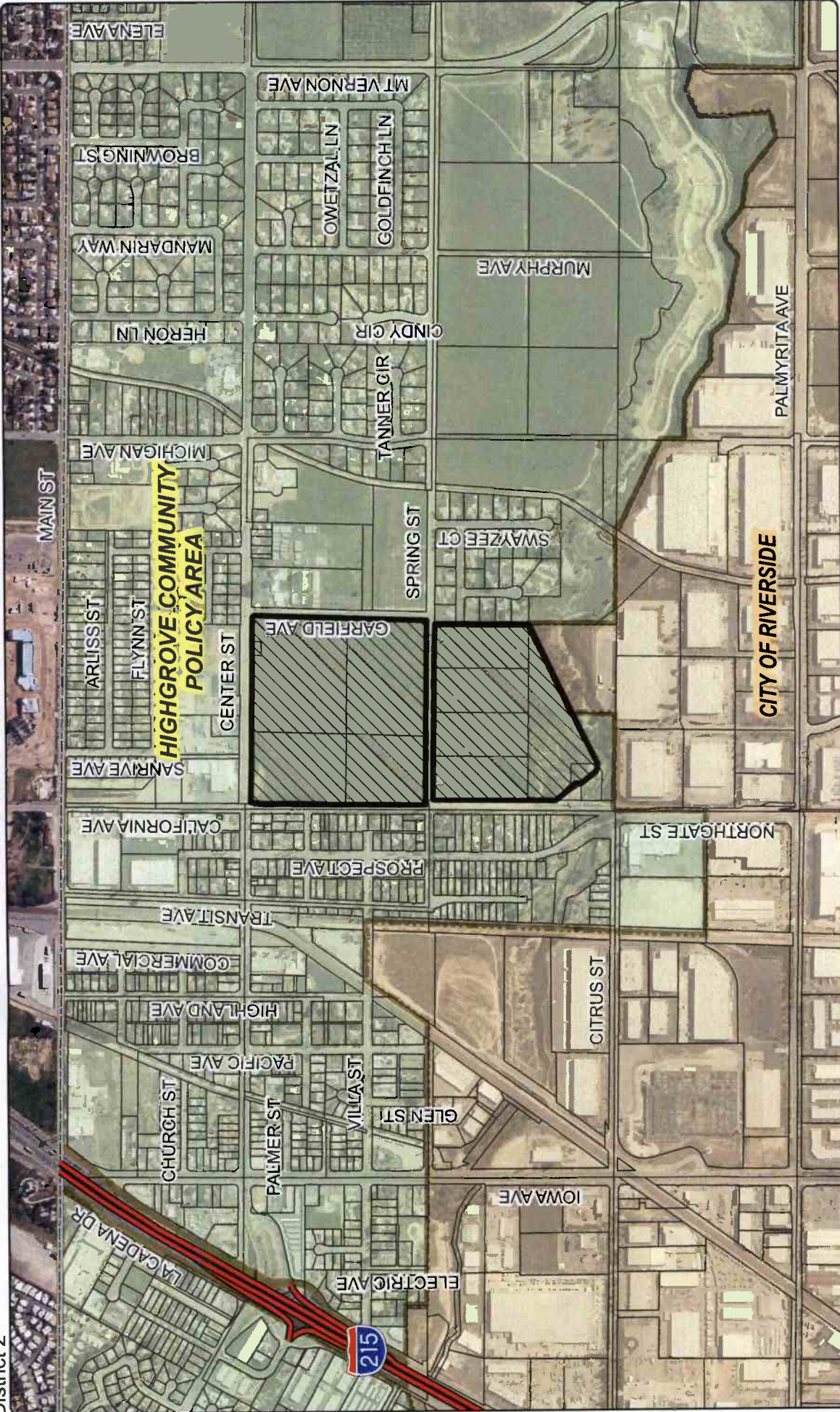
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agriculture Preserve;
 - b. An WRMSHCP Cell Group;
 - c. A Fault Zone;
 - d. A dam inundation area; and
 - e. An area drainage plan area.
3. The project site is located within:
 - a. The city of Riverside sphere of influence;
 - b. An Airport Influence Area;
 - c. Riverside County Flood District;
 - d. An area of low liquefaction potential;
 - e. An area susceptible to soil subsidence;
 - f. An area of high paleontological sensitivity;
 - g. Riverside Unified School District;
 - h. An 100-year flood plain;
 - i. Stephens Kangaroo Rate Fee Area; and;
 - j. County Service Area No. 126 (Highgrove)
4. The subject site is currently designated as Assessor's Parcel Numbers 255-060-014, 255-060-015, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019, and 255-110-029.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07811 GPA01126 TR36668
VICINITY/POLICY AREAS

Date Drawn: 10/24/13
 Vicinity Map

Supervisor Tavaglione
 District 2



Author: Vinnie Nguyen

Zoning District: University



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided in the current General Plan. For more information, please contact the County Planning Department offices in Riverside at 951.955.3200 (Western County) or in Palm Desert at (760)363-4277 (Eastern County) or Webster: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07811 GPA01126 TR36668

Supervisor Tavaglione
District 2

Date Drawn: 04/07/2015

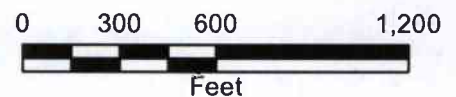
LAND USE

Exhibit 1



Zoning District: University

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

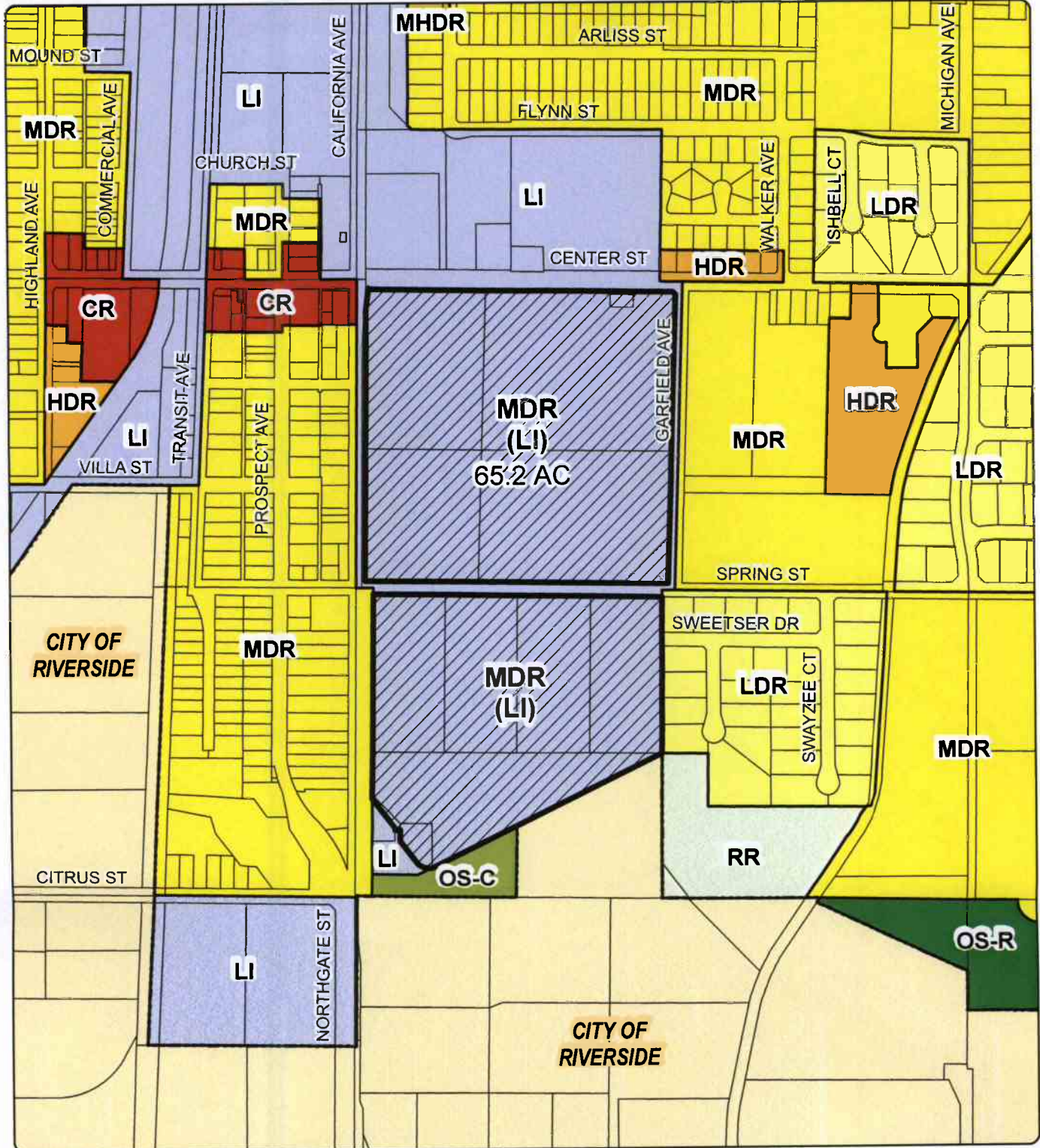
CZ07811 GPA01126 TR36668

Date Drawn: 04/07/2015

Supervisor Tavaglione
District 2

PROPOSED GENERAL PLAN

Exhibit 6



Zoning District: University

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

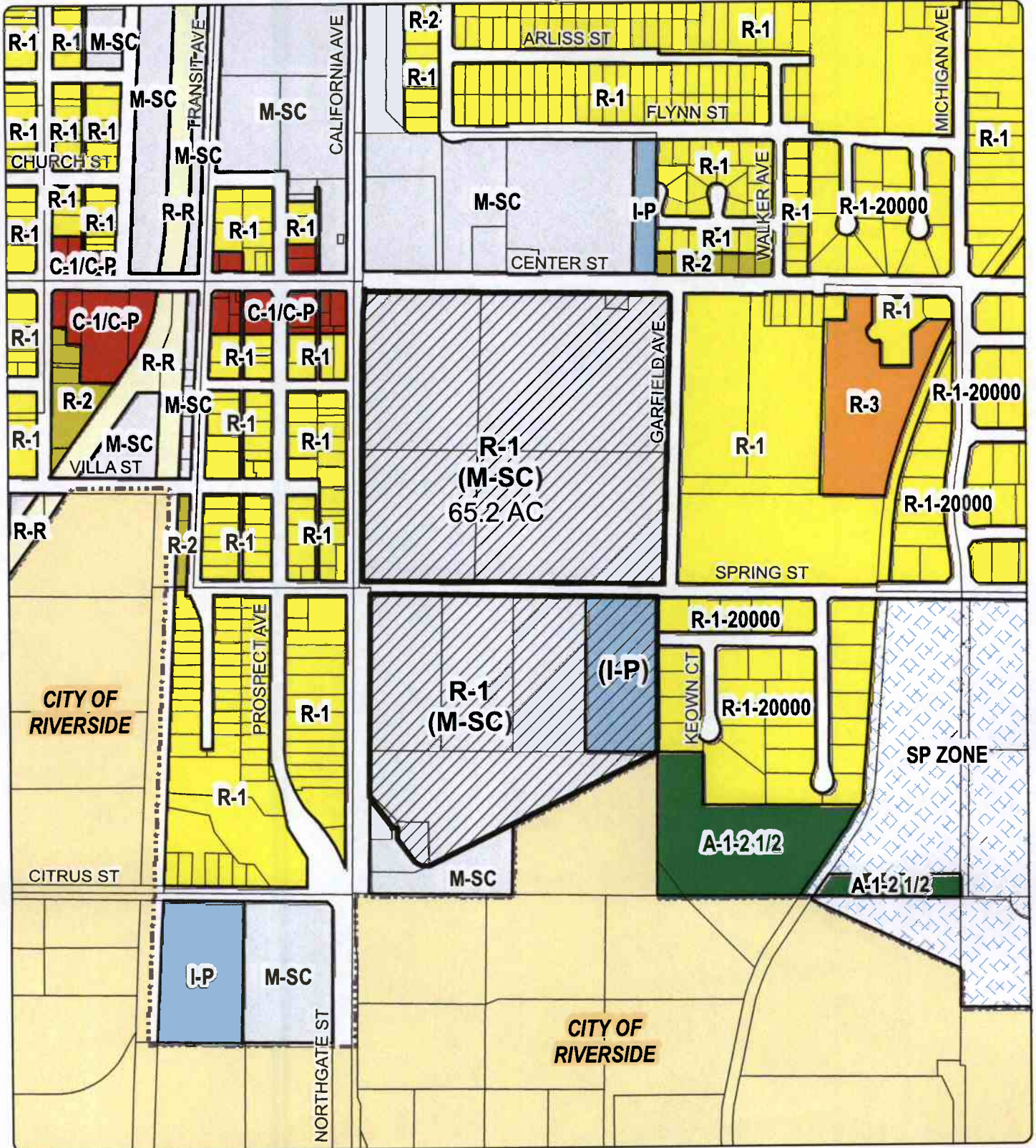
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Supervisor Tavaglione
District 2

Date Drawn: 04/07/2015

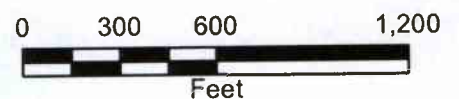
Exhibit 3

PROPOSED ZONING



Zoning District: University

Author: Vinnie Nguyen



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TENTATIVE TRACT MAP NO 36668

HIGHGROVE AREA

COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL AREA DATA TABLE

PARCEL #	AREA	USABLE AREA
1	8,554 SF	8,119 SF
2	7,920 SF	7,506 SF
3	7,920 SF	7,503 SF
4	7,920 SF	7,506 SF
5	7,920 SF	7,484 SF
6	7,819 SF	7,484 SF
7	8,417 SF	8,145 SF
8	14,636 SF	13,200 SF
9	8,378 SF	7,378 SF
10	1,915 SF	1,200 SF
11	7,820 SF	7,079 SF
12	7,820 SF	7,074 SF
13	7,820 SF	7,106 SF
14	7,820 SF	7,127 SF
15	7,820 SF	7,127 SF
16	7,820 SF	7,120 SF
17	7,820 SF	7,062 SF
18	7,820 SF	7,034 SF
19	7,820 SF	6,994 SF
20	7,915 SF	6,980 SF
21	8,016 SF	6,856 SF
22	11,750 SF	12,823 SF
23	9,978 SF	8,547 SF
24	7,950 SF	7,534 SF
25	8,094 SF	7,592 SF
26	8,094 SF	7,592 SF
27	8,094 SF	7,592 SF
28	8,094 SF	7,592 SF
29	8,094 SF	7,592 SF
30	8,367 SF	7,797 SF
31	8,176 SF	7,355 SF
32	8,176 SF	7,319 SF
33	8,176 SF	7,491 SF
34	8,176 SF	7,470 SF
35	7,845 SF	7,117 SF
36	14,838 SF	13,451 SF
37	12,685 SF	12,085 SF
38	7,739 SF	7,288 SF
39	7,920 SF	7,029 SF
40	7,920 SF	6,983 SF
41	7,920 SF	6,969 SF
42	7,920 SF	7,620 SF
43	7,920 SF	7,608 SF
44	7,920 SF	7,648 SF
45	7,920 SF	7,685 SF
46	7,920 SF	7,722 SF
47	7,920 SF	7,748 SF
48	7,920 SF	7,491 SF
49	7,920 SF	7,556 SF
50	7,920 SF	7,556 SF
51	7,920 SF	7,578 SF
52	8,223 SF	8,050 SF
53	7,888 SF	6,822 SF
54	7,561 SF	6,487 SF
55	7,600 SF	6,413 SF
56	7,600 SF	6,489 SF
57	7,658 SF	6,676 SF
58	8,790 SF	7,621 SF
59	8,782 SF	7,864 SF
60	8,782 SF	8,147 SF

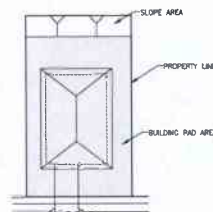
PARCEL #	AREA	USABLE AREA
61	8,849 SF	8,307 SF
62	7,200 SF	6,880 SF
63	7,200 SF	7,506 SF
64	7,200 SF	6,860 SF
65	7,200 SF	6,880 SF
66	7,228 SF	6,842 SF
67	7,615 SF	7,815 SF
68	8,728 SF	7,728 SF
69	7,728 SF	7,728 SF
70	7,287 SF	7,286 SF
71	7,823 SF	7,484 SF
72	8,152 SF	7,047 SF
73	8,488 SF	7,755 SF
74	15,037 SF	13,300 SF
75	8,372 SF	8,372 SF
76	7,886 SF	7,885 SF
77	7,848 SF	7,584 SF
78	8,281 SF	7,810 SF
79	7,799 SF	7,529 SF
80	8,707 SF	8,584 SF
81	15,270 SF	15,209 SF
82	7,596 SF	7,596 SF
83	8,147 SF	7,888 SF
84	7,871 SF	6,661 SF
85	7,879 SF	6,874 SF
86	7,668 SF	6,874 SF
87	7,653 SF	6,942 SF
88	7,817 SF	7,006 SF
89	7,720 SF	7,379 SF
90	7,879 SF	6,994 SF
91	7,885 SF	7,016 SF
92	7,852 SF	7,003 SF
93	7,639 SF	6,896 SF
94	7,629 SF	7,066 SF
95	7,636 SF	7,347 SF
96	7,843 SF	7,360 SF
97	7,365 SF	7,305 SF
98	7,588 SF	7,245 SF
99	7,588 SF	7,255 SF
100	7,588 SF	7,245 SF
101	7,585 SF	7,245 SF
102	7,811 SF	7,288 SF
103	7,488 SF	7,208 SF
104	7,511 SF	7,191 SF
105	7,511 SF	7,171 SF
106	7,511 SF	7,191 SF
107	7,570 SF	6,493 SF
108	7,641 SF	6,821 SF
109	7,480 SF	6,471 SF
110	7,480 SF	6,523 SF
111	7,480 SF	6,610 SF
112	7,480 SF	6,771 SF
113	7,588 SF	7,165 SF
114	7,604 SF	6,987 SF
115	7,604 SF	6,987 SF
116	7,604 SF	6,987 SF
117	7,604 SF	7,006 SF
118	7,604 SF	7,043 SF
119	7,606 SF	7,311 SF
120	7,787 SF	7,531 SF

PARCEL #	AREA	USABLE AREA
121	7,200 SF	7,470 SF
122	7,758 SF	7,428 SF
123	7,758 SF	7,506 SF
124	7,758 SF	7,409 SF
125	7,758 SF	7,409 SF
126	7,741 SF	7,352 SF
127	7,830 SF	7,425 SF
128	7,830 SF	7,405 SF
129	7,830 SF	7,405 SF
130	7,830 SF	7,405 SF
131	7,780 SF	6,567 SF
132	9,091 SF	8,821 SF
133	8,736 SF	8,282 SF
134	8,737 SF	8,241 SF
135	8,898 SF	8,332 SF
136	8,973 SF	8,478 SF
137	9,184 SF	9,049 SF
138	11,284 SF	11,118 SF
139	7,873 SF	7,535 SF
140	7,200 SF	5,520 SF
141	7,209 SF	6,543 SF
142	7,407 SF	6,714 SF
143	7,737 SF	7,395 SF
144	10,724 SF	10,637 SF
145	7,383 SF	7,178 SF
146	7,879 SF	7,809 SF
147	7,921 SF	7,704 SF
148	7,922 SF	7,704 SF
149	7,922 SF	7,704 SF
150	7,922 SF	7,704 SF
151	9,010 SF	8,228 SF
152	8,497 SF	8,023 SF
153	8,504 SF	8,004 SF
154	8,504 SF	8,004 SF
155	8,504 SF	8,005 SF
156	8,851 SF	8,362 SF
157	8,483 SF	6,310 SF
158	7,800 SF	6,368 SF
159	7,800 SF	6,411 SF
160	7,488 SF	6,519 SF
161	7,888 SF	6,581 SF
162	7,800 SF	7,520 SF
163	7,800 SF	7,860 SF
164	8,238 SF	8,587 SF
165	8,923 SF	8,124 SF
166	8,878 SF	8,616 SF
167	8,100 SF	8,634 SF
168	8,992 SF	8,830 SF
169	8,740 SF	8,736 SF
170	9,034 SF	8,286 SF
171	8,422 SF	7,675 SF
172	8,399 SF	7,889 SF
173	8,878 SF	8,752 SF
174	7,808 SF	7,728 SF
175	7,800 SF	7,800 SF
176	7,800 SF	7,800 SF
177	7,800 SF	7,440 SF
178	7,487 SF	3,708 SF
179	7,540 SF	6,080 SF
180	7,200 SF	5,784 SF

LOT BREAKDOWN

LOT #	AREA	REMARK
81	15,210 SF	HIGH LOT
64	7,200 SF	LOW LOT

AVERAGE LOT SIZE 8,200 SF

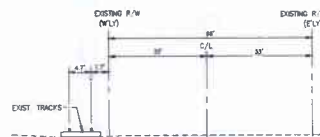
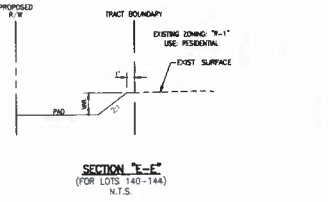
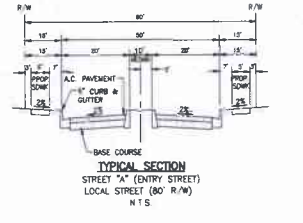
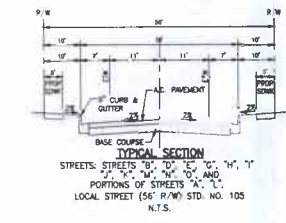
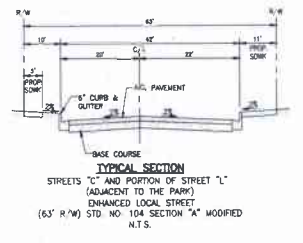
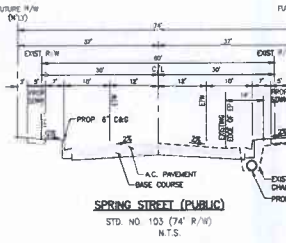
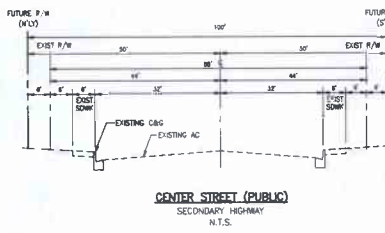
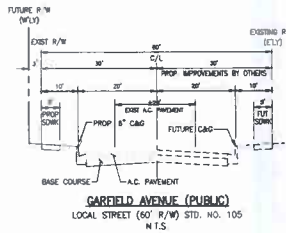
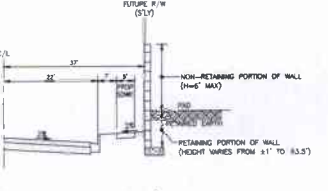
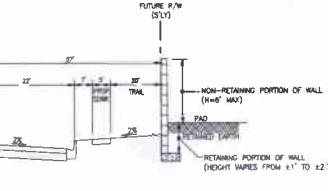
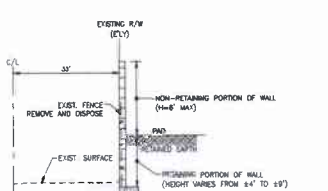
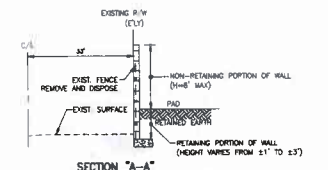


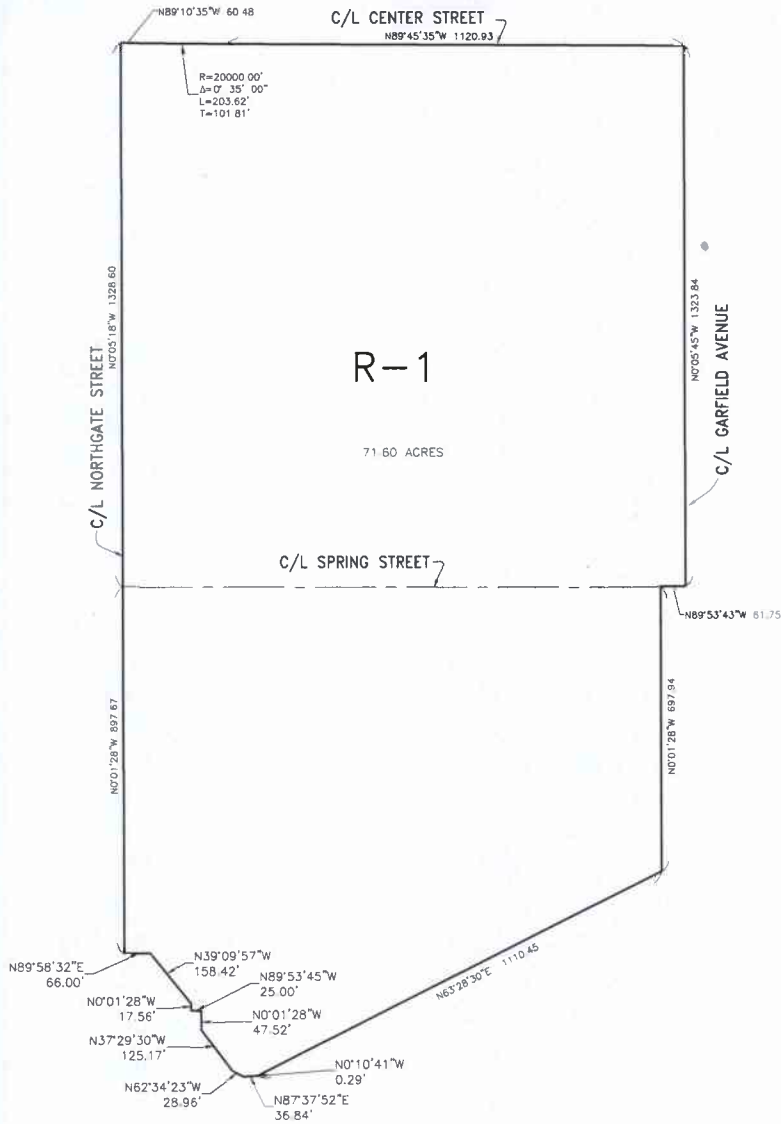
MINIMUM NET USABLE AREA
 LOT AREA = 7,200 SF MIN.
 BUILDING PAD = 5,500 SF MIN.
 N.T.S.

A MINIMUM BUILDING PAD USABLE AREA OF 6,500 SF, OR TWENTY FOOT LEVEL REAR YARDS WILL BE PROVIDED PER THE COUNTYWIDE DESIGN GUIDELINES. THE USABLE AREA MAY REQUIRE RETAINING WALLS WHICH WILL BE DICTATED BY THE HOUSE PLOTTING FOR EACH INDIVIDUAL LOT.

EXISTING POWER POLE TABLE

POWER POLE #	SIZE (KV)	NOTE
2378028E	66 KV	PROTECT IN PLACE
4028984E	66 KV	PROTECT IN PLACE
1891802E	66 KV	TO BE RELOCATED
694508E	66 KV	TO BE RELOCATED
694509E	66 KV	TO BE RELOCATED
4419711E	66 KV	TO BE RELOCATED
694503E	66 KV	TO BE RELOCATED
4402211E	66 KV	PROTECT IN PLACE
1981300E	66 KV	PROTECT IN PLACE
1981329E	66 KV	PROTECT IN PLACE
1981328E	66 KV	PROTECT IN PLACE
1981327E	66 KV	PROTECT IN PLACE
1981326E	66 KV	PROTECT IN PLACE
1981325E	66 KV	PROTECT IN PLACE
1981324E	66 KV	PROTECT IN PLACE
1112585E	66 KV	PROTECT IN PLACE
1734453E	66 KV	TO BE RELOCATED
1734452E	66 KV	PROTECT IN PLACE
1734451E	66 KV	PROTECT IN PLACE
1198440E	66 KV	PROTECT IN PLACE
4070830E	66 KV	PROTECT IN PLACE
533408E	N/A	TO BE REMOVED
694501E	66 KV	TO BE RELOCATED





R-1 ONE-FAMILY DWELLINGS



SCALE IN FEET
 200 100 0 200

MAP. NO. _____
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 UNIVERSITY DISTRICT

CHANGE OF ZONE CASE NO. _____
 AMENDING ORDINANCE NO. _____
 ADOPTED BY ORDINANCE NO. _____
 ADOPTION DATE _____
 RIVERSIDE COUNTY BOARD

CASE: CZ NO. 7811
 DATE: 5-8-2015
 PLANNER: P. LANGE

APN 255-060-014 THRU 018
 APN 255-110-003 THRU 006
 APN 255-110-015
 APN 255-110-019
 APN 255-110-029

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

GENERAL PLAN AMENDMENT No. 01126, CHANGE OF ZONE No. 07811 AND TENTATIVE TRACT
MAP No. 36668

ENVIRONMENTAL ASSESSMENT No. 42636

LEAD AGENCY:

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501

PROJECT APPLICANT:

BIXBY LAND COMPANY
2211 MICHELSON DRIVE, SUITE 500
IRVINE, CA 92612

CEQA CONSULTANT:



T&B PLANNING, INC.
17542 EAST 17TH STREET, SUITE 100
TUSTIN, CA 92780

July 16, 2015

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LIST OF TECHNICAL APPENDICES

The technical studies appended to this Initial Study/Mitigated Negative Declaration are listed below. The technical studies are herein incorporated by reference and are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA, Monday through Friday, 8:00 a.m. to 5:00 p.m.

- **Appendix A:** Initial Study/Environmental Assessment No. 42636
- **Appendix B:** Mitigation, Monitoring and Reporting Program
- **Appendix C:** Air Quality Impact Analysis (prepared by Urban Crossroads)
- **Appendix D1:** General Biological Resources Assessment (prepared by Alden Environmental, Inc.)
- **Appendix D2:** Burrowing Owl Survey Results Report (prepared by Alden Environmental, Inc.)
- **Appendix E1:** Phase I Cultural Resources Survey (prepared by Brian F. Smith & Associates)
- **Appendix E2:** Paleontological Resource Assessment (prepared by Brian F. Smith & Associates)
- **Appendix F1:** Preliminary Geotechnical Investigation (prepared by Petra Geotechnical, Inc.)
- **Appendix F2:** Infiltration Test Results (prepared by Petra Geotechnical, Inc.)
- **Appendix G:** Greenhouse Gas Analysis (prepared by Urban Crossroads)
- **Appendix H:** Phase I Environmental Site Assessment (prepared by Petra Geotechnical, Inc.)
- **Appendix I:** Drainage Study Report (prepared by Albert A. Webb Associates)
- **Appendix J:** Project-Specific Water Quality Management Plan (prepared by Albert A. Webb Associates)
- **Appendix K:** Noise Impact Analysis (prepared by Urban Crossroads)
- **Appendix L:** Traffic Impact Analysis (prepared by Urban Crossroads)
- **Appendix M:** Written Correspondence

ACRONYMS AND ABBREVIATIONS

A

AB 32	Assembly Bill 32, Global Warming Solutions Act of 2006
AB 1493	Assembly Bill 1493, Pavely Fuel Efficiency Standards
AB 1881	Assembly Bill 1881, California Water Conservation in Landscaping Act of
ADT	Average Daily Traffic
ALUC	Airport Land Use Commission
AM	Ante Meridiem
AMSL	Above Mean Sea Level
APE	Area of Potential Effect
APN	Assessor Parcel Numbers
AQMP	Air Quality Management Plan
AST's	Above Ground Storage Tanks
ASTM	American Society of Testing and Materials
Av	Avenue
AWS	All Way Stop

B

BAAQMD	Bay Area Air Quality Management District
BAU	Business As Usual
BLM	Bureau of Land Management
BMP's	Best Management Practices

C

C&D	Construction and Demolition
CAAQS	California Ambient Air Quality Standards
CalEEMod™	California Emissions Estimator Model
CalTrans	California Department of Transportation
CALVENO	California Vehicle Noise Emission Levels
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CASSA	Criteria Area Species Survey Area
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CIWMP	Countywide Integrated Waste Management Plan
CH ₄	Methane
CMP	Congestion Management Program
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
CNEL	Community Noise Equivalent Level
CSA	County Service Area
CSS	Cross-Street Stop
CVWD	Coachella Valley Water District
CWA	Clean Water Act
CY	Cubic Yards

CZ	Change of Zone
D	
DBESP	Determination of Biological Superior or Equivalent Preservation
dBA	A-Weighted Decibels
DIF	Development Impact Fee
DTSC	Department of Toxic Substances
DU	Dwelling Unit
E	
e/o	east of
E+P	Existing Plus Project
EA	Environmental Assessment
EAP	Existing Plus Ambient Plus Project
EAPC	Existing Plus Ambient Plus Project Plus Cumulative
EDR	Environmental Data Resources, Inc.
EIC	Eastern Information System
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
F	
F	Fahrenheit
FAR	Floor to Area Ratio
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FICON	Federal Interagency Committee on Noise
FTA	Federal Transit Administration
G	
GCC	Global Climate Change
GHG	Greenhouse Gase
GIS	Geographic Information System
GLO	General Land Office
GPA	General Plan Amendment
H	
HAP	Highgrove Area Plan
HCP	Habitat Conservation Plan
HETs	High-Efficiency Toilets
I	
I-10	Interstate 10
I-15	Interstate 15
I-215	Interstate 215
I-P	Industrial Park (Zoning Designation)
IS	Initial Study
IS/MND	Initial Study/MND
ITE	Institute of Transportation Engineers

J

K

kBTU/yr Kilo-British Thermal Units per Year
kWH/yr Kilowatt Hours per Year

L

LAFCO Local Agency Formation Commission
LCA Life-Cycle Analysis
Leq Equivalent continuous (average) sound level
LI Light Industrial (General Plan Land Use Designation)
LOS Level of Service
LST Localized Significance Threshold

M

MARB/IP March Air Reserve Base/Inland Port
MBTA Migratory Bird Treaty Act
MGD Million Gallons per Day
MMRP Mitigation Monitoring and Reporting Program
MND Mitigated Negative Declaration
MRZ Mineral Resource Zone
M-SC Manufacturing – Service Commercial (Zoning Designation)
MSHCP Multiple Species Habitat Conservation Plan

N

N/A Not Applicable
n/o north of
N₂O Nitrogen Dioxide
NAAQS National Ambient Air Quality Standards
NAHC Native American Heritage Commission
NEEPSA Narrow Endemic Plant Species Survey Areas
NO_x Oxides of Nitrogen
NO₂ Nitrogen Dioxide
NOI Notice of Intent
NOP Notice or Preparation
NPDES National Pollutant Discharge Elimination System

O

P

pc/mi/ln passenger cars per mile per lane
Pl. Place
PM Post Meridiem
PM_{2.5} Particulate Matter ≤ 2.5 Microns
PM₁₀ Particulate Matter ≤ 10 Microns
PSHA Probabilistic Seismic Hazard Analysis

Q

R

RCDEH-ECP	Riverside County Department of Environmental Health Environmental Cleanup Program
RCIT	Riverside County Internet Technology
RCP	Reinforced Concrete Pipe
RCTC	Riverside County Transportation Commission
REMEL	Reference Energy Mean Emission Level
RivTAM	Riverside County Traffic Analysis Model
RTP	Regional Transportation Plan
RUSD	Riverside Unified School District
RWQCB	Regional Water Quality Control Board
RWQCP	Riverside Water Quality Control Plant

S

s/o	south of
SB 375	Senate Bill 375, Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies
SB 1078	Senate Bill 1078, Renewable Portfolio Standards
SB 1368	Senate Bill 1368, • Statewide Retail Provider Emissions Performance Standards
SCS	Sustainable Communities Strategy
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCGC	Southern California Gas Company
SF	Square Feet
St.	Street
SMARA	Surface Mining and Reclamation Act
SOP	Standard Operating Procedure
SO _x	Oxides of Sulfur
SRA	Source Receptor Area
STC	Sound Transmission Class
SWPPP	Storm Water Pollution Prevention Plan

T

TAZs	Transportation Analysis Zones
TIA	Traffic Impact Analysis
TS	Traffic Signal
TTM	Tentative Tract Map
TUMF	Transportation Uniform Mitigation Fees

U

UCR	University of California Riverside
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
UST's	Underground Storage Tanks
UWIG	Urban/Wildland Interface Guidelines

V

VdB

Vibration Decibels

VMT

Vehicle Miles Travelled

VOC

Volatile Organic Compound

W

w/o

west of

WQMP

Water Quality Management Plan

WRP

Waste Recycling Plan

X / Y / Z

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

This introduction provides the reader with general information regarding: 1) the history of the Project site; 2) a summary of Initial Study (IS) findings supporting the Lead Agency's (County of Riverside's) decision to prepare a Mitigated Negative Declaration (MND) for the proposed Project; 3) standards of adequacy for a MND under the California Environmental Quality Act (CEQA); 4) a description of the format and content of this Initial Study/Mitigated Negative Declaration (IS/MND); and 5) the governmental processing requirements to consider the proposed Project for approval.

1.2 HISTORY OF THE PROJECT SITE

The Project site consists of 65.20 acres of disturbed, undeveloped land in the Highgrove community of unincorporated Riverside County. The site is located south of Center Street, west of Garfield Avenue, east of California Avenue, and north and south of Spring Street. The property was used for agricultural orchards/groves since approximately 930 until sometime before 1967 when the orchards/groves were removed from the far southern portion of the property. In 1930, two residential structures existed on the northwest and southwest portions of the site. Aerial photographs from 1953, 1963, and 1967 show that the two well house structures that currently exist on the site south of Spring Street were present on the site. Prior to 2005, the residential structure that had existed on the northwest portion of the site was removed and the remaining orchards/groves ceased to exist on the site. Prior to 2005-2006, the remaining residential structure was removed from the southwestern portion of the property. The land has remained generally vacant to present. (Petra, 2013b, p. 4) The property was previously subdivided into twelve (12) parcels having Assessor Parcel Numbers (APNs) 255-060-014, 255-060-15, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019, and 255-110-029.

1.3 PROJECT SUMMARY

The proposed Project consists of an application for a General Plan Amendment (GPA No. 01126), a Change of Zone (CZ 07811), and a Tentative Tract Map (TTM 36668). GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and the Highgrove Area Plan (HAP) Land Use Plan land use designations as they pertain to the site from "Community Development: Light Industrial (LI)" to "Community Development: Medium Density Residential (MDR)," which would allow for development of the site with single-family detached and/or attached residences at densities ranging from 2.0 to 5.0 dwelling units per acre (du/ac) and lot sizes ranging from 5,500 square feet (SF) to 20,000 SF. (Riverside County, 2003a, Table LU 4). CZ 07881 proposes to change the zoning designation of the 65.20-acre site from "Manufacturing-Service Commercial (M-SC)" to One Family Dwellings (R-1)," which would allow for development of the site with one-family dwellings and limited agricultural uses with minimum lot size requirements of 7,200 SF. TTM 36668 proposes to subdivide the 65.20-acre site into 200 single-family residential lots on 37.82 acres; two (2) park sites on 4.01 acres; eleven (11) open space and regional trail lots on 1.10 acres; three (3) lots reserved for water quality basins on 2.54 acres; 16.41 acres of local streets; and 0.68 acre for additional right of way. Existing easements for two water irrigation well sites occur on 0.08 acres south of Spring Street, which would remain. Refer to Section 3.0, *Project Description*, for a comprehensive description of the proposed Project.

The proposed Project also includes off-site infrastructure improvements. The Project would be required to construct a ten-inch water line within the existing improved alignment of Center Street between proposed Street A to the existing intersection of Center Street and Michigan Avenue (approximately 1,900 linear feet). This ten-inch water line would connect to a proposed eight-inch

water line within the Project's proposed Street A. Eight-inch water lines also would be constructed within each of the on-site local roadways to provide water service to individual lots. In addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720 feet. This proposed eight-inch water line would connect off-site to the existing eight-inch water line in Spring Street.

1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.4.1 CEQA Objectives

The principal objectives of CEQA are to: 1) inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities; 2) identify the ways that environmental damage can be avoided or significantly reduced; 3) prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and 4) disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.4.2 CEQA Requirements for Mitigated Negative Declarations (MNDs)

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

1.4.3 Initial Study Findings

Appendix A to this IS/MND contains a copy of the Initial Study that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (Riverside County Initial Study/Environmental Assessment No. 42636). The Initial Study determined that implementation of the proposed Project would not result in any significant environmental effects under the impact areas of aesthetics, agriculture/forest resources, air quality, geology/soils, hydrology/water quality, land use/planning, mineral resources, population/housing, recreation, and transportation/traffic. The Initial Study determined that the proposed Project would result in potentially significant effects to the following issue areas, but the applicant has agreed to incorporate mitigation measures that would avoid or mitigate the effects to a point where clearly no significant effects would occur: biological resources, cultural resources, greenhouse gas emissions, hazards/hazardous materials, noise, public services, and utilities/service systems. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (County of Riverside), that the Project as revised may have a significant effect on the environment. Therefore, and based on the findings of the Initial Study, the County of Riverside determined that a MND shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15070(b).

1.4.4 CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines § 15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines § 15125[a]). In the case of the proposed Project, the Initial Study determined that an MND is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation (NOP). The Project Applicant submitted applications to Riverside County for the proposed Project in October 2013, at which time the County commenced environmental analysis. Accordingly, the environmental setting for the proposed Project is defined as the physical environmental conditions on the Project site and in the vicinity of the Project site as they existed in October 2013.

1.4.5 Format and Content of this Mitigated Negative Declaration

This MND, in conjunction with the Environmental Assessment/Initial Study Checklist ("Initial Study") prepared to evaluate the proposed Project's potential to result in significant environmental effects, the Mitigation Monitoring and Reporting Program (MMRP), and the technical studies prepared in support of the Initial Study and MND, identify the potential environmental effects attributable to the proposed Project and specify mitigation measures where necessary to minimize or avoid the Project's significant environmental effects.

This MND includes a summary of the Project site's history, provides a summary of the relevant CEQA requirements for preparation and processing a MND, an overview of the existing environmental setting that forms the baseline for the environmental analysis, and a detailed description of the proposed Project. The Initial Study prepared in support of this MND is provided as *Appendix A*.

The MMRP, which summarizes the various mitigation measures that were identified to minimize or avoid the Project's significant environmental effects, is provided as *Appendix B*. The MMRP also indicates the required timing for the implementation of each mitigation measure, identifies the parties responsible for implementing and/or monitoring each mitigation measure, and identifies the level of significance following the incorporation of each mitigation measure.

Provided as *Appendices C through M* are the various technical studies and other supporting information that were relied upon in support of the findings contained in the Initial Study, and include the following:

- Appendix C Air Quality Impact Analysis prepared by Urban Crossroads, Inc. and dated October 2, 2014.
- Appendix D1 General Biological Resources Assessment prepared by Alden Environmental, Inc. and dated January 30, 2014.
- Appendix D2 Burrowing Owl Survey Results Report prepared by Alden Environmental, Inc. and dated September 11, 2013.
- Appendix E1 Phase I Cultural Resources Survey prepared by Brian F. Smith and Associates, Inc. and dated December 12, 2013.
- Appendix E2 Paleontological Resource Assessment prepared by Brian F. Smith and Associates, Inc. and dated December 10, 2013.

- Appendix F1 Preliminary Geotechnical Investigation prepared by Petra Geotechnical, Inc. and dated December 13, 2013.
- Appendix F2 Infiltration Test Results prepared by Petra Geotechnical, Inc. and dated December 19, 2013.
- Appendix G Greenhouse Gas Analysis prepared by Urban Crossroads, Inc. and dated October 2, 2014.
- Appendix H Phase I Environmental Site Assessment prepared by Petra Geotechnical, Inc. and dated November 22, 2013.
- Appendix I Drainage Study Report prepared by Albert A. Webb Associates and dated November 2014.
- Appendix J Project-Specific Water Quality Management Plan prepared by Albert A. Webb Associates and dated November 2014.
- Appendix K Noise Impact Analysis prepared by Urban Crossroads, Inc. and dated November 13, 2014.
- Appendix L Traffic Impact Analysis prepared by Urban Crossroads, Inc. and dated July 21, 2014.
- Appendix M Written Correspondence

1.4.6 Mitigated Negative Declaration Processing

The Riverside County Planning Department directed and supervised the preparation of this MND, which reflects the sole independent judgment of Riverside County. Following completion of this MND, a Notice of Intent (NOI) to adopt the MND will be distributed as part of the Planning Commission hearing notice to the following entities: 1) organizations and individuals who have previously requested such notice in writing; 2) owners and occupants of contiguous property shown on the latest equalized assessment roll; 3) responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); and 4) the Riverside County Clerk. The NOI will identify the location(s) where the MND, Initial Study, MMRP, and associated technical reports are available for public review. In addition, notice of the Planning Commission hearing and 20-day review period for the MND also will occur via publication in a newspaper of general circulation in the Project area. The Planning Commission hearing notice and associated NOI establishes the 20-day public review period during which written comments on the adequacy of the MND document may be provided to the Riverside County Planning Department.

Following the public review period, the County of Riverside will review any comment letters received and will determine whether any substantive comments were provided that may warrant revisions to the MND document. If substantial revisions are necessary (as defined by CEQA Guidelines §15073.5[b]), then the MND and Initial Study would be recirculated for an additional 20-day public review period. If substantive revisions are not necessary and following conclusion of the public review process, a public hearing will be held before the Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this MND, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will provide a

recommendation to the Board of Supervisors as to whether to approve, conditionally approve, or deny approval of the proposed Project. Subsequently, a hearing before the Riverside County Board of Supervisors will be held, during which the Board of Supervisors will evaluate the Project and the adequacy of this MND and take final action to approve, conditionally approve, or deny approval of the proposed Project.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

Figure 2-1, *Regional Map*, and Figure 2-2, *Vicinity Map*, depict the location of the Project site. The Project site consists of 65.20 acres of undeveloped land located south of Center Street, west of Garfield Avenue, east of California Avenue (roadway public right-of-way that currently accommodates railroad tracks), north and south of Spring Street, and 1.5 miles north of Palmyrita Avenue in the Highgrove Area Plan (HAP) of unincorporated Riverside County. The Project site is located within the City of Riverside sphere of influence and is located approximately 1.5 miles south of the San Bernardino County line. The property encompasses Assessor Parcel Numbers (APNs) 255-060-014, 255-060-015, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019, and 255-110-029 and is located in Section 8, Township 2 South, Range 4 West, San Bernardino Baseline and Meridian.

In addition to evaluating the Project site, off-site infrastructure alignments also are evaluated as part of this IS/MND. The Project proposes to install off-site water lines in Center Street and Spring Street. Specifically, a 10-inch water line would be installed beneath Center Street to extend from the juncture of proposed Street A approximately 1,900 feet east to Michigan Avenue. In addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720 feet. Refer to Section 3.0 for a more detailed description of off-site improvements proposed as part of the Project.

2.2 EXISTING SITE AND AREA CHARACTERISTICS

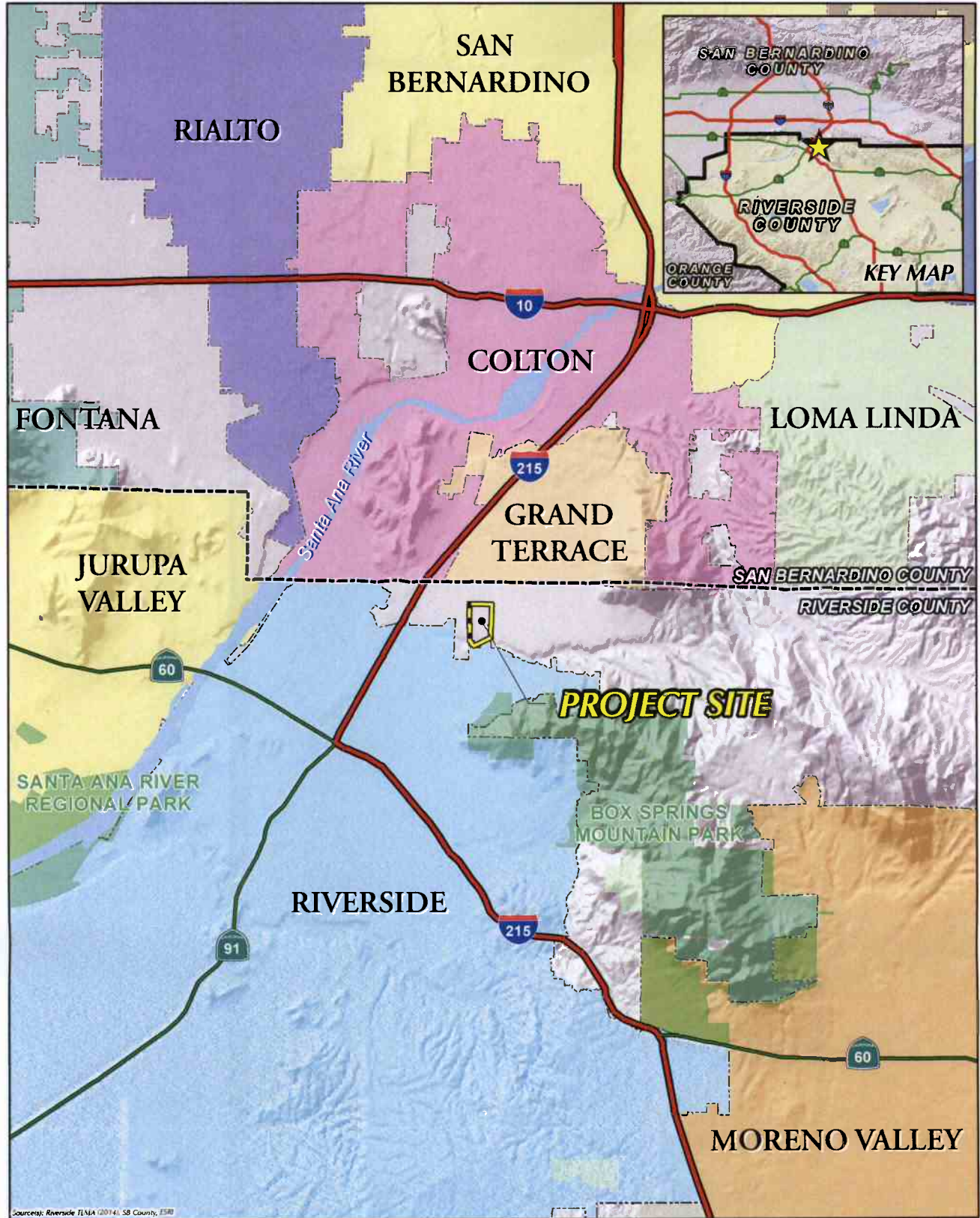
2.2.1 Site Access

The Project site is located approximately 0.65-mile east of Interstate 215 (I-215), which is a north-south oriented facility owned and operated by the California Department of Transportation (CalTrans). I-215 provides a connection between Interstate 10 (I-10) to the north and Interstate 15 (I-15) to the south. Local roadway access to the Project site is primarily provided from paved roads that abut the Project site. Center Street is located to the north, Garfield Avenue is located to the east, and Spring Street runs east/west roughly dividing the Project site into two halves.

2.2.2 Existing Site Conditions

Figure 2-3, *Aerial Photograph*, depicts the existing conditions of the Project site. The majority of the site is relatively flat with on-site elevations ranging from approximately 964 to 1,000 feet above mean sea level (AMSL). The southern portion of the site slopes downward into the adjacent Springbrook Wash, which occurs off-site to the south. The northern portion of the site, north of Spring Street, supports non-native grassland habitat that was previously used for agricultural purposes. The southern portion of the site, south of Spring Street, contains disturbed habitat with some developed areas, including constructed drainage facilities and two small well pump houses connecting to power lines along Spring Street. (Alden, 2014, p. 3)

Three (3) pole mounted transformers exist in association with the well house structure (Well No. 21) on the eastern portion of the site, south of Spring Street. One pad mounted transformer exists in association with the well-house structure (Well No. 22) on the western portion of the site, south of Spring Street. Southern California Edison (SCE) electric power lines with wooden poles extend along the southern side of Spring Street, along the western boundary of the site/California Avenue right-of-



Sources: Riverside PLMA (2014); SB County, ESRI

Figure 2-1

REGIONAL MAP



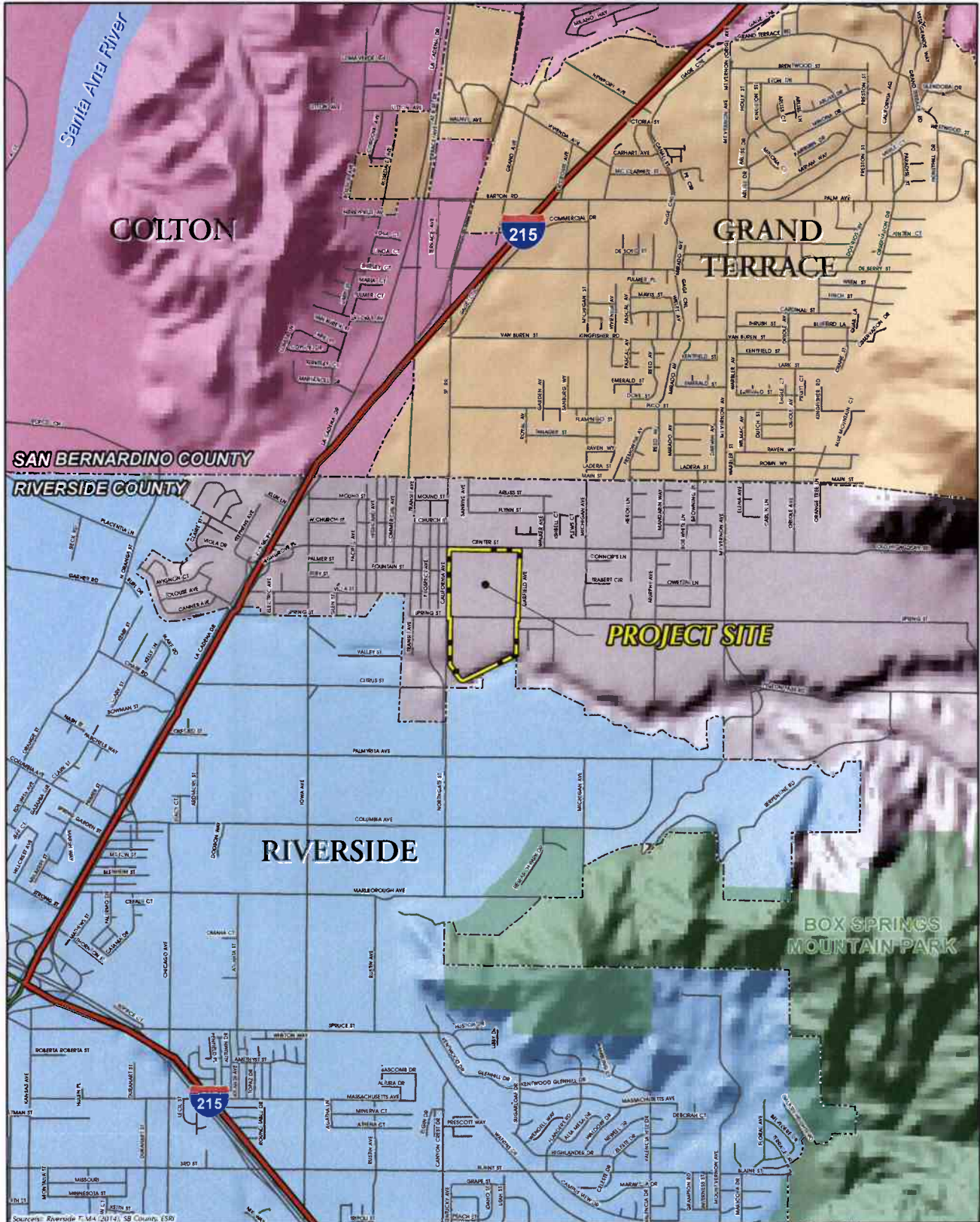
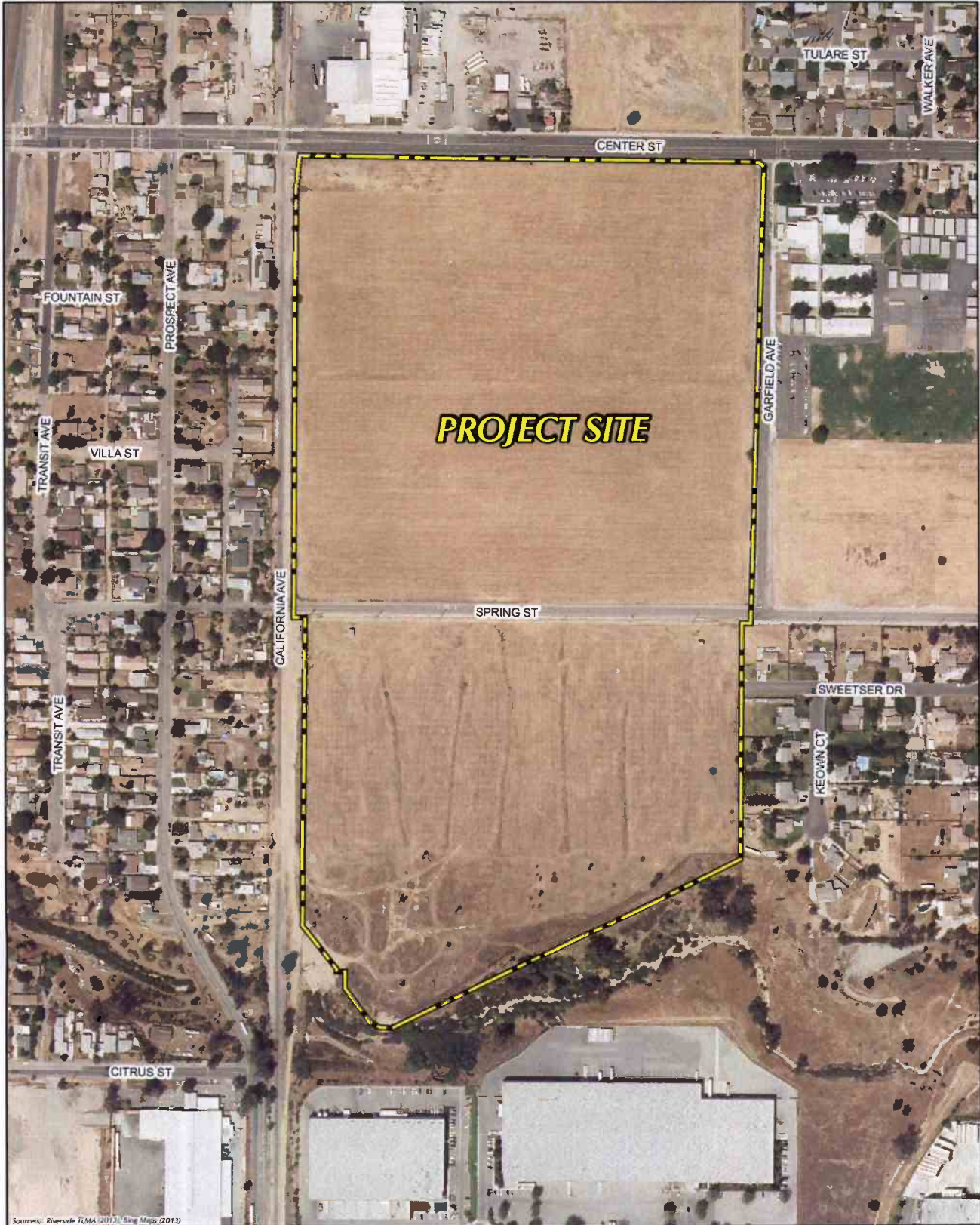


Figure 2-2
VICINITY MAP





Sources: Riverside LCMA (2013), Bing Maps (2013)



Figure 2-3

AERIAL PHOTOGRAPH

way, and along the eastern boundary of the site from Center Street to Spring Street. In addition, six (6) pole mounted transformers are located on the perimeter of the site, with two pole mounted transformers occurring south of Spring Street and four (4) to the west of Garfield Avenue (Petra, 2013b, pp. i-ii).

Figure 2-3 also shows the existing conditions for the Project's off-site impact areas, which consists of paved roadway in the Center Street and Spring Street rights-of-way.

2.2.1 Surrounding Land Uses and Development

Figure 2-4, *Surrounding Land Uses and Development*, depicts the Project site and the existing land uses on and immediately surrounding the Project site. As shown on Figure 2-4, manufacturing-commercial warehouse buildings, several single-family homes, and vacant undeveloped land occur to the north of the Project site, north of Center Street. Springbrook Wash is located immediately south of the Project site, beyond which are several manufacturing-commercial warehouse buildings. Immediately east of the Project site, at the southeastern corner of Center Street and Garfield Avenue, is the Highgrove Elementary School. South of the school site is undeveloped land. East of the Project site and south of Spring Street are residential land uses. Abutting the western boundary of the Project site is the California Avenue public right-of-way, which contains railroad tracks of the Southern Pacific Railroad. A Kinder-Morgan petroleum pipeline and associated easements exist off-site along the western boundary of the Project site, along the alignment of California Avenue. Located west of California Avenue is an existing single-family residential neighborhood.

2.3 PLANNING CONTEXT

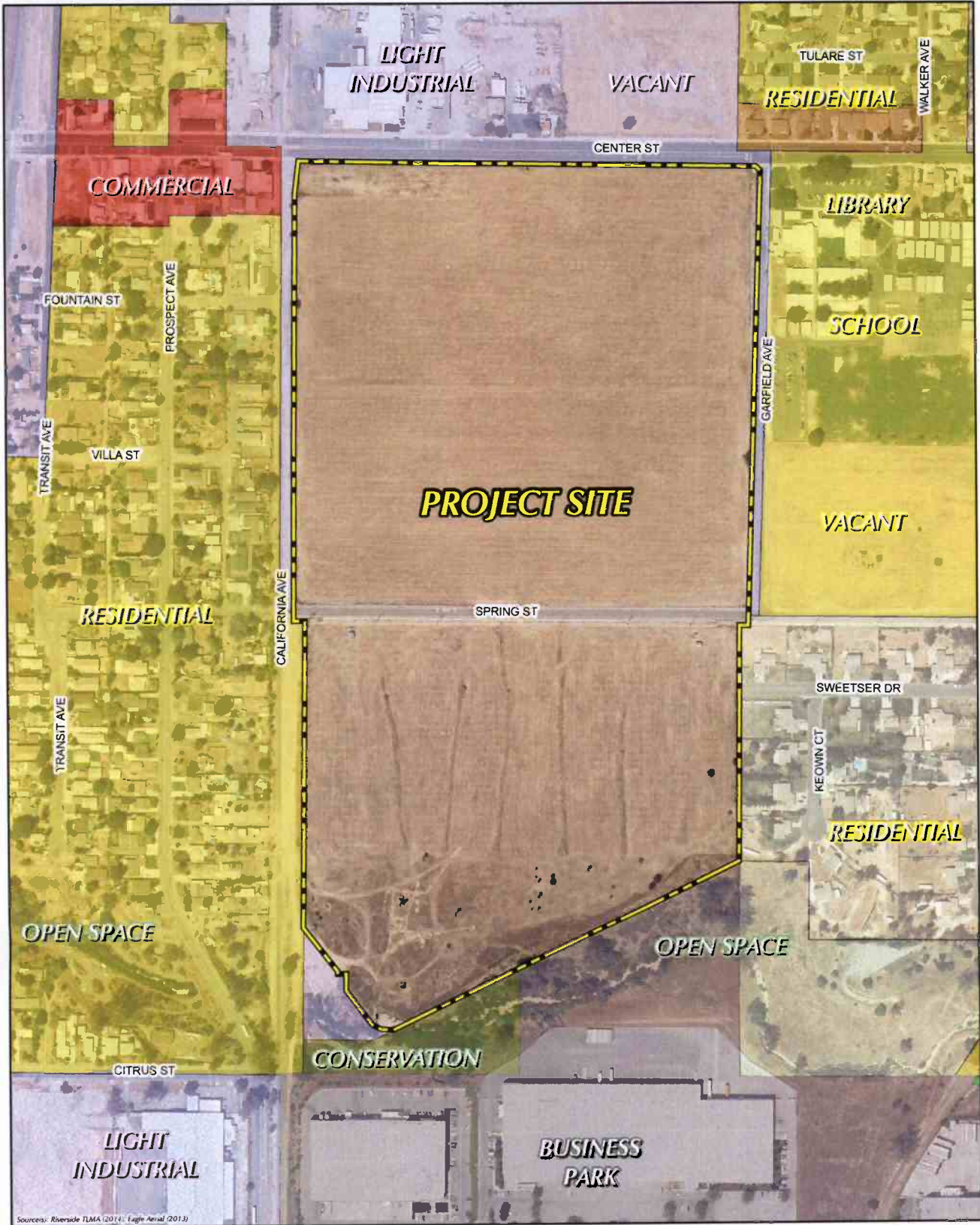
2.3.1 Existing General Plan Land Use Designations

The Project site is designated by the Riverside County General Plan and the HAP for "Community Development: Light Industrial (LI)." (GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and HAP Land Use Plan land use designations as they pertain to the site from "LI" to "Community Development: Medium Density Residential (MDR).")

As shown on Figure 2-5, *Existing On-Site and Surrounding General Plan Designations*, General Plan land use designations surrounding the Project site include: Light Industrial (LI) to the north; Medium Residential (MDR) north of Spring Street and east of Garfield Avenue; Low Density Residential (LDR) south of Spring Street and east of Garfield Avenue; Rural Residential (R-R) adjacent to the southeast corner of the Project site; Open Space-Conservation (O-SC) near the southern boundary of the Project site; MDR west of the Project site from the southern corner of the Project site to near the northern corner of the Project site; and Commercial-Retail (CR) west of the Project site at the southwestern corner of Center Street at California Avenue. South of the Project site is the City of Riverside. Lands within the City of Riverside immediately south of the site are designated by the Riverside General Plan for "Business/Office Park (B/OP)."

2.3.2 Existing Zoning Designations

As shown on Figure 2-6, *Existing On-Site and Surrounding Zoning Designations*, the majority of the Project site is zoned for "Manufacturing-Service Commercial (M-SC)," with the southeastern portion of the Project site (APN 255-110-006) designated for "Industrial Park (I-P)." The M-SC designation allows for most light manufacturing and industrial uses, such as food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers' residence. A Conditional Use Permit is required for uses such as recycling centers, fuel

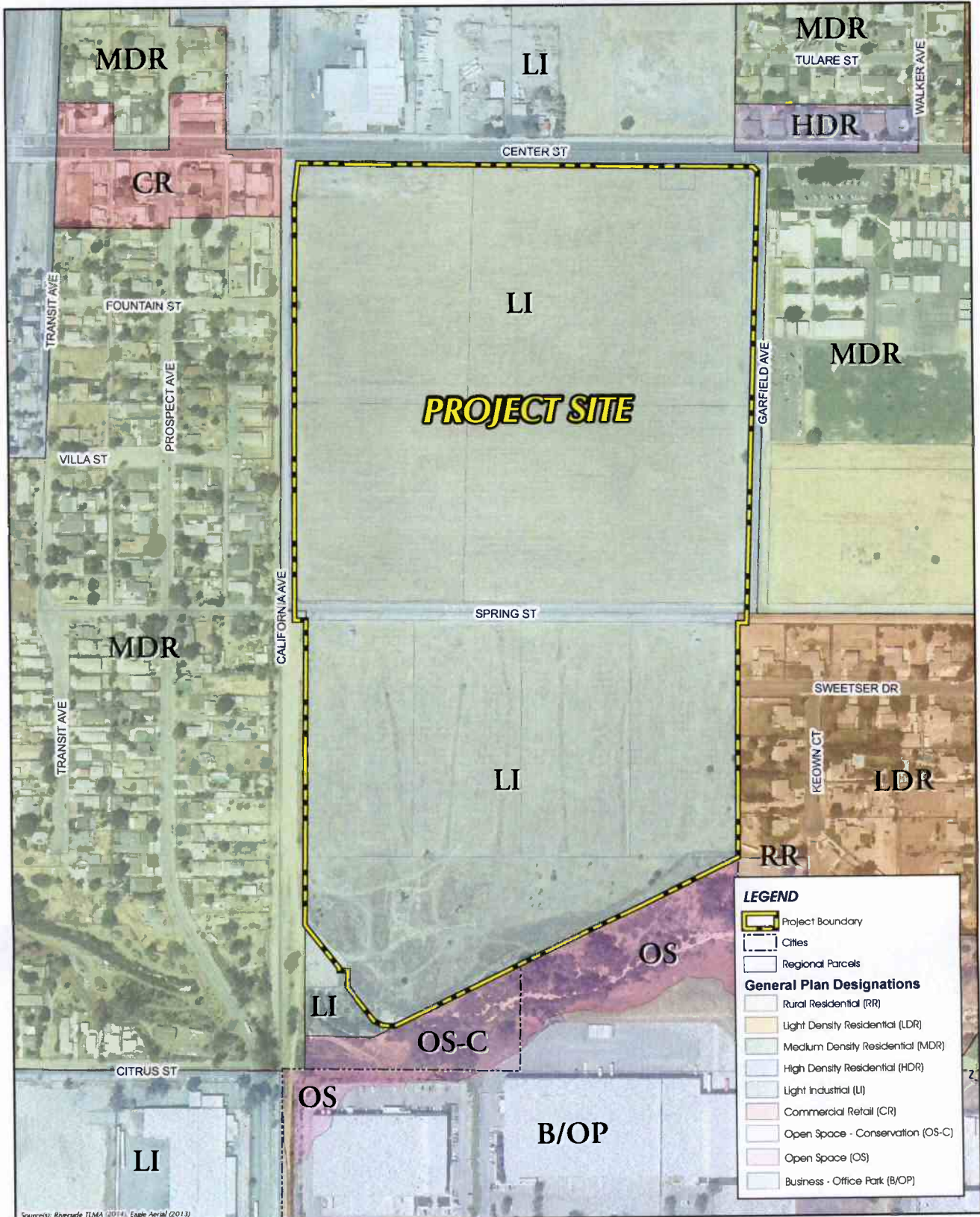


Sources: Riverside TLMA (2014); Eagle Aerial (2013)

Figure 2-4



SURROUNDING LAND USES AND DEVELOPMENT



Sources: Riverside TMA (2014); Eagle Aerial (2013)



Figure 2-5
EXISTING ON-SITE AND SURROUNDING
GENERAL PLAN DESIGNATIONS

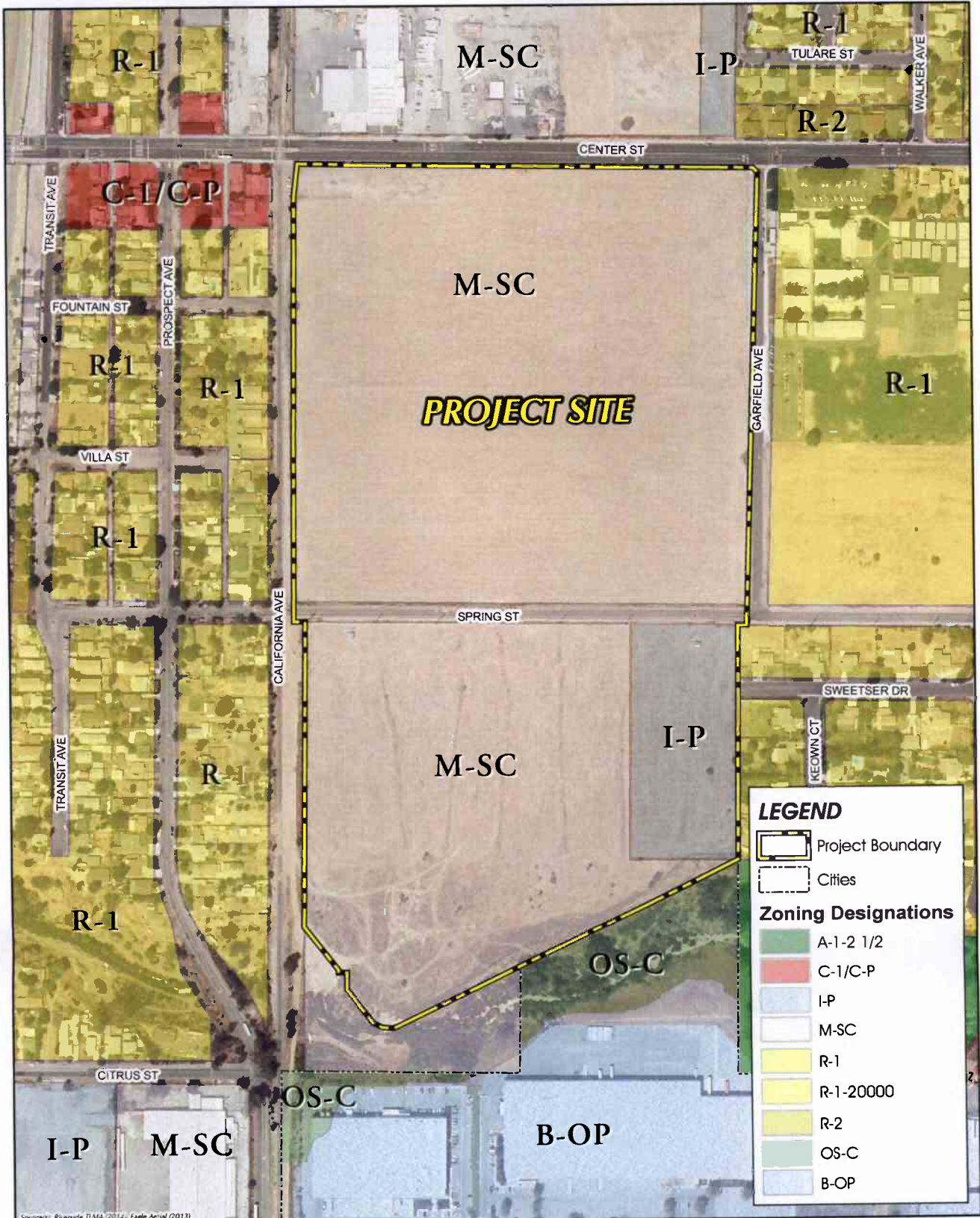


Figure 2-6
EXISTING ON-SITE AND SURROUNDING
ZONING DESIGNATIONS



storage, and batch plants. The O-P designation allows for industrial and manufacturing uses such as food, lumber, wood, and paper products; textile and leather products; chemical and glass products; metal, machinery, and electrical products; transportation and related industries; engineering and scientific instruments; industrial uses, and service and commercial uses. Additional, more intensive uses are allowed with issuance of a conditional use permit. (CZ 07811 proposes to change the zoning designation of the site to "One Family Dwellings (R-1)," which allows for development with one family dwellings and limited agricultural uses with minimum lot size requirements of 7,200 SF.)

Zoning designations surrounding the Project site include One Family Dwellings (R-1) to the east and west; Manufacturing-Service Commercial (M-SC) to the north and south; Multiple Family Dwellings (R-2) adjacent to the northeast corner of the site, north of Center Street; General Commercial (C-1/C-P) near the northwest corner of the site, south of Center Street and west of California Avenue; Light-Heavy Agriculture (A-1-2½) adjacent to the southeast corner of the site; and the City of Riverside south of the site. Lands to the south of the Project site within the City of Riverside are zoned for "Business and Manufacturing Park Zone (BMP)" with the lands nearest the Project site subject to a "Water Course Overlay Zone (WC)."

2.3.1 Highgrove Community Policy Area

The Project site occurs within the Highgrove Community Policy Area of the HAP. The Highgrove Community Policy Area applies to approximately 2,454 acres of unincorporated land located immediately south of the San Bernardino County line and east to the Box Springs Mountains and southward to the incorporated limits of the City of Riverside. Prior to commencement of the Riverside County Integrated Project (RCIP), the County adopted the Highgrove Community Plan. Rather than duplicate efforts for the Highgrove area as part of the RCIP, the County chose to incorporate the goals, issue statements, and policies of the Community Plan within the HAP Land Use Plan except as necessary to reflect adoption of Specific Plan No. 323 (Riverside County, 2003a, HAP p. 19).

The HAP includes a variety of goals and policies specific to the Highgrove Community Policy Area, including goals and policies related to Community Plan-wide Goals, General Policies (including policies related to Administrative, Design and Environmental, and Recreational Trails), and Local Land Use policies.

2.3.2 City of Riverside Sphere of Influence

As defined by Riverside Local Agency Formation Commission (LAFCO) a sphere of influence is a planning boundary outside of an agency's legal boundary (such as the city limit line). This is defined as the physical boundary and service area that designates the agency's probable future boundary and service area that it is expected to serve. Establishment of this boundary is necessary to determine which governmental agencies can provide service in the most efficient way to the people and property in any given area. (LAFCO, 2004) The Project site is located in the City of Riverside Sphere of Influence. The City of Riverside General Plan applies a pre-zoning designation of "MDR – Medium Density Residential" to the Project site. (Riverside, 2007, Figure LU-10)

2.3.3 Western Riverside Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Plan (MSHCP) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their habitats in Western Riverside County. The Project site is located within the MSHCP Highgrove Area Plan but is not located within a Criteria Cell (Alden, 2014, p. 6). For land use projects outside of the MSHCP Criteria Area, additional MSHCP requirements still apply.

2.4 EXISTING ENVIRONMENTAL CHARACTERISTICS

2.4.1 Geology

Geologically, the site lies within the northern portion of the Peninsular Ranges Geomorphic Province. The Peninsular Range Geomorphic Province is generally characterized by alluviated basins and elevated erosion surfaces. (Petra, 2013a, p. 4) The Project site lies northwest of the Box Springs Mountains, the HAP's most prominent natural feature. The Box Springs Mountains are predominantly composed of Cretaceous granitic rocks. The sedimentary units on the western slopes in the vicinity of the Project site, are mapped as geologically young Quaternary (late and middle Holocene) alluvial fan deposits. The northern portion of the Project site is overlain by Quaternary old and very old alluvial deposits (late to middle Pleistocene and early Pleistocene).

The Project site is not located within any currently designated State of California Alquist-Priolo Earthquake Fault Zone and no known active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. According to mapping available from Riverside County's "Map My County" Geographic Information System (GIS), the Project site is mapped as having a low liquefaction susceptibility and is susceptible to subsidence (RCIT, 2015). Groundwater was not encountered to the maximum depth explored of 51.5 feet below existing grade (Petra, 2013a, p. 7). Riverside County's Map My County GIS shows the Project site as having "low" liquefaction susceptibility (RCIT, 2015). In light of the relatively deep groundwater, the potential for liquefaction and seismically induced settlement is considered low (Petra, 2013a, p. 7). Additionally, as shown on General Plan HAP Figure 12, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high susceptibility to seismically induced landslides and rockfalls, nor is the Project site located within a low to moderate susceptibility to seismically induced landslides or rockfalls (Riverside County, 2003b).

The Project site is not located in close proximity to any enclosed bodies of water; however the site is located approximately 16 miles southwest of the Seven Oaks Dam but is not within the Seven Oaks Dam inundation zone; therefore, inundation of the site due to dam failure or seiches during an earthquake event is considered low (Petra, 2013a, p. 8). The Project site is located within Federal Emergency Management Agency (FEMA) Flood Zone X, which is defined as an area of low flooding. As shown on TTM 36668 the approximate 100-Year Flood Zone is located in the southern portion of the Project site in the natural open space area. As shown on General Plan Figure 8, *Highgrove Area Plan Flood Hazards*, the area of Springbrook Wash, located off-site and south of the Project site, is also located in the 100-Year Flood Zone (Riverside County, 2003b).

2.4.2 Topography

Elevations on-site range from approximately 964 to 1,000 above mean sea level (AMSL). As shown on County of Riverside General Plan Highgrove Area Plan (HAP) Figure 11, *Highgrove Area Plan Steep Slope*, the Project site is located in an area of slope angle less than 15% (Riverside County, 2003b). The southern portion of the site slopes downward into the adjacent Springbrook Wash, which occurs off-site to the south.

2.4.3 Agricultural Resources

According to agricultural lands mapping available from the California Department of Conservation (CDC), the Project site is designated as "Farmland of Local Importance." Areas surrounding the Project site are designated as "Urban and Built-Up Land" and "Other Land." (CDC, 2012a) The Project site is not located within an agricultural preserve and does not contain lands that are subject to Williamson

Act Contracts. The nearest lands within an agricultural preserve are located approximately 0.66 miles east of the Project site (RCIT, 2015; CDC, 2012b).

2.4.4 Mineral Resources

According to Figure 4.12.1 of the Riverside County General Plan EIR, the Project site is designated within Mineral Resource Zone 3 (MRZ-3) (pursuant to the Surface Mining and Reclamation Act of 1975, or SMARA), which is defined by the State of California as "Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." Furthermore, the Project site is not identified as an important mineral resource recovery site by the County of Riverside General Plan, nor is the property located within any specific plans (Riverside County, 2003a).

2.4.5 Hydrology

Under existing conditions, the northern portion of the Project site between Center Street and Spring Street drains to the northwest corner of the site. An existing 66-inch reinforced concrete pipe (RCP) that runs along Center Street collects the runoff from the tributary area. (Webb, 2014b, p. 1)

The portion of the Project site located south of Spring Street exhibits two separate drainage basins. Approximately half of the area drains to the north towards an open trapezoidal channel along the southern side of Spring Street. This concrete channel flows west where it terminates just east of California Ave at a concrete drop inlet. The flow collected in the existing Spring Street channel is discharged into an existing 60" RCP storm drain through the drop inlet. Runoff is then conveyed south through the 60" storm drain that parallels the railroad tracks along California Ave. The storm drain ultimately outlets into a rectangular channel that also collects the flow from Spring Brook Wash. The southern half of the site drains south towards Spring Brook Wash and continues west towards the rectangular channel. The rectangular channel is part of the Spring Street storm drain which connects to a 72" culvert that crosses California Ave. and the railroad tracks and discharges flows into an unimproved creek. (Webb, 2014b, p. 1)

2.4.6 Groundwater

The Project site is located within the Upper Santa Ana Valley-Riverside-Arlington Watershed Groundwater Basin. Groundwater depth varies within the area and according to analysis performed by Petra Geotechnical, Inc. flows toward the west-southwest. Historic groundwater levels in the Project vicinity range between approximately 13 feet and 236 feet below the ground surface. Petra Geotechnical did not encounter groundwater during their field investigation to the maximum depth explored of 51.5 feet. (Petra, 2013a, pp. 4-5)

2.4.7 Soils

Under existing conditions, Petra Geotechnical observed topsoil and older alluvial deposits. The Project site is covered by 3 to 5 feet of topsoil generally consisting of loose, dry, silty sands. Below the topsoil, older alluvial deposits occur and consist predominantly of light-to reddish brown, dry to moist, medium to very dense, fine to coarse grained silty sands, sands, and clayey sands. While the older alluvium was generally observed to be medium to very dense just below the topsoil, zones of low density and/or porous soils were observed within the upper 5 to 10 feet. (Petra, 2013a, p. 4)

The United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey indicates that the Project site is underlain by the following soil types (USDA, 1971).

- **Greenfield sandy loam**, 2 to 8 percent slopes, eroded. This soil type primarily occurs in the northern portion of the Project site, north of Spring Street.
- **Hanford coarse sandy loam**, 2 to 8 percent slopes. This soil type primarily occurs in the southern portion of the Project site, south of Spring Street.
- **Terrace escarpments**. Located in a small portion of the southeastern corner of the Project site.

2.4.8 Vegetation

Figure 2-7, *Existing Vegetation Map*, depicts the location of the five (5) vegetation communities mapped by Alden Environmental within the Project impact footprint and a 500-foot buffer that extends beyond the Project site boundaries. Of these, only the non-native grassland, eucalyptus woodland, and disturbed/developed habitat occur within the Project footprint as identified by Alden Environmental on Figure 2-7. A description of each of the vegetation/and use types is provided below.

- **Non-Native Grassland**. The northern portion of the Project site supports non-native grassland habitat dominated by bromes and wild oats with other non-natives such as black mustard and Russian thistle. Approximately 37.36 acres of Non-Native Grassland occurs within the Project site (Alden, 2014, p. 5).
- **Eucalyptus Woodland**. Approximately 0.07 acres of Eucalyptus Woodland occurs in scattered patches on the southern end of the Project site and has an understory consisting of bare ground and non-native grasses. Eucalyptus Woodland is not considered a sensitive plant species (Alden, 2014, p. 5).
- **Disturbed/Developed**. Disturbed/Developed habitat occurs on the majority of the Project site. The portion of the Project site located south of Spring Street is almost entirely disturbed. Developed areas include constructed drainage facilities, two small pump houses, adjacent dirt and paved roads, and power lines along the majority of the Project site's perimeter (Alden, 2014, p. 5).
- **Mule Fat Scrub**. Mule Fat Scrub occurs in patches within the off-site drainage feature located approximately 12-15 feet south of the Project site. Mule fat scrub is a riparian scrub community dominated by mule fat and interspersed with shrubby willows. This vegetation typically occurs along intermittent stream channels with a fairly coarse substrate and moderate depth to the water table. Similar to southern willow scrub, this early seral community is maintained by frequent flooding, the absence of which would lead to a riparian woodland or forest (Alden, 2014, p. 4).
- **Southern Willow Scrub**. This vegetation community occurs off-site approximately 24 to 60 feet south of the Project site. Southern Willow Scrub consists of broad-leaved, winter-deciduous stands of trees dominated by shrubby willows in association with mule fat. Southern Willow Scrub generally occurs on loose, sandy, or fine gravelly alluvium deposited near stream channels during flood flows. This vegetation community is dominated by arroyo willow with mule fat as a non-dominant species (Alden, 2014, pp. 4-5).



Figure 2-7

EXISTING VEGETATION MAP



3.0 PROJECT DESCRIPTION

The Project evaluated by this IS/MND is located within the Highgrove community of unincorporated Riverside County, California. The proposed Project consists of applications for a General Plan Amendment (GPA 01126), Change of Zone (CZ 07811), and a Tentative Tract Map (TTM 36668). Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA § 15150 and are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA. A detailed description of the proposed Project is provided in the following sections.

3.1 PROPOSED DISCRETIONARY APPROVALS

3.1.1 General Plan Amendment No. 01126

Under existing conditions, the 65.20-acre site is designated by the Riverside County General Plan and Highgrove Area Plan (HAP) for "Community Development: Light Industrial (LI)" land use, which allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities and supporting retail uses. GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and HAP Land Use Plan land use designations as they pertain to the site from "LI" to "Community Development: Medium Density Residential (MDR)," which would allow for development of the site with residential uses having a density range of 2.0-5.0 dwelling units per acre (du/ac) (Riverside County, 2003a). Figure 3-1, *General Plan Amendment No. 01126*, depicts the site's existing and proposed General Plan and HAP land use designations.

3.1.2 Change of Zone No. 07811

Under existing conditions, the 65.20-acre Project site is zoned for "Manufacturing-Service Commercial (M-SC)" and "Industrial Park (I-P)." The M-SC zoning designation allows for most light manufacturing and industrial uses, such as food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers' residence. A Conditional Use Permit is required for uses such as recycling centers, fuel storage, and batch plants. The I-P designation allows for industrial and manufacturing uses such as food, lumber, wood, and paper products; textile and leather products; chemical and glass products; metal, machinery, and electrical products; transportation and related industries; engineering and scientific instruments; industrial uses, and service and commercial uses. CZ 07811 proposes to change the zoning designation of the site to "One Family Dwellings (R-1)," which allows for development with one family dwellings and limited agricultural uses with minimum lot size requirements of 7,200 SF. Figure 3-2, *Change of Zone No. 07811*, depicts the site's existing and proposed zoning designations. The proposed R-1 zoning designation would be consistent with and would implement the site's proposed General Plan land use designation of MDR.

3.1.3 Tentative Tract Map No. 36668

A. *Land Use Summary*

TTM 36668 is shown on Figure 3-3, *Tentative Tract Map No. 36668*. A summary of the lots proposed to be created through subdivision as part of TTM 36668 is presented in Table 3-1, *Land Use Summary of Tentative Tract Map No. 36668*. As shown in Table 3-1, TTM 36668 would subdivide the 65.20-acre site into 200 single-family residential lots on 37.82 acres; two (2) park sites on 4.01 acres; eleven (11) open space and regional trail lots on 1.10 acres; three (3) lots reserved for water quality basins on 2.54 acres; 4.1 acres of natural open space; 16.41 acres of local streets; and 0.68 acres for additional right of way.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

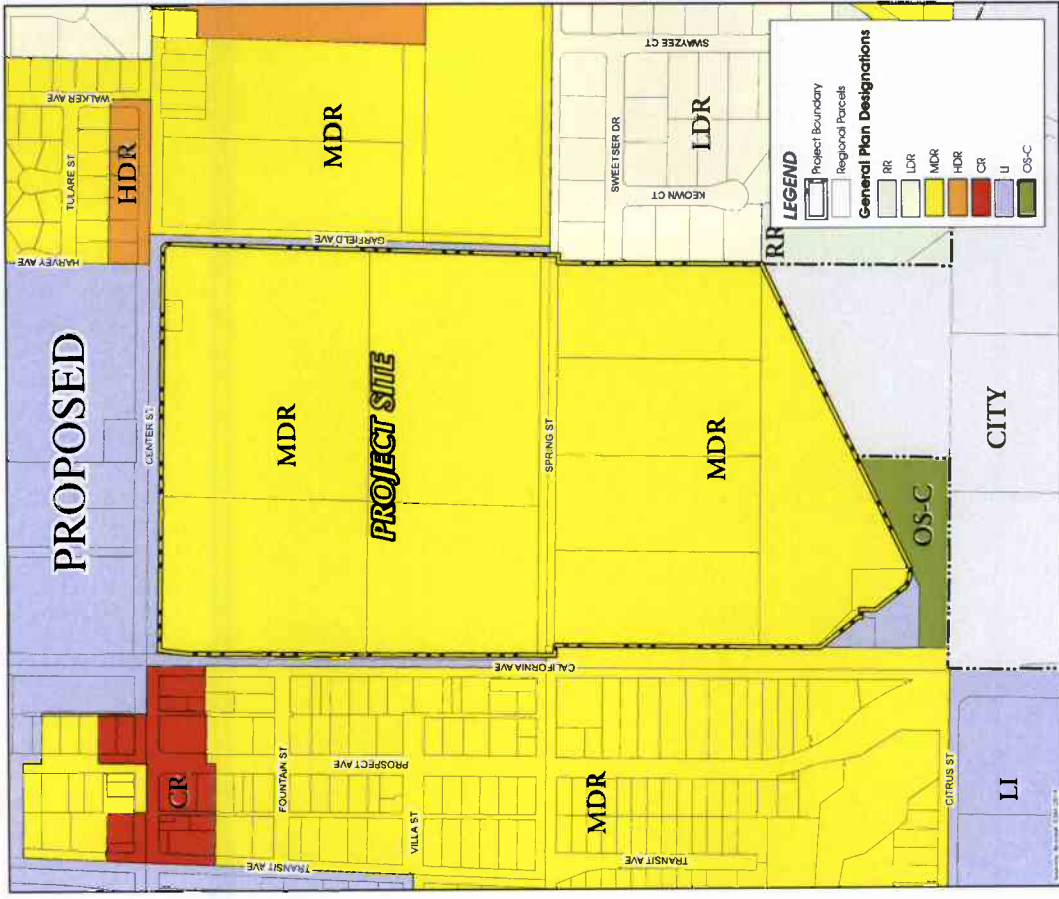
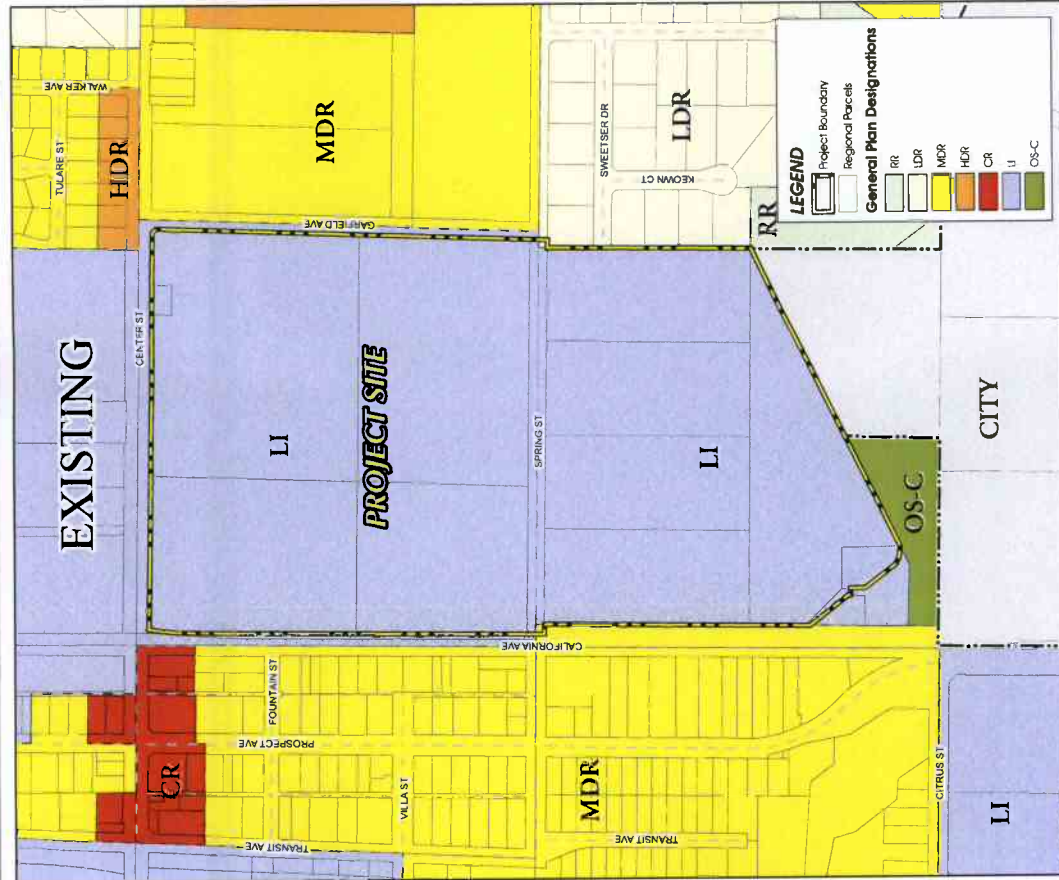


Figure 3-1

GENERAL PLAN AMENDMENT NO. 01126



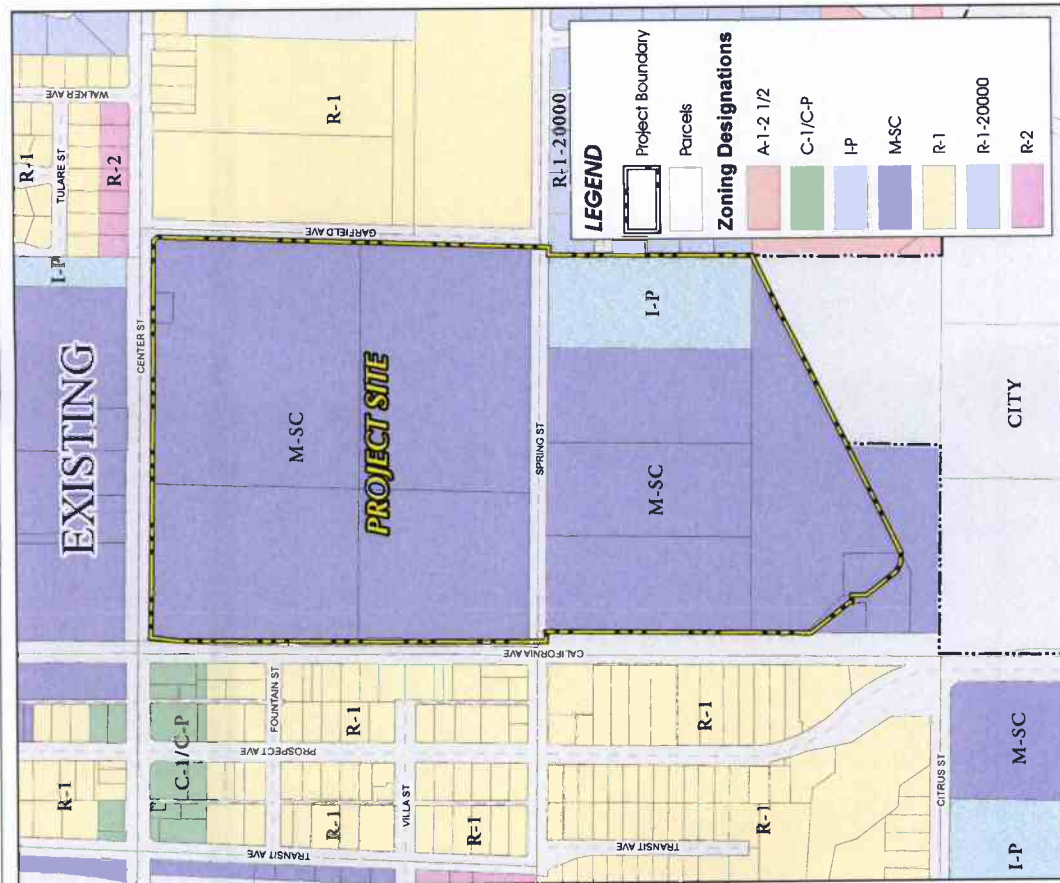
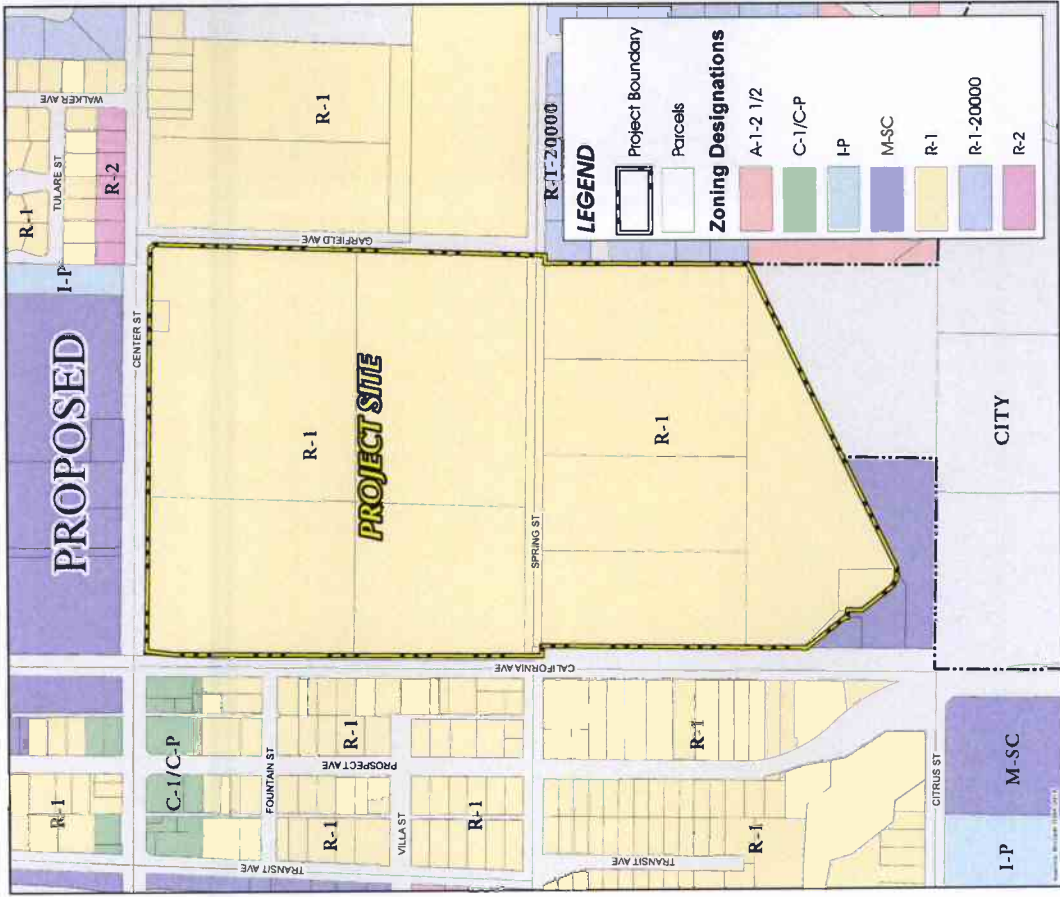


Figure 3-2

CHANGE OF ZONE NO. 07811

Table 3-1 Land Use Summary of Tentative Tract Map No. 36668

Lots	Land Use	Acreage	% of Project Site
I-200	Single-Family Residential	37.82	58.0%
A, B, and C	Detention Basin (3)	2.54	4.0%
D, E, G, H, I, J, K, L, M, N, O	Open Space	1.1	1.5%
F and P	Park Site (2)	4.01	6.1%
--	Additional Right of Way	0.68	1.0%
--	Local Streets	16.41	25.2%
--	Open Space (Natural)	2.67	4.1%
Gross Acreage:		65.20^a	100%^a

a. Total acreage is rounded to the nearest one-tenth. Total % is rounded to the nearest whole number. (Webb, 2014d)

A detailed description of the various land uses that would result from the approval of TTM 36668 is provided below. It should be noted that although TTM 36668 proposes to develop the property with up to 200 single-family homes, the analysis of Project impacts under the subject areas of air quality, greenhouse gas emissions, noise, and traffic assume future development of the site with up to 219 single family homes; as such, the analysis under these issue areas represents a “worst case” analysis of potential impacts that could result from residential development on the Project site.

- **Single-Family Residential.** TTM 36668 proposes to subdivide the property to provide 200 single-family residential lots 37.82 acres. Proposed residential lots would range in size from 7,200 SF to 15,210 SF with an overall average lot size of 8,200 SF. A total of 131 residential lots are proposed north of Spring Street and 69 residential lots are proposed south of Spring Street.
- **Detention Basins.** Three (3) detention basins are proposed on approximately 2.54 acres. Detention Basin Lot A is proposed north of Spring Street in the northwest corner of the Project site. Detention Basin Lot B is proposed immediately south of Spring Street adjacent to California Avenue. Detention Basin Lot C is proposed in the southwest corner of the Project site, south of L Street.
- **Open Space.** TTM 36668 allocates a total of 1.1 acres of open space on 11 lots (Lots D, E, G, H, I, J, K, L, M, N, O). Open Space Lots D, E, G, and H are proposed along the eastern alignment of Streets A and G and are intended to provide additional area of landscape setback along these streets. A regional trail would be accommodated along the south side of Spring Street east of Street G and would traverse south along the eastern side of Street G to the park site proposed in Lot P. The regional trail would traverse through the park site and into the natural open space area where a connection point is planned with the off-site trail system. Lots I, J, L, N, and O are open space lots proposed to accommodate trails. Lot K and Lot M would accommodate two (2) existing water well sites, which are operated by Riverside Highland Water Company.
- **Park Sites.** TTM 36668 proposes to provide two park sites on 4.01 acres. Park Site Lot F is proposed as a 48,186 SF park site to be located in the northern portion of the Project site, north of Spring Street. Park Site Lot P is proposed as a 126,315 SF park site to be located south of Street L and north of the natural open space area near the southern Project boundary. Figure 3-11, *Conceptual Park Plan (Lot F)*, and Figure 3-12, *Conceptual Park Plan (Lot P)*, presented later in this section, depict the preliminary park concepts for these two park sites.

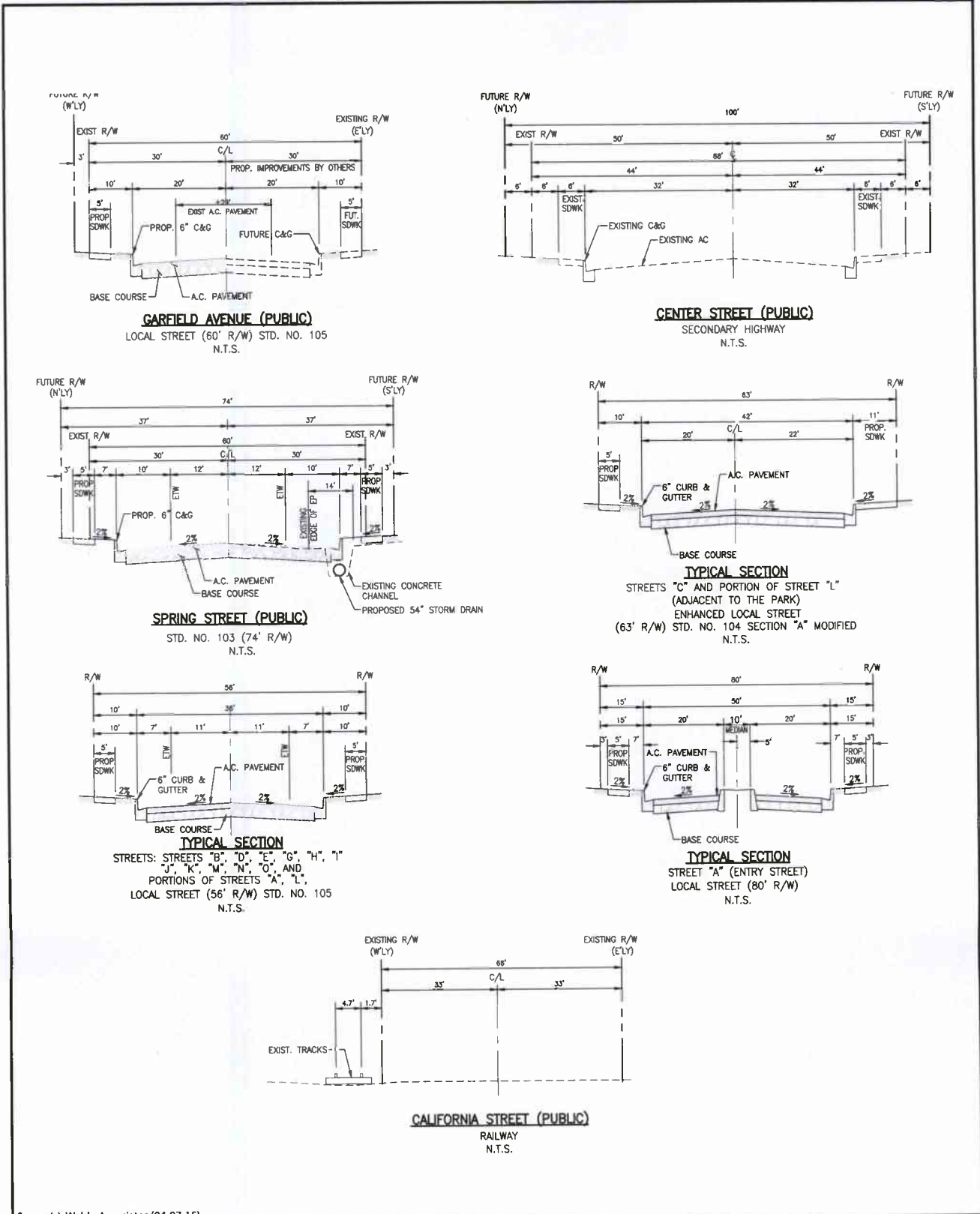
- **On-site Local Streets.** TTM 36668 proposes a total of 16.41 acres of local streets (Streets A-O) and 0.68 acres of additional right-of-way to accommodate frontage improvements along abutting public roadways (Center Street, Garfield Avenue, California Avenue, and Spring Street).
- **Natural Open Space.** TTM 36668 proposes a total of 2.67 acres of natural open space along the southern Project boundary, adjacent to the off-site Springbrook Wash.

B. Proposed Circulation Improvements

As shown on Figure 3-3, the Project proposes improvements to several public roadways on- and off-site. Figure 3-4, *Roadway Cross-Sections*, depicts the improvements proposed for each of the various roadways. Access to the Project would be provided via three (3) full access connections. Spring Street divides the property and would provide access to the northern and southern portions of the Project site at Street G. Spring Street would also provide a westerly extension of the existing (off-site) Sweetser Drive. Primary access to the northern portion of the site would be provided via proposed Street A at Center Street and via proposed Street G at Spring Street. Primary access to the southern portions of the site would be from Street G via Spring Street. A description of the roadway improvements planned as part of the Project is provided below.

- **Center Street.** Center Street is an east-west oriented existing public roadway abutting the northern boundary of the Project site. It has an existing right-of-way width of 88 feet, including 32 feet of travel lanes and a 12-foot parkway along each side that accommodates an existing curb-adjacent sidewalk. Center Street is planned to be improved along the Project's frontage to the standard of a Secondary Highway, with a total right-of-way width of 100 feet that includes 32 feet of travel lanes and an 18-foot parkway on each side; thus, dedications and improvements to be made by the Project would be limited to the additional six feet of landscaped parkway along the southerly edge of Center Street. No other improvements to this roadway are planned as part of the Project.
- **Spring Street.** Spring Street is an existing public street that transects the central portion of the Project site in an east to west alignment with a total existing right-of-way width of 60 feet, including approximately 24 feet of travel lanes (two total travel lanes). The edges of this existing roadway are improved only with an existing concrete v-ditch to accommodate drainage, with no sidewalks or parkways. As part of the Project, Spring Street would be improved in accordance with Riverside County Standard 103 to provide a total right-of-way width of 74 feet, which includes 44 feet of travel lanes (four total travel lanes) and 15-foot parkways on both sides of the road that include a 5-foot curb-separated sidewalk. Thus, the Project would expand the existing travel lanes from approximately 24 feet to 44 feet, and would construct five-foot curb-separated sidewalks along both sides of the road within 15-foot parkways.
- **California Avenue.** California Avenue is an existing public right-of-way located along the site's western boundary. Under existing conditions, its alignment accommodates railroad tracks. The Project would provide a 66-foot right-of-way along the Project site's western boundary fronting California Avenue to accommodate the existing Union Pacific Railroad tracks and a future trail. A Regional Trail is proposed within the existing right-of-way of California and would be constructed in the future by others.
- **Garfield Avenue.** Garfield Avenue is an existing north-south oriented local street located along the Project site's eastern boundary that extends between Spring Street and Center Street. Under existing conditions, this roadway is partially improved with an existing right-of-way width of 60 feet, including +/- 29 feet of travel lanes. As part of the Project, an additional dedication of three (3) feet

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Source(s): Webb Associates (04-07-15)

Figure 3-4

ROADWAY CROSS-SECTIONS

NOT TO SCALE

would be made along the Project site's frontage. The Project would make improvements along this roadway segment to provide a total of approximately 35 feet of travel lanes. Along the western edge of this roadway, curb and gutter would be constructed by the Project, in addition to a 13-foot parkway with a five-foot non-curb adjacent sidewalk. Remaining improvements along the eastern edge of this roadway would be constructed in the future by others, including the construction of an additional five feet of travel lanes, curb and gutter, and a ten-foot parkway with five-foot curb-separated sidewalks along the eastern edge of this roadway.

- **On-Site Street A.** Street A is proposed as the main entry into the site and would be improved to provide a total right-of-way of 80 feet, with 40 feet of travel lanes separated by a 10-foot landscaped median, and 15-foot parkways along both sides of the roadway that accommodated five-foot curb-separated sidewalks.
- **On-Site Streets B, D, E, G, H, I, J, K, M, N, O and Portions of Streets A and L.** Streets B, D, E, G, H, I, J, K, M, N, O and Portions of Streets A and L are proposed on-site local streets that would be improved pursuant to Riverside County Standard No. 105. These local streets would be provided with a total right-of-way width of 56 feet, including 36 feet of travel lanes and ten-foot parkways provided on each side. Within the ten-foot parkways, five-foot curb separated sidewalks would be provided, with a five-foot landscaped parkway between the sidewalks and the curb.
- **On-Site Streets C and Portion of Street L (Adjacent to the Park Site in Lot P).** Streets C and the portion of Street L that abuts the proposed park site within Lot P are proposed on-site enhanced local streets that would be improved pursuant to Riverside County Standard No. 104. These local streets would be provided with a total right-of-way width of 63 feet, including 42 feet of travel lanes. An 11-foot sidewalk would be accommodated along the side of these roadways that abut the park site, while the other side would include a ten-foot parkway with five-foot curb-separated sidewalk and a five-foot landscaped parkway.

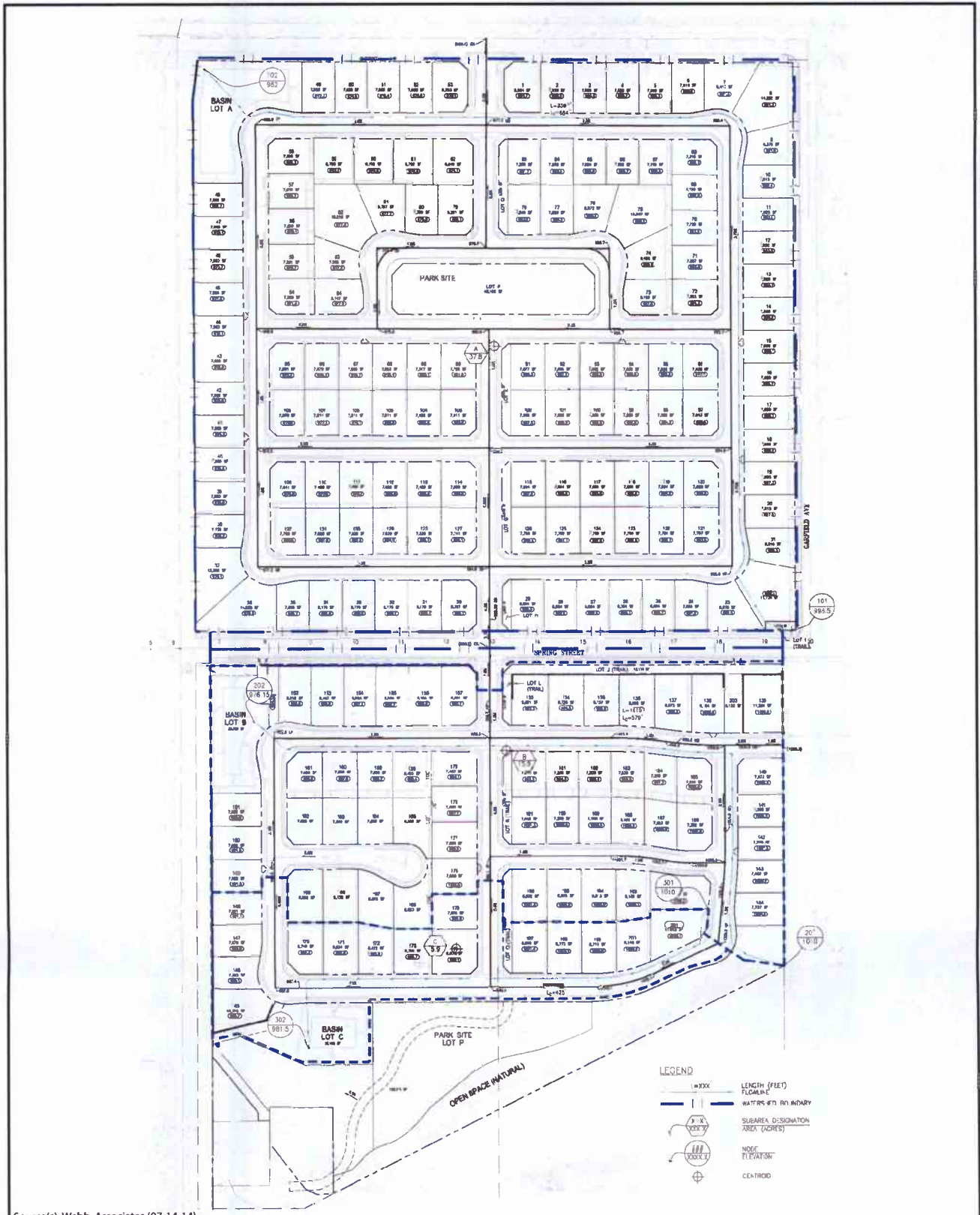
C. Proposed Drainage and Water Quality Improvements

As shown on Figure 3-5, *Proposed Hydrology Map*, on-site stormwater runoff would be conveyed through public street improvements and storm drains which generally would convey all runoff towards detention basins proposed for Lots A, B, and C. The detention basin proposed for Lot A would be located north of Spring Street in the northwest corner of the Project site and would discharge into the existing Center Street storm drain. The detention basin proposed for Lot B would be located at the southeast corner of Spring Street and California Avenue and would discharge into the Spring Street storm drain, where it would be conveyed to the south towards the Springbrook Wash. The detention basin proposed for Lot C would be located south of Spring Street in the southwest corner of the Project site and would discharge into the Springbrook Wash located off-site and south of the Project site.

D. Proposed Water Service Improvements

Water service would be provided to the Project site by Riverside Highland Water Company. The existing 12-inch water line within Center Street is not adequate to serve the Project. Therefore, off-site water lines are would be installed by the Project within Center Street and Spring Street as shown on Figure 3-6, *Proposed Off-site Infrastructure Improvements*. The Project would be required to construct a ten-inch water line beneath Center Street extending from proposed Street A approximately 1,900 feet to the east to the existing intersection of Center Street and Michigan Avenue. This proposed ten-inch water line would connect on-site to a proposed eight-inch water line within proposed Street A. In

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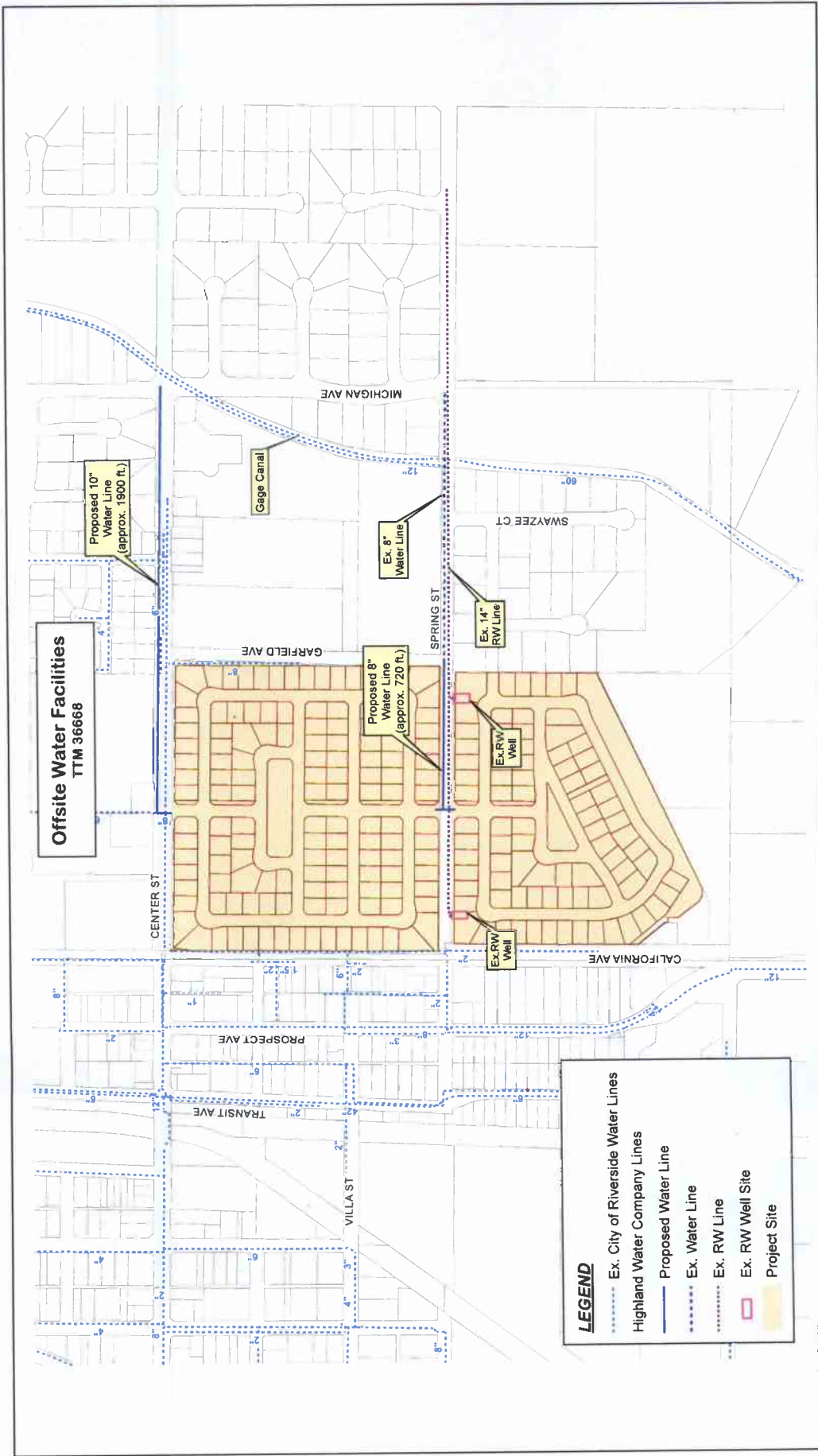


Source(s): Webb Associates (07-14-14)



NOT TO SCALE

Figure 3-5
PROPOSED HYDROLOGY MAP



Source: Webb Associates (2-11-14)



T&B PLANNING, INC.

addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720 feet. This proposed eight-inch water line would provide a connection to proposed on-site water lines within Street G.

Additionally, two (2) existing non-potable irrigation wells occur on the Project site, immediately south of Spring Street. The well pumps are not operating under existing conditions. Both of these well pad sites would remain on the Project site but would not serve the proposed Project. The two wells are non-potable irrigation wells which will serve the proposed Spring Mountain Ranch Development located east of Mt. Vernon Avenue, approximately 0.75 mile east of the Project site (RHWC, 2014b).

E. Proposed Sewer Service Improvements

The City of Riverside is the current provider of sewer services to the Project site. On-site wastewater would be conveyed via a series of eight-inch sanitary sewer lines to be constructed within the on-site streets (i.e. Streets A through O). These flows would then be conveyed westerly via an existing eight-inch sewer main located in Center Street. Figure 3-6 depicts the sanitary sewer improvements planned as part of the proposed Project. All sanitary sewer flows from the Project site would be conveyed to the Riverside Water Quality Control Plant (RWQCP) for treatment. The RWQCP is located approximately 10.3 miles southwest of the Project site at 5950 Acorn Street Riverside CA. The RWQCP provides primary, secondary, and tertiary treatment for a rated capacity of 40 million gallons per day (mgd) and is currently undergoing an expansion that would increase the capacity of the RWQCP from 40 mgd to 46 mgd (Riverside, 2014B).

F. Earthwork and Grading

The Project proposes to grade a majority of the 65.20 acre site to facilitate development pursuant to TTM 36668. A total of 490,610 cubic yards (CY) of cut and 488,780 CY of fill are anticipated in association with grading activities resulting in 1,830 CY of total export of earthwork materials required. (Webb, 2014c) Grading would not occur in the southernmost portion of the property adjacent to the off-site Springbrook Wash.

G. Preliminary Landscape Plan

As shown on Figure 3-7, *Conceptual Landscape Plan*, landscaping would be provided along all on-site roadways and in park sites and detention basins. The Project would comply with the State of California Model Water Efficient Landscape Ordinance AB 1881 and County of Riverside Ordinance No. 859 Water Efficient Landscape Requirements by using an ET-Efficient ("Smart") irrigation controller combined with rain sensors and flow sensors.

- **Streetscapes.** As shown on Figure 3-8 and Figure 3-9, *Street Enlargements*, trees, shrubs and groundcover are proposed to be planted in roadway streetscapes. The interior streets would be planted with a variety of equally spaced 24-inch box trees of at least two different species per street. Trees would provide screening, shade, and help to soften the paved areas. All of the plant material proposed would have room enough to grow to full maturity without having to be pruned. The use of wood mulch and decomposed granite would inhibit weed growth and help retain soil moisture and improve the growing conditions while lowering water use. Along Street A, northerly of Street B, the central median also would be planted with three southern magnolia trees, shrubs, and groundcover, with accent paving provided in the drive aisles.

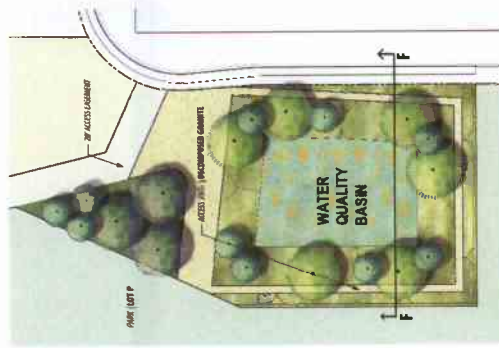
- **Detention Basins.** As shown on Figure 3-10, *Water Quality Basin Enlargements*, each of the three proposed detention basins would contain an access path composed of decomposed granite and landscaped slopes planted with trees, shrubs, and groundcover. Each basin bottom would be planted with a non-irrigated hydroseed mix.
- **Conceptual Park Plans.** A 48,186 SF park site is proposed in the northern portion of the Project site between Street C and Street F. As depicted on Figure 3-11, *Conceptual Park Plan (Lot F)*, the park is designed to include accent paving within a central park plaza, a tot lot playground, two picnic shelters with tables, and open lawn areas. Shrub plantings would occur on the borders of the park site. A 126,315 SF park site is proposed in the southern portion of the Project site, south of L Street. As depicted on Figure 3-12, *Conceptual Park Plan (Lot P)*, a park plaza with accent paving that includes picnic shelters and picnic tables are proposed at the park's entry from Street L. A regional trail composed of decomposed granite would traverse Park Lot P and a six-foot path composed of decomposed granite would loop through the park along the upper slopes of the off-site Springbrook Wash. An overlook area with seating would be provided near the southeastern corner of Park Lot P near the natural open space area to the south. Open lawn areas and shrub plantings also would be provided throughout Park Lot P.
- **Maintenance Plan.** As shown on Figure 3-13, *Maintenance Plan*, landscaping along Center Street, Garfield Avenue, Spring Street, Street A and Street G would be maintained by a County of Riverside Landscape Maintenance District. Maintenance of the three (3) detention basins, the two (2) park sites, and the natural open space area located south of Park Lot P would be provided by the County of Riverside Parks and Open Space District. The two (2) existing well sites located south of Spring Street would be maintained by the Riverside Highland Water Company.
- **Fence and Wall Plan.** As shown on Figure 3-14, *Fence and Wall Plan*, the Project proposes a 6-foot high community wall with pilasters on the northern, eastern, and western Project boundaries and on both sides of Spring Street. Six-foot walls are also proposed within the interior of the Project site along several of the residential lots and between residential lots and the three (3) detention basins. As shown on Figure 3-14, open view tubular steel fences are proposed on the sides of the three (3) detention basins that either abut an interior street or park site. Interior vinyl fences are proposed between each of the individual residential lots (where community walls or open view fencing are not provided). Additionally, a 3-foot high split rail PVC trail fence is proposed along the east side of Street A and Street G to separate a proposed trail from the roadways. In addition to the Wall and Fence Plan, and as shown on Figure 3-3, retaining walls are proposed along California Street and along the southern side of Spring Street.

3.2 SCOPE OF ENVIRONMENTAL ANALYSIS

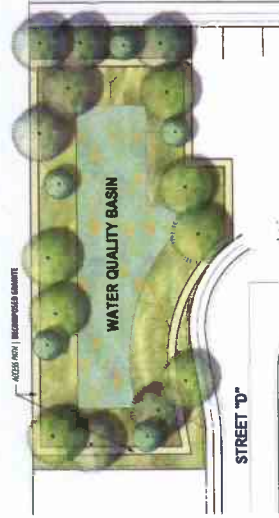
3.2.1 Construction Characteristics

A. *Proposed Physical Disturbance*

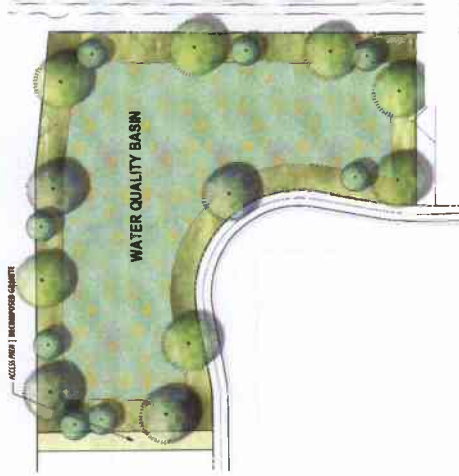
Approximately 62.53 acres of the Project site would be graded or disturbed, while the remaining 2.67 acres would not be disturbed. Additional area in the Center Street, Spring Street, and Garfield Avenue public rights-of-way would be disturbed off-site for installation of required infrastructure improvements. These off-site improvements include: a) improvements to the Project site's frontage along Center Street; b) improvements to the Project site's frontage along Garfield Avenue; c) expansion of Spring



LOT C



LOT B



LOT A

PLANTING LEGEND

BASIN/SWALE	PLANT NAME	PLANT SIZE	QUANTITY
WATER QUALITY BASIN	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
ACCESS AREA	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10
	ACACIA SALICINA	10' x 10'	10



SECTION F-F | TYPICAL LAYOUT WATER QUALITY BASIN TYPICAL LAYOUT 1/4"=1'-0"



Sources: Webb Associates (07-11-14)



Figure 3-10

WATER QUALITY BASIN ENLARGEMENTS



Figure 3-12

CONCEPTUAL PARK PLAN (LOT P)



Figure 3-13

MAINTENANCE PLAN

Source(s): Webb Associates (07-11-14)



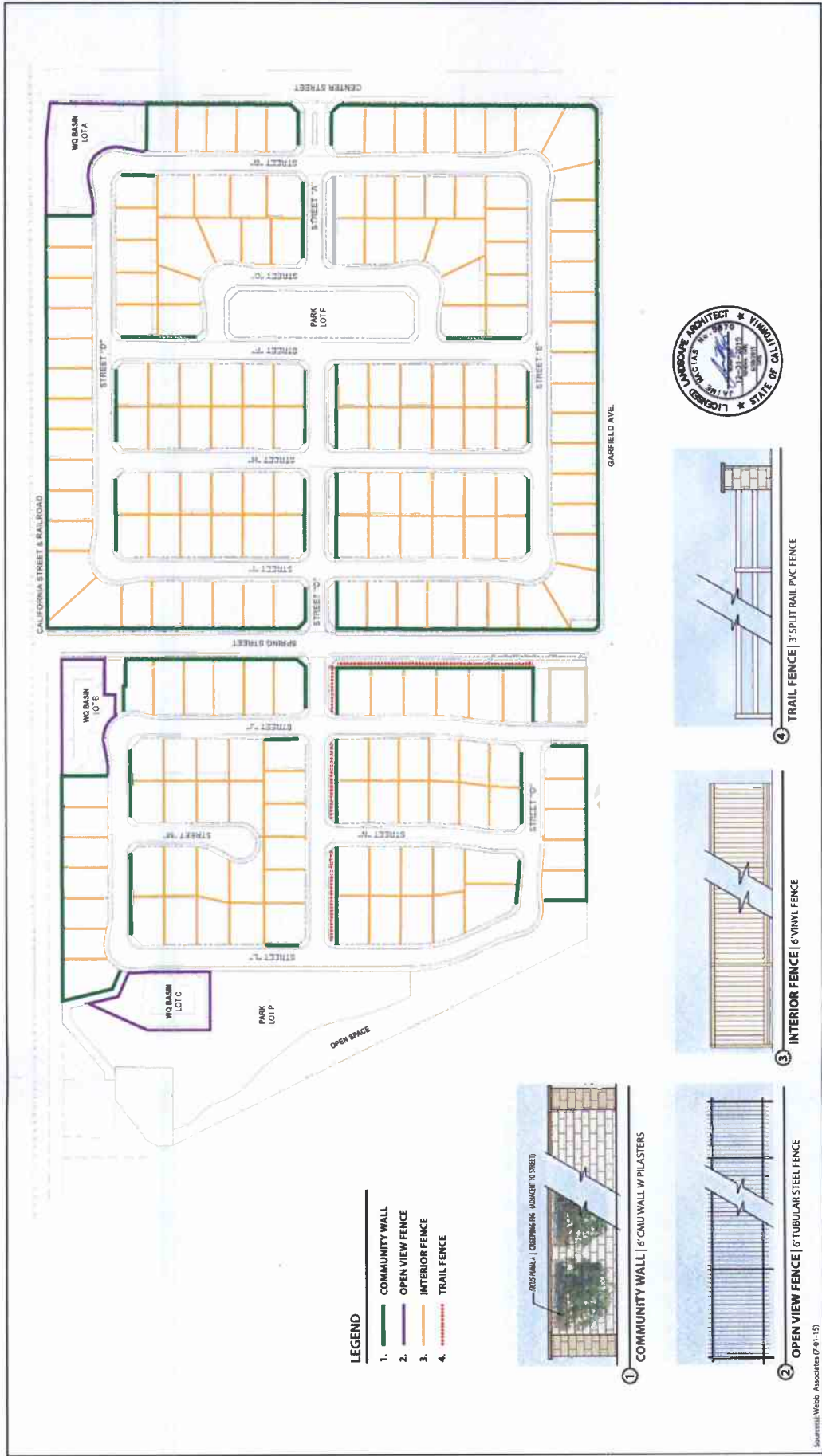


Figure 3-14

FENCE AND WALL PLAN

Street along the Project site's frontage; d) the installation of a ten-inch water line within the existing Center Street alignment between proposed Street A (on-site) and existing (off-site) Michigan Avenue; and e) the installation of an eight-inch water line within the existing Spring Street extending from proposed Street G to approximately 720 feet to the east to an existing point of connection.

Off-site water improvements within the existing alignment of Center Street are anticipated to require the temporary closure of a traffic lane and other traffic control measures along Center Street between proposed Street A and off-site to Michigan Avenue for a period of approximately four to five (4-5) weeks. Similar to the proposed water improvements on-site, the off-site water line installations would require trenching, installation of the line, backfilling, and repaving.

B. Anticipated Construction Schedule

Implementation of the proposed Project would include the following phases and durations of construction activity:

- Site Preparation – 30 working days
- Grading – 131 working days
- Trenching – 23 working days
- Building Construction – 600 working days (approximately 4 homes per month)
- Architectural Coatings – 609 working days (approximately 4 homes per month)
- Paving – 100 working days

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

3.2.2 Proposed Operational Characteristics

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

A. Future Population

Implementation of the proposed Project would result in the construction of 200 single-family homes. According to the rates utilized in the Riverside County General Plan (3.01 persons per household), the proposed Project would be expected to result in an estimated future population of approximately 602 residents. (Riverside County, 2003a, Appendix E, p. 2)

B. Future Traffic

Traffic would be generated by the 200 homes planned for the site. As shown in Table 3-3, *Project Trip Generation Summary*, implementation of the proposed Project would result in the generation of approximately 2,085 daily trip-ends per day with 164 trips occurring during the morning peak hour and 219 trips occurring during the evening peak hour (Note that this calculation is based on 219 homes, while the Project only proposes 200 homes).

Table 3-2 Anticipated Construction Equipment

Activity	Equipment	Number	Hours Per Day
Site Preparation	Rubber Tired Dozers	3	8
	Tractors/Loaders/Backhoes	4	8
Grading	Excavators	2	8
	Graders	1	8
	Water Trucks	1	8
	Rubber Tired Dozers	1	8
	Scrapers	2	8
	Tractors/Loaders/Backhoes	2	8
Trenching	Excavators	1	8
	Pavers	1	8
	Paving Equipment	1	8
	Tractors/Loaders/Backhoes	1	8
	Trenchers	2	8
	Welders	1	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Architectural Coatings	Air Compressors	1	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8

(Urban Crossroads, 2014a, pp. Table 3-3)

Table 3-3 Project Trip Generation Summary

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	219	DU	42	123	164	138	81	219	2,085

¹ DU=Dwelling units
(Urban Crossroads, 2014d, pp. Table 4-2)

3.2.3 Related Environmental Review and Consultation Requirements

Subsequent to approval of the GPA 01126, CZ 07811, and TTM 36668, additional discretionary actions may be necessary to implement the proposed Project. These include, but are not limited to, grading permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer infrastructure improvements, stormwater permit(s) (NPDES), and state and federal resource agency permits. Table 3-4, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent discretionary approvals associated with the Project. This IS/MND covers all federal, state and local government approvals which may be needed to construct or implement the Project, whether explicitly noted in Table 3-4 or not.

Table 3-4 Matrix of Project Approvals/Permits

Public Agency	Approvals and Decisions
Riverside County	
Proposed Project – Riverside County Discretionary Approvals	
Riverside County Planning Commission	<ul style="list-style-type: none"> • Provide recommendations to the Riverside County Board of Supervisors whether to approve GPA 01126, CZ 07811, and TTM 36668. • Provide recommendations to the Riverside County Board of Supervisors regarding adoption of this MND.
Riverside County Board of Supervisors	<ul style="list-style-type: none"> • Approve, conditionally approve, or deny GPA 01126, CZ 07811, and TTM 36668. • Reject or adopt this MND along with appropriate CEQA Findings.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	<ul style="list-style-type: none"> • Approve implementing Final Maps. • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans. • Issue Encroachment Permits. • Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of a stormwater permit.
Riverside County Flood Control and Water Conservation District	<ul style="list-style-type: none"> • Approval of planned drainage improvements.
Riverside Highland Water Company	<ul style="list-style-type: none"> • Issuance of permits/approvals for required water service.
City of Riverside	<ul style="list-style-type: none"> • Issuance of permits/approvals for required sewer service.

APPENDIX A:

INITIAL STUDY/ENVIRONMENTAL ASSESSMENT NO. 42636

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42636

Project Case Type (s) and Number(s): General Plan Amendment No. 01126 (GPA 01126);
Change of Zone No. 07811 (CZ 07811) and Tentative
Tract Map No. 36668 (TTM 36668)

Lead Agency Contact Person: Peter Lange
Telephone Number: (951)-955-1417
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P.O. Box 1409, Riverside, CA 92505-1409
Applicant Contact Person: Michael Severson
Telephone Number: (949)-366-7019
Applicant's Name: Bixby Land Company
Applicant's Address: 2211 Michelson Drive Suite 500 Irvine, CA 92501
Engineer's Name: Albert A. Webb Associates
Engineer's Address: 3788 McCray Street Riverside, CA 92506

I. PROJECT INFORMATION

- A. Project Description:** The proposed Project consists of applications for a General Plan Amendment (GPA 01126), a Change of Zone (CZ 07811), and a Tentative Tract Map (TTM 36668). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below.

General Plan Amendment No. 01126: General Plan Amendment No. 01126 (GPA 01126) proposes to re-designate the 65.20-acre site from "Light Industrial (LI)" to "Medium Density Residential (MDR), 2-5 dwelling units per acre (2-5 du/ac)."

Change of Zone No. 07811 Change of Zone No. 07811 (CZ 07811) proposes to re-designate the 65.20-acre site from "Manufacturing-Service Commercial (M-SC)" and "Industrial Park (I-P)" to "One Family Dwellings (R-1)", to allow the development of a residential neighborhood with single-family residential lots on minimum 7,200 square foot (SF) lot sizes. The R-1 zoning designation would implement and be fully consistent with the site's proposed General Plan and Highgrove Area Plan (HAP) land use designation of "Medium Density Residential (MDR)."

Tentative Tract Map No. 36668: TTM 36668 proposes to subdivide the 65.20-acre site into 200 single-family residential lots; two (2) park sites on 4.01 acres; eleven (11) open space lots on 1.1 acres; one natural open space lot on 2.67 acres; three (3) lots reserved for detention basins on 2.54 acres; 16.41 acres of local streets; and 0.68 acres of additional right of way. Although TTM 36668 proposes to develop the site with up to 200 homes, it should be noted that the analysis under the issue areas of air quality, greenhouse gas emissions, noise, and traffic assume the site would be developed with up to 219 dwelling units; thus, the analyses under these issue areas represent a "worst-case" analysis of population-based impacts associated with implementation of TTM 36668.

TTM 36668 also sets forth required on- and off-site infrastructure improvements. A ten-inch water line is proposed to be installed beneath Center Street for a distance of approximately 1,900 feet between proposed Street A easterly to the existing intersection of Center Street and Michigan Avenue. In addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720

feet. This proposed eight-inch water line would connect off-site to the existing eight-inch water line in Spring Street.

A detailed description of the various land uses that would result from the approval of TTM 36668 is provided in Section 3.0, *Project Description*, of this IS/MND.

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

C. Total Project Area: 65.20 acres

Residential Acres: 37.82	Lots: 200	Units: N/A	Projected No. of Residents: 602
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Two (2) Park Site(s) (4.01 acres); Eleven (11) Open Space lots (1.1 acres); Natural Open Space (2.67 acres); three (3) Detention Basins (2.36 acres); Local Streets (16.41 acres); Additional right of way (0.68 acres).	Lots: 16	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

D. Assessor's Parcel No(s): 255-060-014, 255-060-015, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019, 255-110-029

E. Street References: North of Palmyrita Avenue, south of Center Street, east of California Avenue, and west of Garfield Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 8, Township 2 South, Range 4 West, San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The majority of the site is relatively flat with on-site elevations ranging from approximately 964 to 1,000 feet above mean sea level (AMSL). The southern portion of the site slopes downward into the adjacent Springbrook Wash, which occurs off-site to the south. The northern portion of the site, north of Spring Street, supports non-native grassland habitat that was previously used for agricultural purposes. The southern portion of the site, south of Spring Street, contains disturbed habitat with some developed areas, including constructed drainage facilities and two small well pump houses connecting to power lines along Spring Street.

Existing surrounding uses include manufacturing-commercial warehouse buildings, several single-family homes, and vacant undeveloped land to the north of the Project site, north of Center Street. Springbrook Wash is located immediately south of the Project site, beyond which are several manufacturing-commercial warehouse buildings. Immediately east of the Project site, at the southeastern corner of Center Street and Garfield Avenue, is the Highgrove Elementary School. South of the school site is undeveloped land. Southeast of the Project site and south of Spring Street is residential land use. Abutting the western boundary of the Project site is the California Avenue public right-of-way, which contains railroad tracks of the Southern Pacific Railroad. A Kinder-Morgan petroleum pipeline and associated easements exist off-site along the western boundary of the Project site, to the west of the existing California Avenue right-of-way. Located west of California Avenue and the Kinder-Morgan petroleum pipeline is an existing single-family residential neighborhood.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site and off-site improvement areas are located within the Highgrove Area Plan (HAP) of the County of Riverside General Plan. The Project site is currently designated for "Light Industrial (LI)" land uses by the General Plan and the HAP, which allows for industrial and related uses such as warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses with a building intensity range of 0.25-0.60 floor-to-area ration (FAR). The Project proposes to change the site's land use designation to "Medium Density Residential (MDR)" as part of GPA 01126. With approval of GPA 01126, the Project would be fully consistent with the site's General Plan land use designation. The Project site is located within the HAP Highgrove Community Policy Area and the Project would comply with the policies of the Highgrove Community Policy Area. The Project site is located within the Sphere of Influence of the City of Riverside. The Project would be fully consistent with the City of Riverside sphere of influence policies and land use designations for the site. The Project site does not fall within a General Plan Policy Overlay Area.
2. **Circulation:** The proposed Project will be reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist or are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The Project site is not located in the Western Riverside County Multiple Species Habitat (MSHCP) Conservation Area and is not designated for open space preservation. The Project proposes 2.67 acres of natural open space in the southern portion of the Project site. The proposed Project meets all applicable multipurpose open space policies of the General Plan.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable Noise Element policies. In addition, a Noise Study dated November 13, 2014 prepared by Urban Crossroads, Inc. shows that the proposed Project would meet Riverside County noise standards, assuming the implementation of mitigation measures that have been incorporated into the Project's design.
6. **Housing:** The Project proposes to develop the site with 200 residential homes consistent with the site's proposed General Plan land use designation. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
7. **Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during grading and construction activities. An Air Quality Impact Analysis prepared by Urban Crossroads and dated October 2, 2014 determined that the proposed Project: would not conflict with the South Coast Air Quality District's (SCAQMD) Air Quality Management Plan (AQMP); would not violate any air quality standard or contribute substantially to an existing or projected air quality violation; would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment; would not expose sensitive receptors to substantial pollutant concentrations; and would not create objectionable odors that affect a substantial number of people. The proposed Project meets all applicable Air Quality Element policies.

- B. General Plan Area Plan(s):** Highgrove Area Plan (HAP)
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Light Industrial (LI)
- E. Overlay(s), if any:** None
- F. Policy Area(s), if any:** Highgrove Community Policy Area, City of Riverside Sphere of Influence Policy Area
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Area Plans: Reche Canyon/Badlands to the east; City of Riverside to the south and west; County of San Bernardino to the north. Foundation Components: Community Development to the west, north, and east; Open Space and the City of Riverside to the south. General Plan Land Use Designations: Light Industrial (LI) to the north; Medium Residential (MDR) north of Spring Street and east of Garfield Avenue; Low Density Residential (LDR) south of Spring Street and east of Garfield Avenue; Rural Residential (R-R) adjacent to the southeast corner of the Project site; Open Space-Conservation (O-SC) near the southern boundary of the Project site; Medium Density Residential (MDR) west of the Project site from the southern corner of the Project site to near the northern corner of the Project site; and Commercial-Retail (CR) west of the Project site at the southwestern corner of Center Street at California Avenue. Overlays: None. Policy Areas: Highgrove Community Policy Area; City of Riverside Sphere of Influence.

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P)

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

K. Adjacent and Surrounding Zoning: One Family Dwellings (R-1) to the east and west; Manufacturing-Service Commercial (M-SC) to the north and south; Multiple Family Dwellings (R-2) adjacent to the northeast corner of the site, north of Center Street; General Commercial (C-1/C-P) near the northwest corner of the site, south of Center Street and west of California Avenue; Light-Heavy Agriculture (A-1-2½) adjacent to the southeast corner of the site; and the City of Riverside south of the site. Lands to the south of the Project site within the City of Riverside are zoned for "Business and Manufacturing Park Zone (BMP)" with the lands nearest the Project site subject to a "Water Course Overlay Zone (WC)."

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

July 16, 2015

Date

Peter Lange, Contract Planner

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9, *Scenic Highways*; On-site Inspection.

Findings of Fact:

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest County Eligible Scenic Highway is Redlands Boulevard located approximately 10 miles southeast of the Project site. Views of the Project site from Redlands Boulevard are not possible due to distance, existing development, and intervening topography. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The Project site consists of 65.2 acres of undeveloped, disturbed land. Under existing conditions, the majority of the site is relatively flat with on-site elevations ranging from approximately 964 to 1,000 feet above mean sea level (AMSL) (Alden, 2014, pp. 3-4) Visible man-made features that exist on the property include constructed drainage facilities and two small well pump houses located south of Spring Street, connecting to power lines along Spring Street.

Southern California Edison (SCE) electric power lines with wooden poles extend along the southern side of Spring Street, along the western boundary of the site, along the California Avenue right-of-way, and along the eastern boundary of the site from Center Street to Spring Street. In addition, six (6) pole mounted transformers are located on the perimeter of the site, two pole mounted transformers exist south of Spring Street and four (4) exist west of Garfield Avenue (Petra, 2013b, pp. i-ii). The existing conditions for the Project's off-site improvement areas consist of paved roadway in the Center Street and Spring Street rights-of-way.

To illustrate the existing aesthetic conditions of the Project site, a visual inspection was conducted by T&B Planning, Inc. on September 19, 2013, and a photographic inventory was compiled. Figure EA-1, *Site Photos Key Map*, along with the eight (8) representative site photographs shown on Figure EA-2 through Figure EA-5, depict the existing conditions of the Project site from off-site areas, and



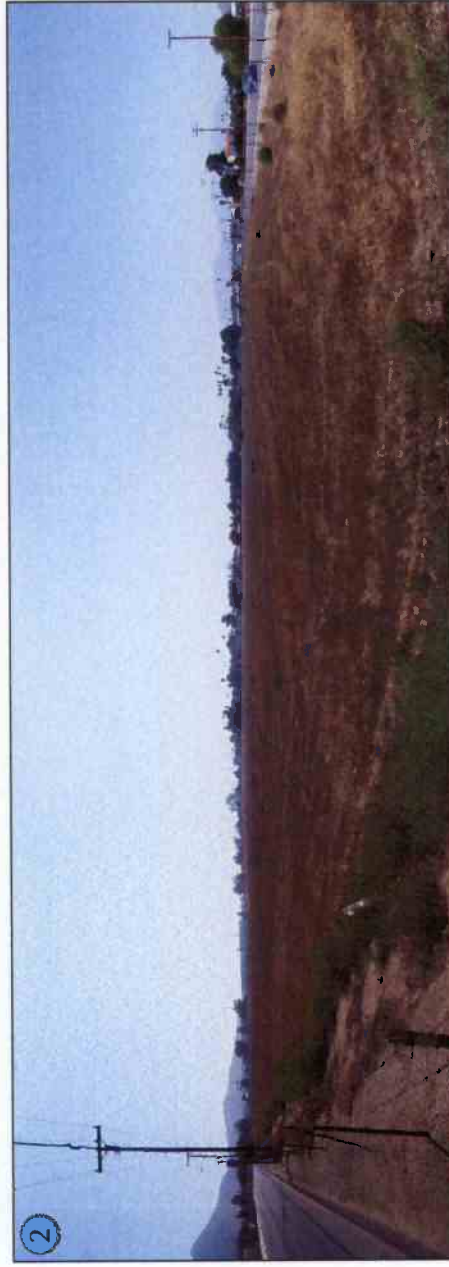
Figure EA-1

SITE PHOTOS KEY MAP





SITE PHOTO 1 - NORTHERN EDGE OF NORTHERN PORTION OF PROJECT SITE LOOKING EAST (LEFT) TO WEST (RIGHT)



SITE PHOTO 2 - NORTHEASTERN CORNER OF NORTHERN PORTION OF PROJECT SITE LOOKING SOUTH (LEFT) TO WEST (RIGHT)



Figure EA-2

SITE PHOTOS 1 AND 2





SITE PHOTO 3 - SOUTHERN EDGE OF NORTHERN PORTION OF PROJECT SITE LOOKING WEST (LEFT) TO EAST (RIGHT)



SITE PHOTO 4 - WESTERN EDGE OF NORTHERN PORTION OF PROJECT SITE LOOKING NORTH (LEFT) TO SOUTHEAST (RIGHT)



Figure EA-3

SITE PHOTOS 3 AND 4



SITE PHOTO 5 - NORTHERN EDGE OF SOUTHERN PORTION OF PROJECT SITE LOOKING EAST (LEFT) TO WEST (RIGHT)



SITE PHOTO 6 - EASTERN EDGE OF SOUTHERN PORTION OF PROJECT SITE LOOKING SOUTH (LEFT) TO NORTH (RIGHT)

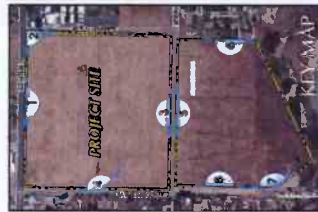


Figure EA-4

SITE PHOTOS 5 AND 6





7 SITE PHOTO 7 - SOUTHWESTERN EDGE OF SOUTHERN PORTION OF PROJECT SITE LOOKING NORTH (LEFT) TO SOUTHEAST (RIGHT)



8 SITE PHOTO 8 - WESTERN EDGE OF SOUTHERN PORTION OF PROJECT SITE LOOKING NORTH (LEFT) TO SOUTH (RIGHT)



Figure EA-5

SITE PHOTOS 7 AND 8



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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include views from the northern, southern, eastern, and western boundaries of the Project site, as well as views from Spring Street, which transects the Project site in an east to west direction. Provided below is a brief description of the Project site as viewed from the site photographs.

- Site Photo 1, Figure EA-2.* Site Photo 1 depicts the Project site from the north-central boundary of the Project site at Center Street looking south. As seen in this view, a chain link fence along the northern property boundary is visible in the foreground contains a chain link fence, beyond which are fallow agricultural lands that appear to be regularly tilled. A for-sale sign is visible in the right-hand portion of the photo, beyond which trees and residential development to the west of California Street are visible. In the left portion of the photo is the existing sidewalk along Center Street, with buildings and landscaping associated with the Highgrove Elementary School visible in the distance. Along the horizon in the distance, the single-family residential neighborhood along Garfield Street is visible, beyond which is Sugarloaf Mountain, a prominent topographic landform.
- Site Photo 2, Figure EA-2.* Site Photo 2 depicts a view of the Project site from the northeastern corner of the Project site at the intersection of Center Street and Garfield Avenue looking southwest. As seen in this view, fallow agricultural lands that characterize the northern portions of the site are visible. In the left portion of the photo in the foreground is Garfield Avenue, with wooden posts and telephone poles visible on the edge of the roadway. In the right-hand portion of the photo, Center Street, the chain link fencing along the northern boundary, and existing telephone poles along the northern alignment of Center Street are visible. In the distance along the right portion of the photo, the existing light industrial buildings and associated landscaping are visible, while the existing residential community west of California Street are visible in the right-central portion of the photo. Along the horizon, distant views of the Jurupa Mountains are visible, while the lower slopes of Sugarloaf Mountain are visible in the distance in the left portion of the photo.
- Site Photo 3, Figure EA-3.* Site Photo 3 depicts the Project site from the center of the Project site at Spring Street looking north. In the foreground is wire fencing, with fallow agricultural fields dominating the view. The existing improvements associated with Spring Street also are visible in the foreground in the left and right portions of the photo. In the middle portion of the photo in the distance, the existing light industrial buildings located north of Center Street and associated landscaping are visible. In the left portion of the photo, the existing residential community and associated landscaping located west of California Street are visible. In the right portion of the photo, in the distance, is the existing residential community located along Michigan Avenue are visible, beyond which, on the horizon, Blue Mountain, a prominent topographic landform, is visible. Also visible along the horizon in the central portion of the photo are the La Loma Hills, which also are prominent topographic landforms.
- Site Photo 4, Figure EA-3.* Site Photo 4 depicts the Project site from the western edge of the Project site, along California Avenue and north of Spring Street looking northeast. In the foreground of the photo is fallow agricultural land, with wire fencing along the west Project boundary visible in the left portion of the photo. Several trees also are visible along the left and right portions of the photo. The Highgrove Elementary School and existing residential uses north of the school are visible in the distance. Blue Mountain, a prominent topographic landform, is visible along the horizon.
- Site Photo 5, Figure EA-4.* Site Photo 5 depicts the Project site from the center of the Project site at Spring Street looking south. In the foreground of the photo a disturbed field is visible. Chain

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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link and wire fencing, telephone poles, and Spring Street are visible in the left and right portions of the photo. In the left portion of the photo in the distance, the existing residential community located east of Garfield Avenue and south of Spring Street and associated landscaping are visible. In the right portion of the photo, the existing residential community located west of California Street and associated landscaping are visible. In the middle portion of the photo in the distance is natural vegetation associated with the Springbrook Wash. Along the horizon in the left-central portion of the photo is Sugarloaf Mountain and several smaller hillsides.

- *Site Photo 6, Figure EA-4.* Site Photo 6 depicts the Project site from the eastern edge of the Project site at Garfield Avenue, south of Spring Street looking west. The foreground of this view is dominated by fallow agricultural land that characterizes the southern portions of the site. In the left portion of the photo, wire fencing is visible, with natural vegetation associated with Springbrook Wash visible to the far left. In the distance in the central portion of the photo, the existing residential community located west of California Street is visible. In the right portion of the photo, the existing telephone poles associated with Spring Street are visible with residential development visible in the distance. In the right portion of the photo, ornamental landscaping associated with the residential community that abuts the Project's eastern boundary is visible. Along the horizon, the Jurupa Mountains are visible.
- *Site Photo 7, Figure EA-5.* Site Photo 7 depicts the Project site from near the southwest corner of the Project site looking east. In the foreground of the photo, disturbed fallow agricultural land and several dirt pathways are visible, with ruderal vegetation present in the right portion of the photo. Several palm trees occurring in the southernmost portion of the Project site and south of the site also are visible. At the left portion of the photo, wire fencing, telephone poles, and California Street are visible, beyond which is an existing residential community. Natural vegetation associated with the Springbrook Wash is visible in the far right portion of the photo, beyond which (south of Springbrook Wash) are several light industrial buildings. In the distance in the central portion of the photo is the residential community that abuts the site's eastern boundary. The light industrial building located north of the Project site (north of Center Street) also is visible in the distance long the horizon in the left portion of the view. Blue Mountain is visible along the horizon in the central portion of the photo, while Sugarloaf Mountain and associated hillsides are visible in the distance in the right portion of the photo.
- *Site Photo 8, Figure EA-5.* Site Photo 8 depicts the Project site from the southern portion of the site from California Avenue looking east. Fallow agricultural lands dominate the foreground view. In the left and right portions of the photo, wire fencing, telephone poles, and California Street are visible. In the extreme left portion of the photo is the existing residential community located west of the Project site. In the right portion of the photo, natural vegetation with several light industrial buildings are visible in the distance. The left-central portion of the photo depicts the existing telephone poles associated with Spring Street, while distant views of the existing residential community located along the site's eastern boundary are depicted in the right-central portion of the photo. The existing light industrial uses located north of Center Street also are visible in the distance in the left portion of the photo. Blue Mountain is visible along the horizon in the central portion of the photo, while Sugarloaf Mountain and associated hillsides are visible in the distance in the right portion of the photo.

As demonstrated by the photographs in Figure EA-2 through Figure EA-5, the Project site does not contain any visually prominent trees, rock outcroppings, or unique or landmark features. There are no designated scenic vistas on-site or in the surrounding area as identified in the Riverside County