FORM APPROVED COUNTY COUNSEL BY: GREGORY P. PRIAMOS DATE 5/12/16

Departmental Concurrence

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

FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 21, 2016

SUBJECT: GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, TENTATIVE TRACT MAP NO. 36730, AGRICULTURAL CASE NO. 1046 - Intent to adopt a Mitigated Negative Declaration – Applicant: Christopher Development Group, Inc. – First Supervisorial District – Lake Mathews – Lake Mathews/Woodcrest Area Plan: Community Development: Medium Density Residential (CD:MDR), Rural Community: Low Density Residential (RC:LDR), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Retail (CD:CR) – 103.62 Gross Acres – Location: northerly of El Sobrante Road and easterly of McAllister Street - Zoning: A-1-10 – REQUEST: The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD:CR) 12.9-acre portion of the property to Community Development: Medium Density Residential (CD:MDR). The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The Tentative Tract Map proposes a Schedule A subdivision of 103.62 gross acres into 272 residential lots ranging in size from 5,400 square feet up to 27,015 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots. Agricultural Case No. 1046 proposes to disestablish the approximately 100 acre El Sobrante Agricultural Preserve No. 3. [100% DBF funds ongoing]

Steve Weiss, AICP
Planning Director

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	$	$	$	$	Consent ☐ Policy ☐
NET COUNTY COST	$	$	$	$	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

☐ A-30 ☐ 4/5 Vote ☐ Positions Added ☐ Change Order

Prev. Agn. Ref.: | **District:1** | **Agenda Number:**

RECOMMENDED MOTIONs: Staff and the Planning Commission Recommend that the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42710**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127 to amend the General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844 to change the zoning of the project site from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) in accordance with the Change of Zone exhibit; subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36730, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPT RESOLUTION NO. 2016-084 approving Agricultural Preserve Case No. 1046, issuing a Certificate of Tentative Cancellation and disestablishing El Sobrante Agricultural Preserve No. 3, Map No. 1046; and,

TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1046, a proposal to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046 and cancel a land conservation Contract as depicted on Map No. 1046 subject to the conditions in Resolution No. 2016-084.

BACKGROUND:

The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan. The purpose of this policy area is to preserve the generally rural character of lands located north of El Sobrante Road and east of McAllister Street. As provided in the attached staff report findings and as further detailed in the memo provided by T&B, the proposed project would comply with the El Sobrante Policy Area, specifically the limitation on dwelling units within the policy area, density limits within Medium Density Residential, and clustering provisions.

The project does include the clustering of development to retain the drainages in the northeastern and southwestern portions of the site and to limit lot size in the northern portion of the site while allowing smaller lot sizes in the southern portion of the site. Based on the gross acreages of Medium Density Residential, Low Density Residential, and Estate Density Residential areas, a maximum of 282 single-family detached dwelling units could be developed on the project site. The Tentative Tract Map proposes a total of 272 residential lots with lot sizes ranging from 5,400 square feet up to 27,015 square feet. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet. Overall, the Tentative Tract Map has an average lot size of 8,617 square feet.

The project involves the conversion of the land use designation from Commercial Retail (CD: CR) to Medium Density Residential (CD: MDR). This would result in the loss of a potential commercial development in an area on the fringe of urban and rural development. No other Commercial Retail (CD: CR) designations exist in the immediate vicinity within either unincorporated Riverside County or City of Riverside reflecting either existing or potential new commercial development. The closest significant retail uses would be at La Sierra Avenue and Indiana Avenue (approximately 4.2 miles away), Van Buren Boulevard and Washington Avenue (approximately 7.2 miles away), or Cajalco Road and Temescal Canyon Road (approximately 7.7 miles away). While the retention of the commercial land use designation could allow for future commercial development to serve the surrounding area, given that the project site is generally on the fringe of urban to rural development, this location is not as preferable or viable to develop with any substantive neighborhood serving retail uses to serve the needs of the existing or future planned residents of the area.

The Transportation Department has negotiated with the applicant to pay a per unit fee of $500 to be used for road improvements on El Sobrante Road. This per unit fee is in addition to other transportation impact fees.

The project is currently within the El Sobrante Agricultural Preserve No. 3 ("Preserve"). The proposed Tentative Tract Map is not allowed to be within the Preserve. AG No. 1046 proposes to disestablish the El Sobrante Agricultural Preserve No. 3. This disestablishment is needed to accommodate non-agricultural uses related to the proposed Tentative Tract Map.

On September 24, 2014, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the disestablishment of the agricultural preserve and cancellation of the land conservation contract based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2016-084. The proposed project is consistent with the Riverside County General Plan. Therefore, the Planning Department considers this proposal the best use of the land.

At the March 2, 2016 Planning Commission hearing the Planning Commission recommended approval of the project to the Board of Supervisors. No controversial issues were raised at the meeting by the Commissioners and no one spoke in opposition to the project.

Should the Board of Supervisors tentatively approve the proposed cancellation and disestablishment, the applicant would be required to comply with the conditions of approval set forth in Resolution No. 2016-084 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

Impact on Citizens and Businesses
All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

SUPPLEMENTAL:
Additional Fiscal Information
N/A

Contract History and Price Reasonableness
N/A

ATTACHMENTS:

A. **RESOLUTION No. 2016-084 for Agricultural Case No. 1046**
B. **STAFF REPORT**
C. **PLANNING COMMISSION STAFF REPORT**

Board of Supervisors **County of Riverside**

RESOLUTION NO. 2016-084
APPROVING AGRICULTURAL PRESERVE CASE NO. 1046
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND
DISESTABLISHMENT OF EL SOBRANTE
AGRICULTURAL PRESERVE NO. 3
(Government Code Section 51283.4)

WHEREAS, a Land Conservation contract was executed by Sannosuke Madokoro and Fukue Madokoro pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within the El Sobrante Agricultural Preserve No. 3; and,

WHEREAS, such Land Conservation contract, dated January 1, 1981, with the County of Riverside is for land currently identified as APNs 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010 and 285-020-006 ("Property") and was recorded on January 14, 1981, as Instrument No. 6752 16185, in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, the Property is further described in Exhibit A for the El Sobrante Agricultural Preserve Case No. 1046 which is attached hereto and incorporated herein by reference; and,

WHEREAS, the total gross acreage of the Property is 100.48 acres; and

WHEREAS, CF/CDG Lake Ranch Venture, LLC ("Property Owner") currently owns the Property and filed a Notice of Nonrenewal on December 10, 2013, which notice was recorded on April 15, 2014, as instrument No. 2014-0136698, in the Office of the County Recorder of Riverside County, California; and

WHEREAS, the Property Owner also petitioned to cancel the Land Conservation contract for the Property and to disestablish the El Sobrante Agricultural Preserve No. 3, as amended through Map No. 528A, by removing the Property from the boundaries of the agricultural preserve; and

WHEREAS, Agricultural Preserve Case No. 1046 will disestablish the El Sobrante Agricultural Preserve No. 3 in accordance with the map entitled Map No. 528 El Sobrante Agricultural Preserve No. 3 as amended through Map No. 528A; and,

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK DATE 4/28/16

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and the Rules and Regulations Governing Agricultural Preserves in Riverside County (Resolution No. 84-526) have been satisfied, including the preparation of a Mitigated Negative Declaration for Environmental Assessment No. 42710; and,

WHEREAS, the Property Owner has proposed, if the cancellation is approved, that the land will be used for the following alternative use: 272 residential lots, three water quality detention basin lots, one park site, one sewage lift station lot, and 17 open space lots ("Project"); and,

WHEREAS, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be $1,444,375.00 and,

WHEREAS, a public hearing was held on this matter by the Riverside County Board of Supervisors on May 24, 2016.

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on May 24, 2016, that:

1. The above recitals are incorporated herein by this reference.
2. The subject parcels affected by the proposed disestablishment are included under the Land Conservation contract.
3. Pursuant to the Notice of Nonrenewal submitted on December 10, 2013, the Land Conservation Contract on the 100.48 acres will expire on January 1, 2023 (GC 51245 and R&T Code 426(c)).
4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of $1,444,375.00.
5. According to the Natural Resource Conservation Service, the Soils Capability Classification as indicated in the USDA Soil Survey for Riverside County indicates that the site is twenty (20) percent within Class I and II and eighty (80) percent within Class III, IV, and VI.
6. A Tentative Tract Map (Tract Map No. 36730) is being processed with this Agricultural Preserve case and constitutes the proposed alternative land use for the 100.48 gross acres area that is the subject of this disestablishment and cancellation. The proposed alternative land use is consistent with the Riverside County General Plan, as described in more detail below.

BE IT FURTHER RESOLVED by the Board of Supervisors that:

1. The cancellation is for land on which a Notice of Nonrenewal has been served.

2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as the Project will not affect the ability to use adjacent lands for agriculture. Land adjacent to the Project site does not currently include agricultural uses. To the west of the Project is a residential development of around 7,200 square foot lots; to the south is water district land; and to the north and east is land designated Rural Community that has a density requirement that equates to between ½ acre lots to 2 acre lots. The properties to the north and east are also either fallow or are under agricultural production, and this cancellation would not change that circumstance. Additionally, in the event that a subdivision were to be proposed on the current agricultural lands to the north and east, it would include large lots ranging from ½ acre to 2 acre lots size which would not preclude agricultural uses. As a result, this cancellation will not remove these lands from agricultural use.
3. El Sobrante Agricultural Preserve No. 3 originally consisted of 100.48 acres. This cancellation proposes to remove the entire 100.48 gross acres from the Agricultural Preserve. The underlying General Plan land use designation for the land within Agricultural Preserve No. 3 is primarily Medium Density Residential – 2 to 5 Dwelling Units per acre, which would allow for typical residential tract development that has a lot size of around 7,200 square feet. The subdivision accompanying the proposed cancelation will be conditioned that all future residences be notified that there are adjacent agricultural uses and that these agricultural uses are not subject to nuisance complaints. Therefore, based upon the above, the cancellation is not likely to result in the removal of adjacent lands from agricultural use.
4. The cancellation is for an alternative use that is consistent with the applicable provisions of the Riverside County General Plan. The alternative use is a single family subdivision which is consistent with both the existing General Plan designations of Medium Density Residential, Low Density Residential and Estate Density Residential and the proposed General Plan Amendment to change portions of the project site from Commercial and Public Facilities to Medium Density Residential. Based upon the above, the cancellation for an alternative use is consistent with the applicable provisions of the Riverside County General Plan.
5. The cancellation will not result in discontiguous patterns of urban development because the existing General Plan land use designations and zoning classifications for the surrounding parcels to the north, south and east limit commercial and residential development; and, therefore, provide a buffer for the surrounding parcels from urbanization by limiting lot sizes

to north and east to a minimum of at least half acre lots which can maintain agricultural uses. The lots to the south are designated in the General Plan as Public Facility and are owned and operated by the Metropolitan Water District and will be maintained as largely vacant for the water district's operations. Additionally, the parcels to the west are already built out as single family residential homes at urban densities, therefore, the project will continue urban development from the west in a contiguous manner with no other uses between the proposed project and the urban uses to the west. Therefore, the Project is not expected to result in discontiguous patters of urban development.

6. There is also no other nearby parcel that is not subject to a land conservation contract and that is both available and suitable for the Project. The Project is located adjacent to an existing subdivision to the west, a water district property to the south, and low density General Plan designated property to the north and east. No adjacent or even nearby parcels would be available for the proposed medium density project because of either the existing uses of the properties or the low density designations applied to those properties. Therefore, there is no other nearby parcel that is not subject to a land conservation contract and that is both available and suitable for the Project.
7. Therefore, based on the above, the public's interest in implementing the goals and policies of the Riverside County General Plan substantially outweighs the purpose of the Williamson Act and there is no proximate, noncontracted alternative land available and suitable for the proposed Project.
8. Disestablishing Agricultural Preserve No. 3 will not have a significant adverse effect upon the environment and a Mitigated Negative Declaration for Environmental Assessment No. 42710 is adopted based on the findings incorporated in the initial study.

BE IT FURTHER RESOLVED by the Board of Supervisors that the applicant shall comply with the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the Property as outlined in Government Code Section 51283.4:

1. The cancellation fee of $1,444,375.00 shall be paid; and,
2. All conditions necessary for the County to issue grading permits for any portion of Tract Map No. 36730 shall have been met; and,
3. The landowner shall notify the Board of Supervisors when all conditions and contingencies enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the

Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation with respect to the Land Conservation Contract.

BE IT FURTHER RESOLVED by the Board of Supervisors that the Clerk of this Board shall file and record copies of this resolution, Property description as shown in Exhibit A and the map entitled Map No. 528 El Sobrante Agricultural Preserve No. 3 as amended through Map No. 1046, in the Office of the County Recorder of Riverside County, California, and transmit copies thereof to the Director of Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of Riverside County; and that upon fulfillment of all of the conditions, the landowners will be entitled to a Certificate of Final Cancellation that provides as follows:

1. Map No. 528 El Sobrante Agricultural Preserve No. 3 as adopted on January 6, 1981, amended by Map No. 528A, is further amended by Map No. 1046 deleting therefrom the area shown and described in Exhibit A, attached hereto, being on file in the Office of the Clerk of the Board.
2. The Land Conservation Contract will be canceled to the extent said contract applies to the land referenced in the petition for cancellation of the aforementioned property owner, thereby removing from the effect of said contract the real property in the County of Riverside, State of California, described in Exhibit A attached hereto.

BE IT FURTHER RESOLVED by the Board of Supervisors that, if any portion of the cancellation fee of $1,444,375.00 is not paid within one year following the recordation of this Certificate of Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section 5.1283.4 (a), and the applicable landowner shall be required to pay the applicable portion of the recomputed fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.

BE IT FURTHER RESOLVED by the Board of Supervisors that, upon application of the landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use if the Board finds that such amendment is consistent with the findings made pursuant to Government Code Section 51282.

EXHIBIT "A"

"EL SOBRANTE AGRICULTURAL PRESERVE NO. 3"

All of El Sobrante Agricultural Preserve No. 3, Map No. 528 A, as shown in Corrected Legal Description recorded as Instrument No. 16186, dated January 28, 1981, records of Riverside County, California, located in Section 31, Township 3 South, Range 5 West, San Bernardino Base Meridian, in the County of Riverside, State of California, being described as follows:

PARCEL 1:

Those portions of the Northeast quarter of the Southwest quarter and the South half of the South half of the Southwest quarter of the Northeast quarter of Section 31. Township 3 South, Range 5 West, and those portions of the Southwest quarter of the Northwest quarter and the Southwest quarter of Section 32, Township 3 South, Range 5 West , as said sections are shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as a whole as follows:

Beginning at the Southeast corner of said Northeast quarter of the Southeast quarter of Section 31; thence Westerly along the Southerly line of said Northeast quarter of the Southeast quarter to the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939, in book 421, page 583 of Official Records, Riverside County Records; thence along said center line, North 08°07'00" West to a line which bears North 81° 53'00" East, at right angle to said center line and which passes through the most Southerly corner of the land described in the deed to Andrew L. Guzman and wife Erika, recorded May 15, 1969 as Instrument No. 47603. Riverside County Records; thence North 81° 53'00" East 30 feet to said most Southerly corner; thence along the Southeasterly. Easterly and Northerly boundary lines of said land of Guzman, North 55° 53'20" East 265.58 feet, North 23° 31' 40" West 146.82 feet, North 11°54'45" East 222.35 feet, North 74° 43'20" East 109.17 feet, North 40° 31'20" East 234.47 feet, North 00° 26'20" East 80.17 feet, and South 86° 38'23" West 316.92 feet to the Southerly line of said Northeast quarter of Section 31; thence along the last mentioned Southerly line, North 89° 33'40" West to said center line of McAllister Street, 60 feet wide; thence Northerly along said center line to the Northerly line of said South half of the Southeast quarter of the Northeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Northeast quarter of Section31, also being the Westerly line of said Northwest quarter of Section 32; thence Northerly along said Westerly line to a point distant Northerly thereon. 350 feet from the West quarter corner of said Section 32, said point also being Northwest corner of the land described in Parcel 1 of the deed to Sannosuke Madokoro, recorded May 23, 1956 as Instrument No. 36287, Riverside County Records; thence Easterly along the Northerly line of said Parcel 1 of said land of Madokoro, a distance of 833.36 feet to the Southwesterly boundary line of the land described in the deed to El Sobrante Land and Development Company, recorded November 14, 1955 as Instrument No. 72403; thence Southeasterly along said Southwesterly boundary lines through its various courses and distances therein to the most Northerly corner of the land described as Parcel 2 in the deed to Herbert E. Grimm and wife Eunice G., recorded December 31, 1958 as Instrument No. 94197, Riverside County Records; thence Southwesterly and Southerly along the Northwesterly and Westerly lines of said

Parcel 2 of said land of Grimm to the Northerly terminus of certain course therein recited as having a bearing and length of "South 07° 39'15" East 1028.03 feet"; thence Southerly along said certain course a distance of 1028.03 feet to its Southerly terminus thereof; thence Easterly along the Southerly boundary line of said Parcel 2 of said land of Grimm to the Westerly terminus of that certain course recited as having a bearing and length of "North 60° 29'20" West 115.78 feet" in said Parcel 2 of said land of Grimm; thence Easterly along the last mentioned certain course a distance of 115.78 feet to its Easterly terminus thereof; also being the most Easterly Southeast corner of the land described as Parcel 2 in said deed Sannosuke Madokoro, recorded May 23,1956; thence Westerly and Southerly along the Southerly and Easterly lines, respectively, of the last mentioned land described as Parcel 2, to the Southerly line of said Southwest quarter of Section 32;thence Westerly along the last mentioned Southerly line to the Southwest corner of said Section 32; thence Northerly along the Westerly line of said Section 32 to **THE POINT OF BEGINNING.**

PARCEL 2:

That portion of the Southeast quarter of the Southwest quarter of Section 31,Township 3 South, Range 5 West, as said sections is shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as follows:

Beginning at the Southeast corner of said Section 31; thence along the Southerly line of said Section 31, North 88° 43' West 840.31 feet to the Southerly continuation of the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939in Book 421, page 583 of Official Records, Riverside County Records; thence along said continuation and said center line, North 00° 37' East 712.32 feet to the beginning of a tangent curve therein concave Westerly having a radius of 1200 feet; thence Northerly along said curve through the central angle of 08° 44' an arc distance of 182.91 feet; thence tangent to said curve, North 08° 07' West to the Northerly line of said Southeast quarter of the Southeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Section 31; thence Southerly along said Easterly line to THE **POINT OF BEGINNING.**

EXCEPTING from Parcel 1 of the legal description, shown herein, all that portion lying within Parcel 1 of Parcel Map 16797, as shown on Parcel Map recorded in Book 86 of Page 39 and 40, inclusive.

PREPARED UNDER MY SUPERVISION

Andrew Y. Orosco, L.S. 5491 Date

Prepared By: AYO

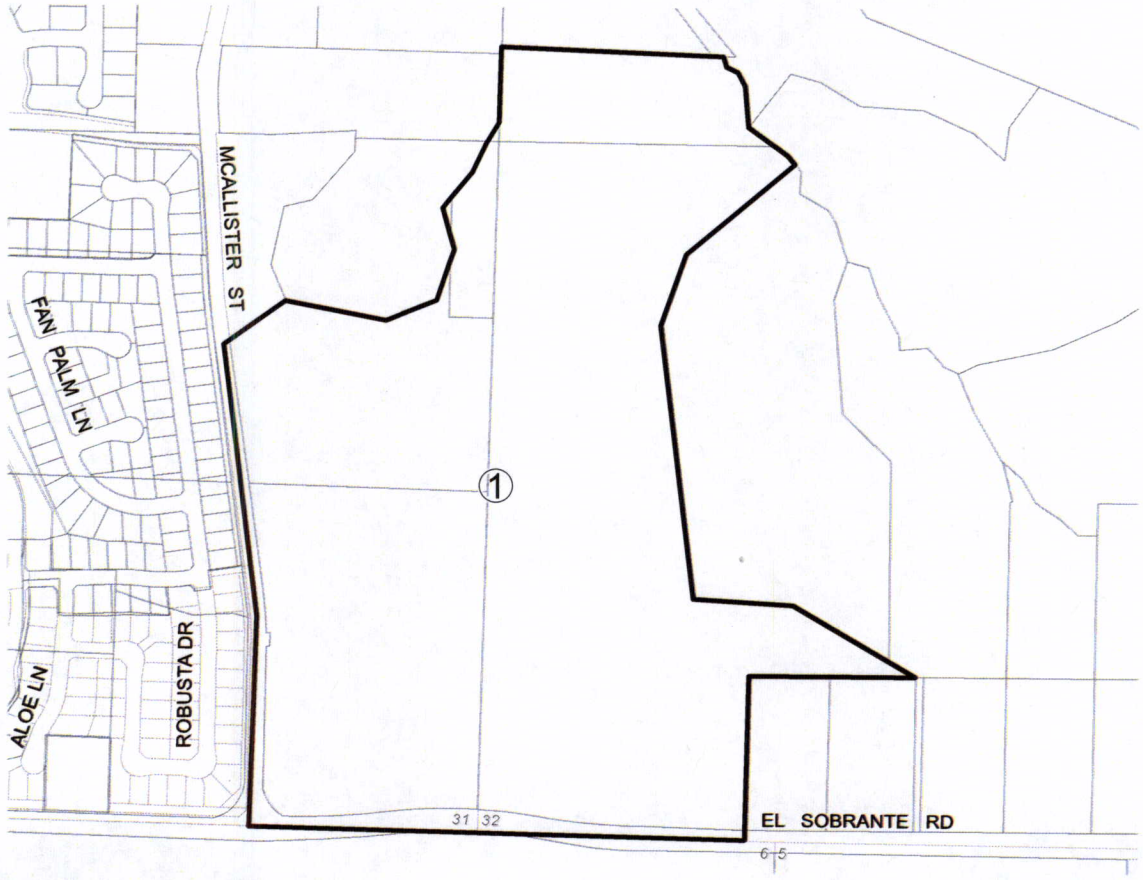
Checked By: ____



MAP NO. 528A
EL SOBRANTE AGRICULTURAL PRESERVE NO. 3

AMENDED BY MAP NO. 1046

SECS 31 & 32 T. 3 S., R.5 W



AMENDMENTS:
NO. 1, (DISESTABLISHMENT), MAY 24, 2016, MAP NO. 1046

ADOPTED ON JANUARY 26, 1981
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

N

0 800 Feet

COUNTY OF RIVERSIDE

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Russell Brady
Board of Supervisors: May 24, 2016

GENERAL PLAN AMENDMENT NO. 1127
CHANGE OF ZONE NO. 7844
TENTATIVE TRACT MAP NO. 36730
AGRICULTURAL CASE NO. 1046
Environmental Assessment No. 42710
Applicant: Christopher Development Group, Inc.
Engineer/Representative: MDS Consulting

Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) for a 12.9-acre portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).

The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4).

The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 square feet to 27,015 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots (including 3 lots for Multiple Species Habitat Conservation Plan [MSHCP] riparian/riverine mitigation and avoidance). Ten (10) foot wide equestrian and hiking trails are proposed on the east side of McAllister Street and north side of El Sobrante Road along the project's boundaries. The 2.18-acre park area is anticipated to include a private pool and grills for use by the residents, playground, and open turf area.

The Agricultural Case proposes to disestablish the approximately 100 acre El Sobrante Agricultural Preserve No. 3.

The project site is located northerly of El Sobrante Road and easterly of McAllister Street in the unincorporated community of Woodcrest.

ISSUES OF POTENTIAL CONCERN:

Agricultural Preserve
On September 24, 2014, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the disestablishment of the agricultural preserve and cancellation of the land conservation contract based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2016-084. The proposed project is consistent with the Riverside County General Plan. Therefore, the Planning Department considers this proposal the best use of the land.

El Sobrante Policy Area
The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan. The purpose of this policy area is to preserve the generally rural character of lands located north of El Sobrante Road and east of McAllister Street. As shown in the included Findings and as further detailed in the memo provided by T&B, the proposed project would comply with the El Sobrante Policy Area, specifically the limitation on dwelling units within the policy area, density limits within Medium Density Residential, and clustering provisions.

Clustering of Development
The project does include the clustering of development to retain the drainages in the northeastern and southwestern portions of the site and to limit lot size in the northern portion of the site while allowing smaller lot sizes in the southern portion of the site. Based on the gross acreages of Medium Density Residential, Low Density Residential, and Estate Density Residential areas, a maximum of 282 single-family detached dwelling units could be developed on the project site. The Tentative Tract Map proposes a total of 272 residential lots with lot sizes ranging from 5,400 square feet up to 27,015 square feet. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet. Overall, the Tentative Tract Map has an average lot size of 8,617 square feet.

Commercial Retail to Medium Density Residential
The project involves the conversion of Commercial Retail (CD: CR) to Medium Density Residential (CD: MDR). This would result in the loss of a potential commercial development in an area on the fringe of urban and rural development. No other Commercial Retail (CD: CR) designations exist in the immediate vicinity within either unincorporated Riverside County or City of Riverside reflecting either existing or potential new commercial development. The closest retail uses would be at La Sierra Avenue and Indiana Avenue (approximately 4.2 miles away), Van Buren Boulevard and Washington Avenue (approximately 7.2 miles away), or Cajalco Road and Temescal Canyon Road (approximately 7.7 miles away). While the retention of the commercial land use could allow for future commercial development to serve the surrounding area, given that the project site is generally on the fringe of urban to rural development, this location is not as preferable or viable to develop with any substantive neighborhood serving retail uses to serve the needs of the existing or future planned residents of the area.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5):	Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) to the north and east,

	Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west
3. Proposed Zoning (Ex. #2):	One Family Dwellings (R-1) and Planned Residential (R-4)
4. Surrounding Zoning (Ex. #2):	Light Agriculture - 10 Acre Minimum (A-1-10) to the north, Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture - 10 Acre Minimum (A-1-10) to the south, and One family Dwellings (R-1), Light Agriculture - 5 Acre Minimum (A-1-5), Residential Agriculture- 5 Acre Minimum (R-A-5) Specific Plan (SP) to the west.
5. Existing Land Use (Ex. #1):	Vacant Land and Agricultural Land
6. Surrounding Land Use (Ex. #1):	Single family residential, agriculture and vacant land to the north, vacant land and agricultural uses to the east, vacant land and Lake Matthews to the south, single family residential to the west
7. Project Data:	Total Acreage: 103.62 Total Proposed Lots: 289 Total Proposed Residential Lots: 272 Proposed Min. Lot Size: 5,400 sq. ft. Schedule: A
8. Environmental Concerns:	See attached environmental assessment

RECOMMENDATIONS:

STAFF AND THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42710**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127 to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844 to change the zoning of the project site from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) in accordance with the Change of Zone exhibit; and,

APPROVE TENTATIVE TRACT MAP NO. 36730, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPT RESOLUTION NO. 2016-084 approving Agricultural Preserve Case No. 1046, issuing a Certificate of Tentative Cancellation and disestablishing El Sobrante Agricultural Preserve No. 3, Map No. 1046; and,

TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1046, a proposal to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046 and cancel a land conservation Contract as depicted on Map No. 1046 subject to the conditions in Resolution No. 2016-084; and,

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 project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ acre minimum), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.

2. The proposed use, residential parcels with a minimum lot size of 5,400 sq. ft., is permitted use in the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) designation.

3. The proposed General Plan Amendment does not conflict with the Riverside County Vision. The proposed Medium Density Residential designation would minimize potential land use conflicts and compatibility issues which would result from development of the site according to the existing General Plan Commercial Retail designation. The Proposed Project would result in a land use designation that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area. Lands located to the north, east, and west of the project site are designated "Medium Density Residential" and land located to the east are developed with single family homes.

4. The proposed General Plan Amendment would not conflict with any General Plan Principle. The proposed General Plan Amendment meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances within the El Sobrante Policy Area than provided by the current designation.

5. The proposed General Plan Amendment would not conflict with any foundation component of the General Plan. The proposed designation would be within the same Foundation Component of the General Plan. Thus, the proposed amendment is consistent with the Community Development Foundation.

6. The proposed project would not be detrimental to the purposes of the General Plan and Lake Mathews/Woodcrest Area Plan because the proposed amendment would maintain the rural and suburban style residential atmosphere of the community.

7. There are new conditions or special circumstances that were unanticipated in preparing the General Plan. Although the intent of the existing designation of Community Development: Commercial Retail (CD: CR) was to provide a site to potentially attract commercial development to this fringe suburban and rural area, retail development has yet to be pursued on the site since the adoption of the Riverside County General Plan in 2003. In the past, commercial development in this location and at this size of 12.9 acres may have had more potential. However, given the site's location on the fringe of suburban development and its relatively small size to develop a commercial shopping center, the site is not as attractive or viable for a commercial development to serve the existing and planned residents for the area.

8. The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan.

9. The El Sobrante Policy Area limits additional residential development to 1,500 dwelling units. The proposed Tentative Tract Map includes 272 residential lots and two other Tentative Tract Maps (36390 and 36475) propose collectively a total of 786 residential dwelling units above those dwelling units already existing or entitled to when the policy was created in 2003. Therefore, the proposed Tentative Tract Map would not exceed the dwelling unit threshold for the policy area.

10. The El Sobrante Policy Area limits density within Medium Density Residential areas to no more than 3.0 dwelling units per acre. The proposed Tentative Tract Map includes approximately 228 dwelling units within the approximately 78.9 acre Medium Density Residential area for a density of 2.89 dwelling units per acre.

11. The El Sobrante Policy Area requires coordination with local agencies to ensure adequate service provisions. Such coordination has been included and will continue to be included pursuant to standard procedure, requirements, and conditions of approval for the proposed Tentative Tract Map.

12. The El Sobrante Policy Area requires coordination of development strategies with the City of Riverside. This policy is more applicable to larger planning strategy than specific development proposals. However, the City of Riverside has been involved during the review of this project pursuant to the Memorandum of Understanding with the City as discussed further below.

13. The El Sobrante Policy Area encourages the use of Specific Plans to implement land use designations. This is a recommendation and not a formal requirement. The Tentative Tract Map and proposed R-1 and R-4 zoning would does include variation in lot sizes and Design Guidelines pursuant to R-4 requirements that implement the land use designations similar to a Specific Plan.

14. The El Sobrante Policy Area encourages clustering of dwelling units to avoid development of areas constrained by physical features or sensitive resources. Clustering is specifically encouraged within Low Density Residential Areas rather than Very Low Density Residential or Estate Density Residential areas, although it does not prohibit clustering in Very Low Density

Residential or Estate Density Residential areas. The proposed Tentative Tract Map proposes to cluster development within the Low Density Residential and Estate Density Residential portion of the site to avoid the drainage area located in the northeastern and southwestern portions of the project site. Where clustering is allowed, lots shall have a minimum pad size of 8,000 square feet. Clustering would technically not occur within the Medium Density Residential portion since there are no stated minimum lot sizes for this designation and development within this area would comply with the applicable density criteria. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet.

15. The El Sobrante Policy Area requires development to be sensitive to and retain unique topographical features. While the project site does not include any unique topographical features, the project is designed to be sensitive to the existing undulating terrain and retention of the drainages in the northeastern and southwestern portions of the project site.

16. The El Sobrante Policy Area requires that developments blend with the natural surroundings through architecture, construction materials and colors, and retention of natural vegetation. The proposed grading is sensitive to the natural terrain and manufactured slopes would be constructed and landscaped to blend with the natural surroundings as feasible. Building design would be required to comply with the Countywide Design Guidelines as well as the project's specific Design Guidelines which emphasize construction materials and colors to complement the natural surroundings.

17. The El Sobrante Policy Area restricts hillside development that does not comply with the policies in the Open Space, Habitat & Natural Resources section and Hillside Development and Slope section of the General Plan Land Use Element. The proposed project complies with these policies through preservation of water courses, provision of recreation areas, clustering to preserve open space, minimize alteration to natural landforms and vegetation, minimize hazards from slope erosion and failures.

18. The El Sobrante Policy Area encourages open space and recreational amenities. The Tentative Tract Map includes 15.34 acres of common and natural open space and a 2.18-acre park and includes extension of existing equestrian and pedestrian trails along McAllister Street and El Sobrante Road.

19. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

20. The proposed use, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one 2.18-acre park site, one sewage lift station, and 17 open space lots, is consistent with the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural

Community: Low Density Residential (RC: LDR) (1/2 acre minimum lot size), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum lot size) designations. Including the El Sobrante provision for Medium Density Residential areas to be limited to no more than 3.0 dwelling units per acre and the standard density provisions for the Low Density Residential and Estate Density Residential of 2 dwelling units per acre and 0.5 dwelling units per acre, respectively, the site could be allowed a maximum of 282 dwelling units. The General Plan's provisions for clustering allow for variation in density and lot sizes across the development. As previously noted, the El Sobrante Policy Area encourages clustering within the Low Density Residential area, but does not restrict it in Estate Density Residential areas.

21. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (1/2 acre minimum) to the north and east, Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west.

22. The existing zoning for the subject site is Light Agriculture – 10 Acre Minimum (A-1-10).

23. The proposed zoning for the subject site is One-Family Dwellings (R-1) and Planned Residential (R-4).

24. The proposed development, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots, is consistent with the development standards set forth in the One Family Dwelling (R-1) and Planned Residential (R-4) zone.

25. The project site is surrounded by properties which are zoned Light Agriculture- 10 acre minimum (A-1-10) to the north, Light Agriculture- 10 acre minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture- 10 acre minimum (A-1-10) to the south, and One family Dwelling(R-1), Light Agriculture- 5 acre minimum (A-1-5), Residential Agriculture- 5 acre minimum (R-A-5) Specific Plan (SP) to the west.

26. The project site is located within El Sobrante Agricultural Preserve No. 3. Agricultural Preserve Case No. 1046 for the Disestablishment of the Agricultural Preserve has been filed and will be presented for consideration by the Riverside County Board of Supervisors concurrently with this project and shall be approved prior to any change from the current agricultural zoning.

27. Single family and agricultural uses have been constructed and are operating in the project vicinity.

28. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation/planning program for Western Riverside County. The Project site and off-site areas occur within the Lake Mathews/Woodcrest Area Plan portion of the MSHCP but are not within a Criteria Cell, a designated Cell Group, or a subunit within the Lake Mathews/Woodcrest Area Plan that requires conservation of land for inclusion in the MSHCP Conservation Area. The Project site also is not within any cores or linkages (i.e., Special Linkage

Areas) as identified on MSHCP Figure 3-2. As such, the Project would only be required to contribute MSHCP Mitigation Fees pursuant to County Ordinance No. 810.

29. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. Initial comments from the City of Riverside noted concerns both with land use consistency with the City's General Plan and traffic. The City of Riverside had requested that the applicant file a General Plan Amendment to address the inconsistency with land use designations. Riverside County staff cannot require applicants file applications within another jurisdiction. The land use and traffic concerns have been discussed between Riverside County and City of Riverside staff and certain traffic provisions have been agreed to adequately mitigate impacts to the City of Riverside, in particular for the development to pay standard traffic impact fees for intersections within the City of Riverside impacted by the project

30. This land division is located within a CAL FIRE state responsibility area.

31. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

32. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

33. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by complying with minimum road standards for fire equipment access, standards for signs identifying streets, hydrant spacing, roofing materials, fuel modification, and building fire sprinklers.

34. The proposed project complies with both Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52) requirements for notification and consultation with Native American tribes. A list of 10 tribes as provided by the Native American Heritage Commission were initially sent requests for consultation on March 24, 2014 pursuant to SB 18 requirements. Subsequently, requests for notification were sent to 4 tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Both the Pechanga Band of Luiseno Indians and Soboba Band of Luiseno Indians requested consultation with Riverside County. In person meetings with Pechanga representatives were held on April 18, 2013 and May 14, 2014 and in person meetings with Soboba representatives were held on January 27, 2014, May 1, 2014, and July 28, 2014. The project Cultural Resource Report and applicable mitigation and conditions of approval were provided to both tribes. No response has been received from either tribe with comments or concerns on the report, mitigation measures, or conditions of approval. A letter confirming conclusion of consultation was sent on February 18, 2016.

35. Environmental Assessment No. 42710 identified the following potentially significant impacts:

a. Air Quality
b. Biological Resources
c. Cultural Resources
d. Geology/Soils
e. Hazards & Hazardous Materials
f. Noise
g. Transportation/Traffic

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) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) Land Use Designations, the El Sobrante Policy Area, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the One Family Dwellings (R-1) and Planned Residential (R-4) zoning classifications 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 other applicable provisions of Ordinance No. 460.

4. The public's health, safety, and general welfare are protected through project design and with the incorporated conditions of approval and mitigation measures

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. A 100-year flood plain; or
   b. An airport influence area.

3. The project site is located within:
   a. The City of Riverside sphere of influence;
   b. The Riverside County Recreation and Parks District;

c. The Southwest Riverside Area Drainage Plan;
d. The Lake Mathews dam inundation area;
e. The Stephens Kangaroo Rat Fee Area;
f. Low potential for liquefaction area;
g. An area potentially susceptible to subsidence; and,
h. Moderate to high Fire Hazard area.

4. The subject site is currently designated as Assessor's Parcel Numbers 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006.

RB:rb
X:\Planning Case Files-Riverside office\TR36730\DH-PC-BOS Hearings\BOS\GPA01127.CZ07844.TR36730.AG01046.Staff Report.docx
Date Prepared: 02/16/16
Date Revised: 04/26/16

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Assessor
P.O. Box 751
Riverside, CA 92502-0751
(951) 955-6200

Website: www.riversideacr.com
Portal: www.riversidetaxinfo.com

To: Marion Ashley, Board of Supervisors, Chairman

From: Peter Aldana, Assessor-County Clerk-Recorder
By: John E. O'Neil, Supervising Appraiser, Agriculture Division

Re: Certification of Cancellation Valuation of Land, Agriculture Preserve El Sobrante Number 3, Map No. 1046, 02/24/2016

Date: February 24, 2016

CERTIFICATE OF CANCELLATION VALUE BASED ON CURRENT MARKET VALUE

I, the undersigned, hereby certify, pursuant to the provisions of Government Code Section 51283 that the cancellation valuation for the below described property is as follows:

Assessor's Parcel No.	Current Market Value	Cancellation Value	Cancellation Fee
270050026-2 (.02 A.)	$ 2,000	$ 2,000	$ 250
270060010-8 (7.35 A.)	845,000	845,000	105,625
270160001-9 (52.67 A.)	6,057,000	6,057,000	757,125
270170009-8 (.22 A.)	25,000	25,000	3,125
270170010-8 (14.11 A.)	1,623,000	1,623,000	202,875
270170011-9 (2.20 A.)	253,000	253,000	31,625
270180010-9 (23.70 A.)	2,726,000	2,726,000	340,750
285020006-9 (.21 A.)	24,000	24,000	3,000

Total Cancellation Fee [Per Section 51283] $1,444,375

In accordance with Government Code Section 51203 (c), this cancellation value is considered valued for one year, expiring August 27, 2016.

Very truly yours,

Peter Aldana
Assessor-County Clerk-Recorder

By: John E. O'Neil
John E. O'Neil, Supervising Appraiser, Agriculture Division

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
PO BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:
RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
PO BOX 1147 – RIVERSIDE, CA 92502

DOC # 2014-0136698
04/15/2014 03:04P Fee:NC
Page 1 of 7
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC				T:			CTY	UNI	524

NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN00165)
Client Submittal Date: April 15, 2014

C
524

El Sobronte Agricultural Preserve No. 3, Map No. 528A

Current Owners:
CF/CDG Lake Ranch Venture LLC

TLMA/PLANNING

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2014-4-122435

EXHIBIT A
EL SOBRANTE AGRICULTURAL PRESERVE NO. 3
MAP NO. 528A
(NOTICE OF NON-RENEWAL)

The following described Real Property of Riverside County, State of California, described as follows:

Description:

All of El Sobrante Agricultural Preserve No. 3, Map No. 528 A, as shown in Corrected Legal Description recorded as Instrument No. 16186, dated January 28, 1981, records of Riverside County, California, located in Section 31, Township 3 South, Range 5 West, San Bernardino Base Meridian, in the County of Riverside, State of California, being described as follows:

PARCEL 1:

(APNs 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, and 270-170-011) Those portions of the Northeast quarter of the Southwest quarter and the South half of the South half of the Southwest quarter of the Northeast quarter of Section 31. Township 3 South, Range 5 West, and those portions of the Southwest quarter of the Northwest quarter and the Southwest quarter of Section 32, Township 3 South, Range 5 West, as said sections are shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as a whole as follows:

Beginning at the Southeast corner of said Northeast quarter of the Southeast quarter of Section 31; thence Westerly along the Southerly line of said Northeast quarter of the Southeast quarter to the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939, in book 421, page 583 of Official Records, Riverside County Records; thence along said center line, North 08°07'00" West to a line which bears North 81° 53'00" East, at right angle to said center line and which passes through the most Southerly corner of the land described in the deed to Andrew L. Guzman and wife Erika, recorded May 15, 1969 as Instrument No. 47603. Riverside County Records; thence North 81° 53'00" East 30 feet to said most Southerly corner; thence along the Southeasterly. Easterly and Northerly boundary lines of said land of Guzman, North 55° 53'20" East 265.58 feet, North 23° 31' 40" West 146.82 feet, North 11°54'45" East 222.35 feet, North 74° 43'20" East 109.17 feet, North 40° 31'20" East 234.47 feet, North 00° 26'20" East 80.17 feet, and South 86° 38'23" West 316.92 feet to the Southerly line of said Northeast quarter of Section 31; thence along the last mentioned Southerly line, North 89° 33'40" West to said center line of McAllister Street, 60 feet wide; thence Northerly along said center line to the Northerly line of said South half of the Southeast quarter of the Northeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Northeast quarter of Section31, also being the Westerly line of said Northwest quarter of Section 32; thence Northerly along said Westerly line to a point distant Northerly thereon. 350 feet from the West quarter corner of said Section 32, said point also being Northwest corner of the land described in Parcel 1 of the deed to Sannosuke Madokoro, recorded May 23, 1956 as Instrument No. 36287, Riverside County Records; thence Easterly along the Northerly line of said Parcel 1 of said land of Madokoro, a distance of 833.36 feet to the Southwesterly boundary line of the land described in the deed to El Sobrante Land and Development Company, recorded November 14, 1955 as Instrument No. 72403; thence Southeasterly along said Southwesterly boundary lines through its various courses and distances therein to the most Northerly corner of the land described as Parcel 2 in the deed to Herbert E. Grimm and wife Eunice G., recorded December 31, 1958 as Instrument No. 94197, Riverside County Records; thence Southwesterly and Southerly along the Northwesterly and Westerly lines of said Parcel 2 of said land of Grimm to the Northerly terminus of certain course therein recited as having a bearing and length of "South 07° 39'15" East 1028.03 feet"; thence Southerly along said certain course a distance of 1028.03 feet to its Southerly terminus thereof; thence Easterly along the Southerly boundary line of said Parcel 2 of said land of Grimm to the Westerly terminus of that certain course recited as having a bearing and length of "North 60° 29'20" West 115.78 feet" in said Parcel 2 of said land of Grimm; thence Easterly along the last mentioned certain course a distance of 115.78 feet to its Easterly terminus thereof; also being the most Easterly Southeast corner of the land described as Parcel 2 in said deed Sannosuke Madokoro, recorded May 23,1956; thence Westerly and Southerly along the Southerly and Easterly lines, respectively, of the last mentioned land described as Parcel

2014-0136698
04/15/2014 03:04P
2 of 7

2, to the Southerly line of said Southwest quarter of Section 32;thence Westerly along the last mentioned Southerly line to the Southwest corner of said Section 32; thence Northerly along the Westerly line of said Section 32 to **THE POINT OF BEGINNING**.

PARCEL 2:
(APNs 170-180-010 and 285-020-006) That portion of the Southeast quarter of the Southwest quarter of Section 31, Township 3 South, Range 5 West, as said sections is shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as follows: **Beginning** at the Southeast corner of said Section 31; thence along the Southerly line of said Section 31, North 88° 43' West 840.31 feet to the Southerly continuation of the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939 in Book 421, page 583 of Official Records, Riverside County Records; thence along said continuation and said center line, North 00° 37' East 712.32 feet to the beginning of a tangent curve therein concave Westerly having a radius of 1200 feet; thence Northerly along said curve through the central angle of 08° 44' an arc distance of 182.91 feet; thence tangent to said curve, North 08° 07' West to the Northerly line of said Southeast quarter of the Southeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Section 31; thence Southerly along said Easterly line to THE **POINT OF BEGINNING**.

EXCEPTING from Parcel 1 of the legal description, shown herein, all that portion lying within Parcel 1 of Parcel Map 16797, as shown on Parcel Map recorded in Book 86 of Page 39 and 40, inclusive.

Assessor Parcel No.		Acres (net)		Owners
Parcel 1				
270-050-026		0.02		CF/CDG Lake Ranch Venture LLC
270-060-010		7.35		CF/CDG Lake Ranch Venture LLC
270-160-001		52.67		CF/CDG Lake Ranch Venture LLC
270-170-009		0.22		CF/CDG Lake Ranch Venture LLC
270-170-010		14.11		CF/CDG Lake Ranch Venture LLC
270-170-011		2.2		CF/CDG Lake Ranch Venture LLC
Parcel 2				
170-180-010		23.7		CF/CDG Lake Ranch Venture LLC
285-020-006		0.21		CF/CDG Lake Ranch Venture LLC
Total		100.48		



2014-0136698
04/15/2014 03:04P
3 of 7

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC – 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO **STOP#1010**
Clerk of the Board
(CAC Bldg. – 1st Floor)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN00165 FOR THE ENTIRE PROPERTY UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated _____ and recorded on January 7, 1981 as Instrument No. 2337, 6752 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the El Sobrante Agricultural Preserve No. 3, Map No. 528A, dated Jan. 26, 1981.

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-11, 270-180-010, 285-020-006

ORIGINAL OWNER(S)	CURRENT OWNER(S)
Sannusuke Madokoro	Signature (Title and Company if applicable)
Fukue Madokoro	CF/CDG Lake Ranch Venture, LLC
	Print Name DANIEL O'BANNON, CFO
	Signature (Title and Company if applicable)
	Print Name
	Signature (Title and Company if applicable)
	Print Name
	Signature (Title and Company if applicable)
	Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Kecia Harper-Ihem, Clerk of the Board

By: _____ Deputy Date: 4/15/14

2014-0136698
04/15/2014 03:04P
4 of 7

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

On MARCH 21, 2014, (Date) before me, PATRICIA ALEXIS HANSON, NOTARY PUBLIC, (Name and title of officer (e.g. "James Doe, Notary Public")

personally appeared DANIEL O'BANNON (Name(s) of signer(s)) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SEAL

Patricia Alexis Hanson
Notary Public

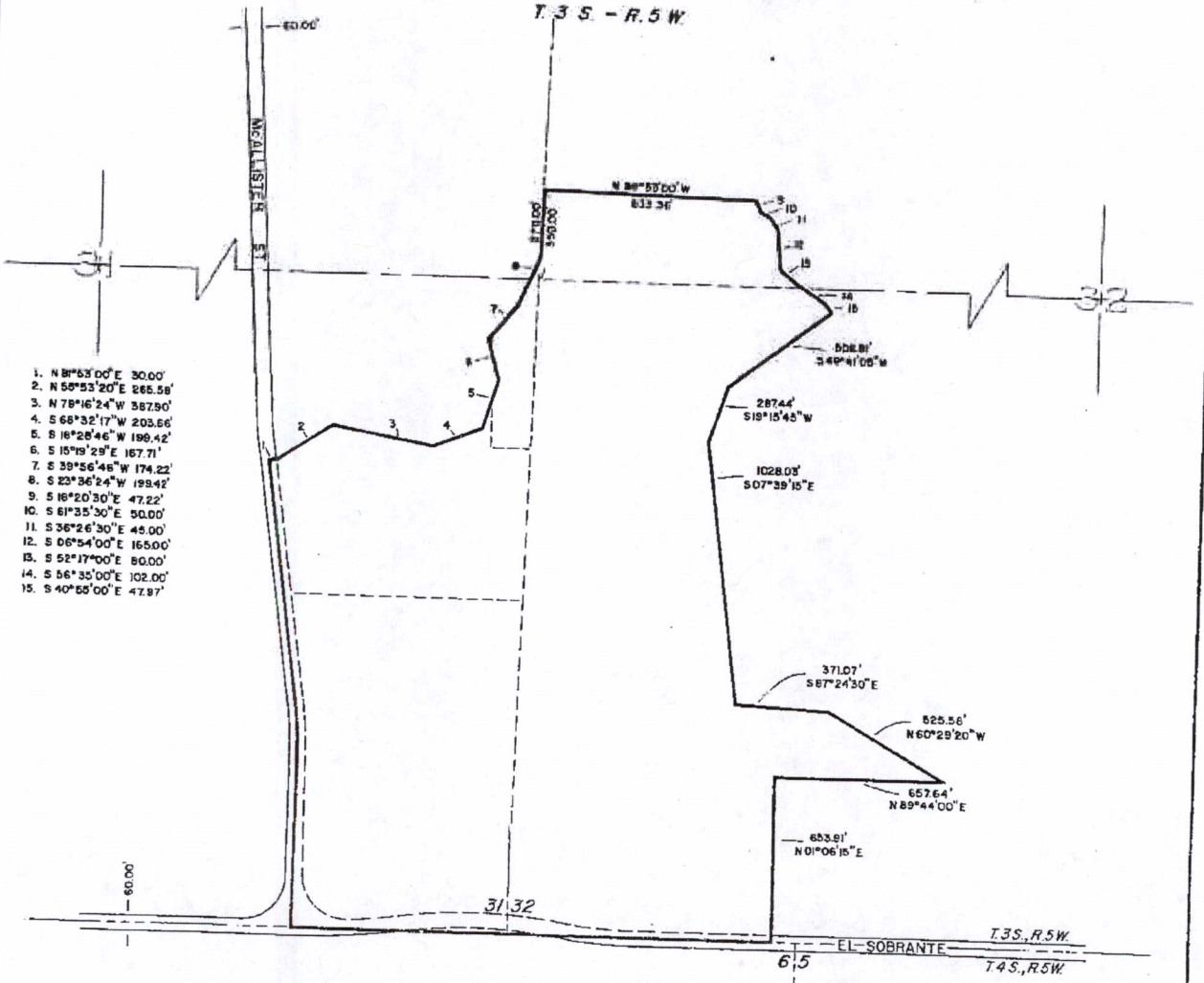
PATRICIA ALEXIS HANSON
Commission # 1888030
Notary Public - California
Orange County
My Comm. Expires May 2, 2014

2014-0136698
04/15/2014 03:04P
5 of 7

528

MAP NO. 528A
EL SOBRONTE AGRICULTURAL PRESERVE
NO. 3

AMENDED BY MAP NO. 528A



AMENDMENTS
AMENDMENT NO. 1, CORRECTION OF LEGAL, JANUARY 27, 1981, MAP NO. 528A

ADOPTED ON JANUARY 6, 1981
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

N

0 300' 600'

RIVERSIDE COUNTY PLANNING COMMISSION

2014-0136698
04/15/2014 03:04P
6 of 7

LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

http://riverside.asrclkrec.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)

BOARD of SUPERVISORS
Established 1893
Riverside County, California

Date: 4/15/14

Signature: Karen Barton

Print Name: Karen Barton, Board Assistant, Riverside County Clerk of the Board

2014-0136698
04/15/2014 03:04P
7 of 7

AG01046 – EL SOBRANTE AGRICULTURAL PRESERVE NO. 3, MAP NO. 528[a] – CAPTAC Report

Findings:	Planning	Ag. Commissioner	Cooperative Extension	Natural Resource Conservation Service	Assessor
1. That the cancellation is for land on which a notice of nonrenewal has been served.	True	True	True	True	True
2. The cancellation is not likely to result in the removal of adjacent lands from agriculture	False	True	False	True	False
3. The cancellation is for an alternative use which is consistent with the applicable provisions of the County general plan.	True	True	True	True	True
4. The cancellation will not result in discontiguous patterns of urban development.	True	True	True	True	True
5. A. There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or,	False	True	False	False	False
B. Development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.	True	Not Applicable	False	True	True

Use True (Agree) or False (Do Not Agree) to answer each statement.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION
MINUTE ORDER
MARCH 2, 2016

I. AGENDA ITEM 4.2

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10).

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre). The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three (3) water quality detention basins, one (1) park site, one (1) sewage lift station, and 17 open space lots.

III. MEETING SUMMARY:

Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rctlma.org.
Joel Morse, the Representative, and Bill Holman, the Applicant spoke in favor of the proposed project. No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed
Motion by Chairman Leach, 2nd by Commissioner Taylor Berger
A vote of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2016-006; and,

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

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
MARCH 2, 2016

ADOPT a **MITIGATED NEGATIVE DECLARATION;** and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844; and,

APPROVE TENTATIVE TRACT MAP NO. 36730, as modified and corrected 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.

4.2

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Russell Brady
Planning Commission: March 2, 2016

GENERAL PLAN AMENDMENT NO. 1127
CHANGE OF ZONE NO. 7844
TENTATIVE TRACT MAP NO. 36730
Environmental Assessment No. 42710
Applicant: Christopher Development Group, Inc.
Engineer/Representative: MDS Consulting

Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) for a 12.9-acre portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).

The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4).

The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 square feet to 27,015 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots (including 3 lots for Multiple Species Habitat Conservation Plan [MSHCP] riparian/riverine mitigation and avoidance). Ten (10) foot wide equestrian and hiking trails are proposed on the east side of McAllister Street and north side of El Sobrante Road along the project's boundaries. The 2.18-acre park area is anticipated to include a private pool and grills for use by the residents, playground, and open turf area.

The project site is located northerly of El Sobrante Road and easterly of McAllister Street in the unincorporated community of Woodcrest.

ISSUES OF POTENTIAL CONCERN:

El Sobrante Policy Area
The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan. The purpose of this policy area is to preserve the generally rural character of lands located north of El Sobrante Road and east of McAllister Street. As shown in the included Findings and as further detailed in the memo provided by T&B, the proposed project would comply with the El Sobrante Policy Area, specifically the limitation on dwelling units within the policy area, density limits within Medium Density Residential, and clustering provisions.

Clustering of Development
The project does include the clustering of development to retain the drainages in the northeastern and southwestern portions of the site and to limit lot size in the northern portion of the site while allowing smaller lot sizes in the southern portion of the site. Based on the gross acreages of Medium Density Residential, Low Density Residential, and Estate Density Residential areas, a maximum of 282 single-

family detached dwelling units could be developed on the project site. The Tentative Tract Map proposes a total of 272 residential lots with lot sizes ranging from 5,400 square feet up to 27,015 square feet. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet. Overall, the Tentative Tract Map has an average lot size of 8,617 square feet.

Commercial Retail to Medium Density Residential
The project involves the conversion of Commercial Retail (CD: CR) to Medium Density Residential (CD: MDR). This would result in the loss of a potential commercial development in an area on the fringe of urban and rural development. No other Commercial Retail (CD: CR) designations exist in the immediate vicinity within either unincorporated Riverside County or City of Riverside reflecting either existing or potential new commercial development. The closest retail uses would be at La Sierra Avenue and Indiana Avenue (approximately 4.2 miles away), Van Buren Boulevard and Washington Avenue (approximately 7.2 miles away), or Cajalco Road and Temescal Canyon Road (approximately 7.7 miles away). While the retention of the commercial land use could allow for future commercial development to serve the surrounding area, given that the project site is generally on the fringe of urban to rural development, this location is not as preferable or viable to develop with any substantive neighborhood serving retail uses to serve the needs of the existing or future planned residents of the area.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5):	Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) to the north and east, Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west
3. Proposed Zoning (Ex. #2):	One Family Dwellings (R-1) and Planned Residential (R-4)
4. Surrounding Zoning (Ex. #2):	Light Agriculture - 10 Acre Minimum (A-1-10) to the north, Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture - 10 Acre Minimum (A-1-10) to the south, and One family Dwellings (R-1), Light Agriculture - 5 Acre Minimum (A-1-5),

	Residential Agriculture- 5 Acre Minimum (R-A-5) Specific Plan (SP) to the west.
5. Existing Land Use (Ex. #1):	Vacant Land and Agricultural Land
6. Surrounding Land Use (Ex. #1):	Single family residential, agriculture and vacant land to the north, vacant land and agricultural uses to the east, vacant land and Lake Matthews to the south, single family residential to the west
7. Project Data:	Total Acreage: 103.62 Total Proposed Lots: 289 Total Proposed Residential Lots: 272 Proposed Min. Lot Size: 5,400 sq. ft. Schedule: A
8. Environmental Concerns:	See attached environmental assessment

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2016-006 recommending adoption of General Plan Amendment No. 1127 to the Riverside County Board of Supervisors; and,

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42710**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127 to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844 to change the zoning of the project site from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) in accordance with the Change of Zone exhibit; and,

APPROVE TENTATIVE TRACT MAP NO. 36730, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in 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 project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ acre minimum), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.

2. The proposed use, residential parcels with a minimum lot size of 5,400 sq. ft., is permitted use in the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) designation.

3. The proposed General Plan Amendment does not conflict with the Riverside County Vision. The proposed Medium Density Residential designation would minimize potential land use conflicts and compatibility issues which would result from development of the site according to the existing General Plan Commercial Retail designation. The Proposed Project would result in a land use designation that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area. Lands located to the north, east, and west of the project site are designated "Medium Density Residential" and land located to the east are developed with single family homes.

4. The proposed General Plan Amendment would not conflict with any General Plan Principle. The proposed General Plan Amendment meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances within the El Sobrante Policy Area than provided by the current designation.

5. The proposed General Plan Amendment would not conflict with any foundation component of the General Plan. The proposed designation would be within the same Foundation Component of the General Plan. Thus, the proposed amendment is consistent with the Community Development Foundation.

6. The proposed project would not be detrimental to the purposes of the General Plan and Lake Mathews/Woodcrest Area Plan because the proposed amendment would maintain the rural and suburban style residential atmosphere of the community.

7. There are new conditions or special circumstances that were unanticipated in preparing the General Plan. Although the intent of the existing designation of Community Development: Commercial Retail (CD: CR) was to provide a site to potentially attract commercial development to this fringe suburban and rural area, retail development has yet to be pursued on the site since the adoption of the Riverside County General Plan in 2003. In the past, commercial development in this location and at this size of 12.9 acres may have had more potential. However, given the site's location on the fringe of suburban development and its relatively small size to develop a commercial shopping center, the site is not as attractive or viable for a commercial development to serve the existing and planned residents for the area.

8. The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan.

9. The El Sobrante Policy Area limits additional residential development to 1,500 dwelling units. The proposed Tentative Tract Map includes 272 residential lots and two other Tentative Tract

Maps (36390 and 36475) propose collectively a total of 786 residential dwelling units above those dwelling units already existing or entitled to when the policy was created in 2003. Therefore, the proposed Tentative Tract Map would not exceed the dwelling unit threshold for the policy area.

10. The El Sobrante Policy Area limits density within Medium Density Residential areas to no more than 3.0 dwelling units per acre. The proposed Tentative Tract Map includes approximately 228 dwelling units within the approximately 78.9 acre Medium Density Residential area for a density of 2.89 dwelling units per acre.

11. The El Sobrante Policy Area requires coordination with local agencies to ensure adequate service provisions. Such coordination has been included and will continue to be included pursuant to standard procedure, requirements, and conditions of approval for the proposed Tentative Tract Map.

12. The El Sobrante Policy Area requires coordination of development strategies with the City of Riverside. This policy is more applicable to larger planning strategy than specific development proposals. However, the City of Riverside has been involved during the review of this project pursuant to the Memorandum of Understanding with the City as discussed further below.

13. The El Sobrante Policy Area encourages the use of Specific Plans to implement land use designations. This is a recommendation and not a formal requirement. The Tentative Tract Map and proposed R-1 and R-4 zoning would does include variation in lot sizes and Design Guidelines pursuant to R-4 requirements that implement the land use designations similar to a Specific Plan.

14. The El Sobrante Policy Area encourages clustering of dwelling units to avoid development of areas constrained by physical features or sensitive resources. Clustering is specifically encouraged within Low Density Residential Areas rather than Very Low Density Residential or Estate Density Residential areas, although it does not prohibit clustering in Very Low Density Residential or Estate Density Residential areas. The proposed Tentative Tract Map proposes to cluster development within the Low Density Residential and Estate Density Residential portion of the site to avoid the drainage area located in the northeastern and southwestern portions of the project site. Where clustering is allowed, lots shall have a minimum pad size of 8,000 square feet. Clustering would technically not occur within the Medium Density Residential portion since there are no stated minimum lot sizes for this designation and development within this area would comply with the applicable density criteria. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet.

15. The El Sobrante Policy Area requires development to be sensitive to and retain unique topographical features. While the project site does not include any unique topographical features, the project is designed to be sensitive to the existing undulating terrain and retention of the drainages in the northeastern and southwestern portions of the project site.

16. The El Sobrante Policy Area requires that developments blend with the natural surroundings through architecture, construction materials and colors, and retention of natural vegetation. The proposed grading is sensitive to the natural terrain and manufactured slopes would be constructed and landscaped to blend with the natural surroundings as feasible. Building design would be required to comply with the Countywide Design Guidelines as well as the project's

specific Design Guidelines which emphasize construction materials and colors to complement the natural surroundings.

17. The El Sobrante Policy Area restricts hillside development that does not comply with the policies in the Open Space, Habitat & Natural Resources section and Hillside Development and Slope section of the General Plan Land Use Element. The proposed project complies with these policies through preservation of water courses, provision of recreation areas, clustering to preserve open space, minimize alteration to natural landforms and vegetation, minimize hazards from slope erosion and failures.

18. The El Sobrante Policy Area encourages open space and recreational amenities. The Tentative Tract Map includes 15.34 acres of common and natural open space and a 2.18-acre park and includes extension of existing equestrian and pedestrian trails along McAllister Street and El Sobrante Road.

19. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

20. The proposed use, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one 2.18-acre park site, one sewage lift station, and 17 open space lots, is consistent with the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (1/2 acre minimum lot size), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum lot size) designations. Including the El Sobrante provision for Medium Density Residential areas to be limited to no more than 3.0 dwelling units per acre and the standard density provisions for the Low Density Residential and Estate Density Residential of 2 dwelling units per acre and 0.5 dwelling units per acre, respectively, the site could be allowed a maximum of 282 dwelling units. The General Plan's provisions for clustering allow for variation in density and lot sizes across the development. As previously noted, the El Sobrante Policy Area encourages clustering within the Low Density Residential area, but does not restrict it in Estate Density Residential areas.

21. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (1/2 acre minimum) to the north and east, Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west.

22. The existing zoning for the subject site is Light Agriculture – 10 Acre Minimum (A-1-10).

23. The proposed zoning for the subject site is One-Family Dwellings (R-1) and Planned Residential (R-4).

24. The proposed development, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots, is consistent with the development standards set forth in the One Family Dwelling (R-1) and Planned Residential (R-4) zone.

25. The project site is surrounded by properties which are zoned Light Agriculture- 10 acre minimum (A-1-10) to the north, Light Agriculture- 10 acre minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture- 10 acre minimum (A-1-10) to the south, and One family Dwelling(R-1), Light Agriculture- 5 acre minimum (A-1-5), Residential Agriculture- 5 acre minimum (R-A-5) Specific Plan (SP) to the west.

26. The project site is located within El Sobrante Agricultural Preserve No. 3. Agricultural Preserve Case No. 1046 for the Disestablishment of the Agricultural Preserve has been filed and will be presented for consideration by the Riverside County Board of Supervisors concurrently with this project and shall be approved prior to any change from the current agricultural zoning.

27. Single family and agricultural uses have been constructed and are operating in the project vicinity.

28. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation/planning program for Western Riverside County. The Project site and off-site areas occur within the Lake Mathews/Woodcrest Area Plan portion of the MSHCP but are not within a Criteria Cell, a designated Cell Group, or a subunit within the Lake Mathews/Woodcrest Area Plan that requires conservation of land for inclusion in the MSHCP Conservation Area. The Project site also is not within any cores or linkages (i.e., Special Linkage Areas) as identified on MSHCP Figure 3-2. As such, the Project would only be required to contribute MSHCP Mitigation Fees pursuant to County Ordinance No. 810.

29. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. Initial comments from the City of Riverside noted concerns both with land use consistency with the City's General Plan and traffic. The City of Riverside had requested that the applicant file a General Plan Amendment to address the inconsistency with land use designations. Riverside County staff cannot require applicants file applications within another jurisdiction. The land use and traffic concerns have been discussed between Riverside County and City of Riverside staff and certain traffic provisions have been agreed to adequately mitigate impacts to the City of Riverside, in particular for the development to pay standard traffic impact fees for intersections within the City of Riverside impacted by the project

30. This land division is located within a CAL FIRE state responsibility area.

31. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

32. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

33. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by complying with minimum road standards for fire equipment access, standards for signs identifying streets, hydrant spacing, roofing materials, fuel modification, and building fire sprinklers.

34. The proposed project complies with both Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52) requirements for notification and consultation with Native American tribes. A list of 10 tribes as provided by the Native American Heritage Commission were initially sent requests for consultation on March 24, 2014 pursuant to SB 18 requirements. Subsequently, requests for notification were sent to 4 tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Both the Pechanga Band of Luiseno Indians and Soboba Band of Luiseno Indians requested consultation with Riverside County. In person meetings with Pechanga representatives were held on April 18, 2013 and May 14, 2014 and in person meetings with Soboba representatives were held on January 27, 2014, May 1, 2014, and July 28, 2014. The project Cultural Resource Report and applicable mitigation and conditions of approval were provided to both tribes. No response has been received from either tribe with comments or concerns on the report, mitigation measures, or conditions of approval. A letter confirming conclusion of consultation was sent on February 18, 2016.

35. Environmental Assessment No. 42710 identified the following potentially significant impacts:

    a. Air Quality
    b. Biological Resources
    c. Cultural Resources
    d. Geology/Soils
    e. Hazards & Hazardous Materials
    f. Noise
    g. Transportation/Traffic

    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) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) Land Use Designations, the El Sobrante Policy Area, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the One Family Dwellings (R-1) and Planned Residential (R-4) zoning classifications 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 other applicable provisions of Ordinance No. 460.

4. The public's health, safety, and general welfare are protected through project design and with the incorporated conditions of approval and mitigation measures

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. A 100-year flood plain; or
   b. An airport influence area.

3. The project site is located within:
   a. The City of Riverside sphere of influence;
   b. The Riverside County Recreation and Parks District;
   c. The Southwest Riverside Area Drainage Plan;
   d. The Lake Mathews dam inundation area;
   e. The Stephens Kangaroo Rat Fee Area;
   f. Low potential for liquefaction area;
   g. An area potentially susceptible to subsidence; and,
   h. Moderate to high Fire Hazard area.

4. The subject site is currently designated as Assessor's Parcel Numbers 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006.

RB:rb
X:\Planning Case Files-Riverside office\TR36730\DH-PC-BOS Hearings\DH-PC\GPA01127.CZ07844.TR36730.Staff Report.docx
Date Prepared: 02/16/16
Date Revised: 02/24/16

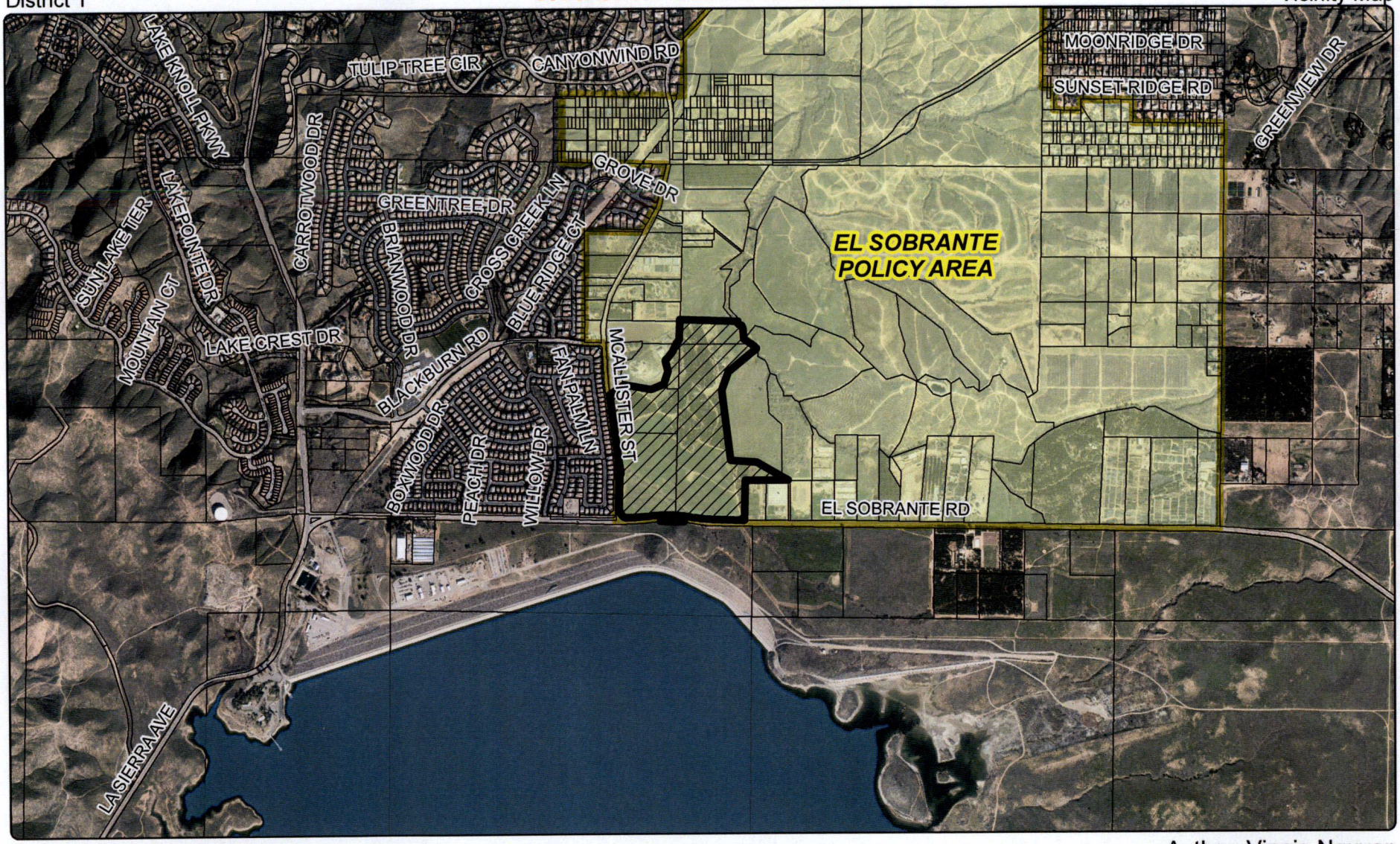
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07844 GPS01127 TR36730

VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1

Date Drawn: 02/10/2016
Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen

N

0 1,000 2,000 4,000
Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

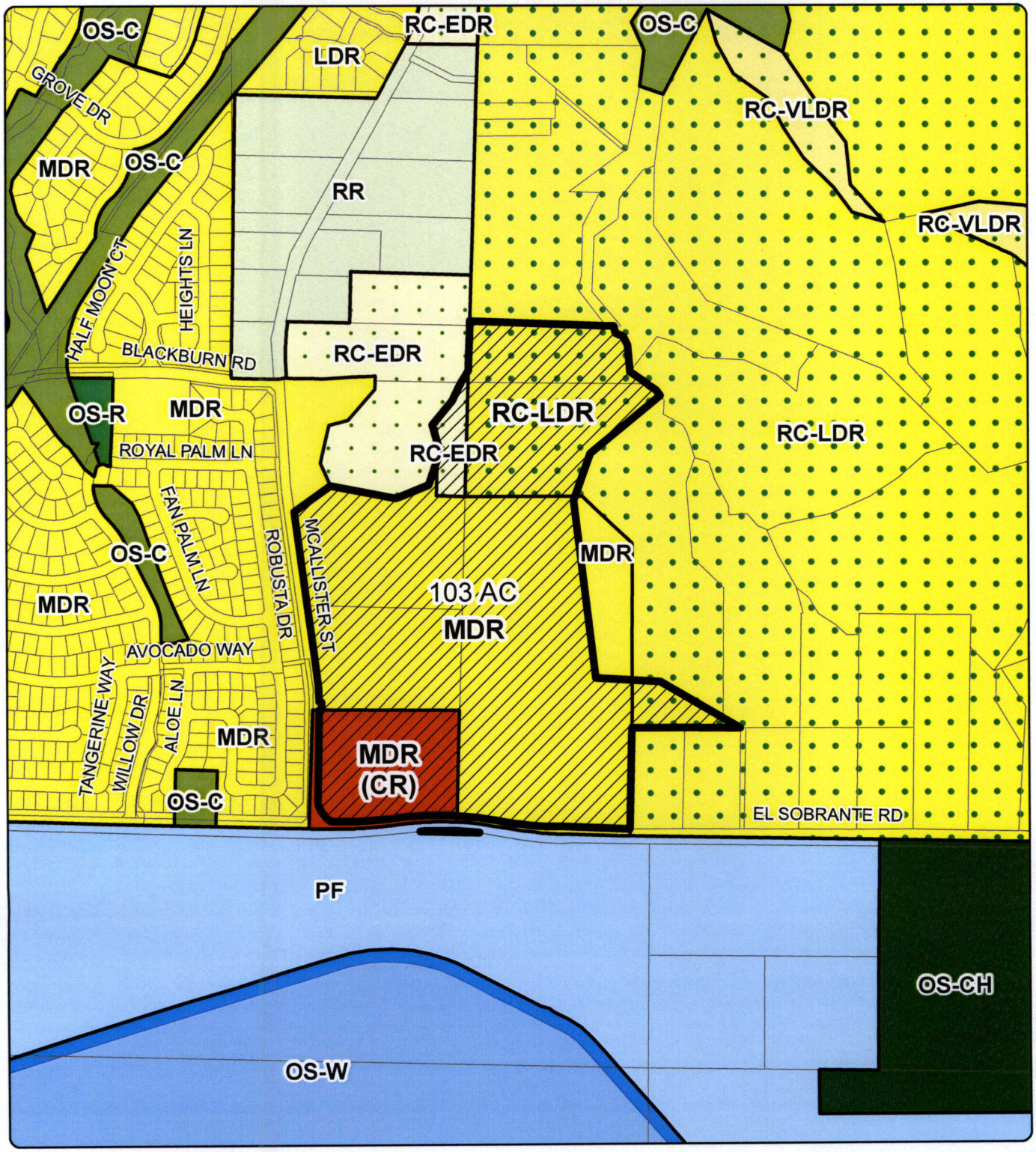
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07844 GPA01127 TR36730

PROPOSED GENERAL PLAN

Supervisor Jefferies
District: 1

Date Drawn: 02/10/2016
Exhibit 6



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen

N

0 400 800 1,600
Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07844 GPS01127 TR36730

Supervisor: Jeffries
District 1

PROPOSED ZONING

Date Drawn: 02/10/2016
Exhibit 3



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen

N

0 400 800 1,600
Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07844 GPS01127 TR36730

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 02/10/2016
Exhibit 1



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen

N

0 400 800 1,600
Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org



NORTH

0 50 100 200 400

PREPARED FOR:

CHRISTOPHER HOMES

PREPARED BY:

MDS CONSULTING
MOSES SCHULTZ
17320 Redhill Ave. Suite 350 Irvine, CA 92614 Voice: 949-251-8821 FAX: 949-253-0814
PLANNERS ENGINEERS SURVEYORS

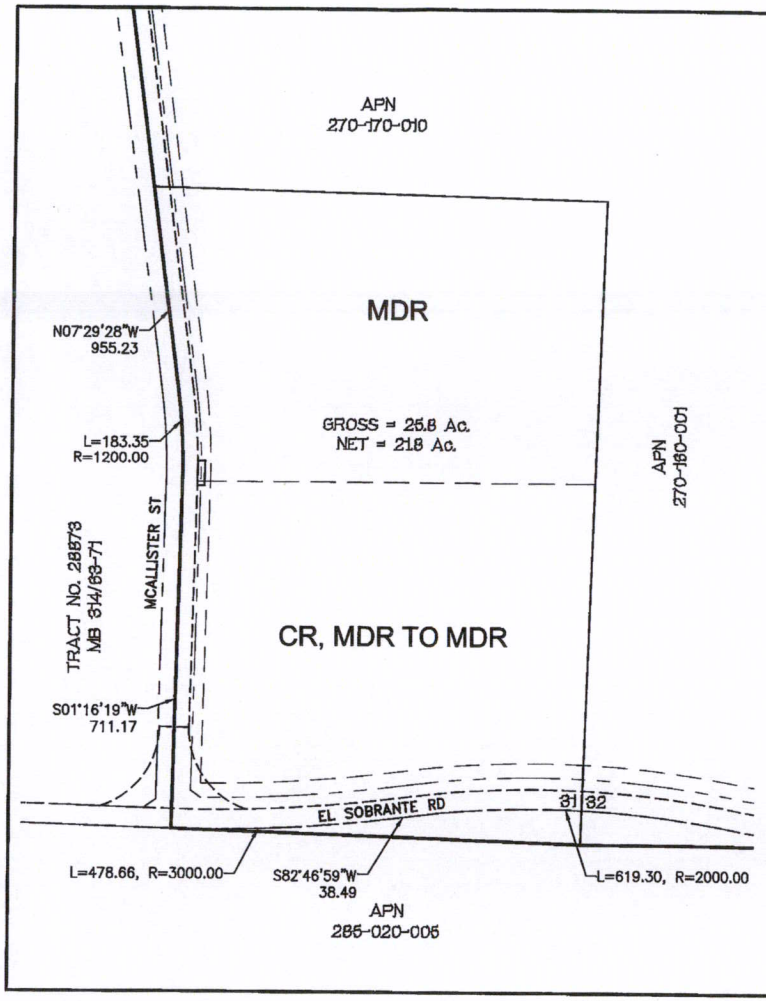
SCHEDULE 'A'

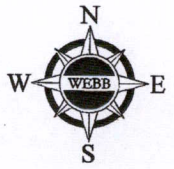
LAKE RANCH

TENTATIVE TRACT NO. 36730

AERIAL PHOTOGRAPH

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





GRAPHIC SCALE
1" = 200'
100 0 200

OWNER
H&R WARNE FARMS, INC.
13100 EL SOBRANTE ROAD
RIVERSIDE, CA 92503

APPLICANT
CHRISTOPHER DEVELOPMENT GROUP, INC.
23 CORPORATE PLAZA, SUITE 246
NEWPORT BEACH, CA 92660
(949) 729-1237

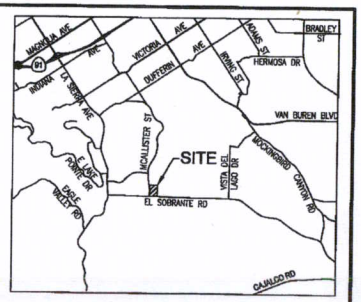
ENGINEER
ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
(951) 686-1070

ASSESSOR'S PARCEL NO.
270-180-010

ACREAGE
ACRES GROSS/OWNERSHIP 23.70 AC

LAND USE
EXISTING LAND USE DESIGNATION: CR – COMMERCIAL RETAIL AND MDR – MEDIUM DENSITY RESIDENTIAL
PROPOSED LAND USE DESIGNATION: MDR – MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING: A-1-10

LEGAL DESCRIPTION
THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AND THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SAID SECTIONS ARE SHOWN ON MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO OF FILE IN BOOK 1, PAGE 8 OF MAPS, SAN BERNARDINO COUNTY RECORDS.



VICINITY MAP

UTILITIES
WATER.....WESTERN MUNICIPAL WATER DISTRICT
SEWER.....WESTERN MUNICIPAL WATER DISTRICT
ELECTRIC.....SOUTHERN CALIFORNIA EDISON COMPANY
GAS.....SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE.....ATT
TELEVISION.....INDIVIDUAL RECEPTION/CABLE

NOTES
1. 2007 EDITION THOMAS BROS. MAP BOOK: PAGE 745, GRID A7

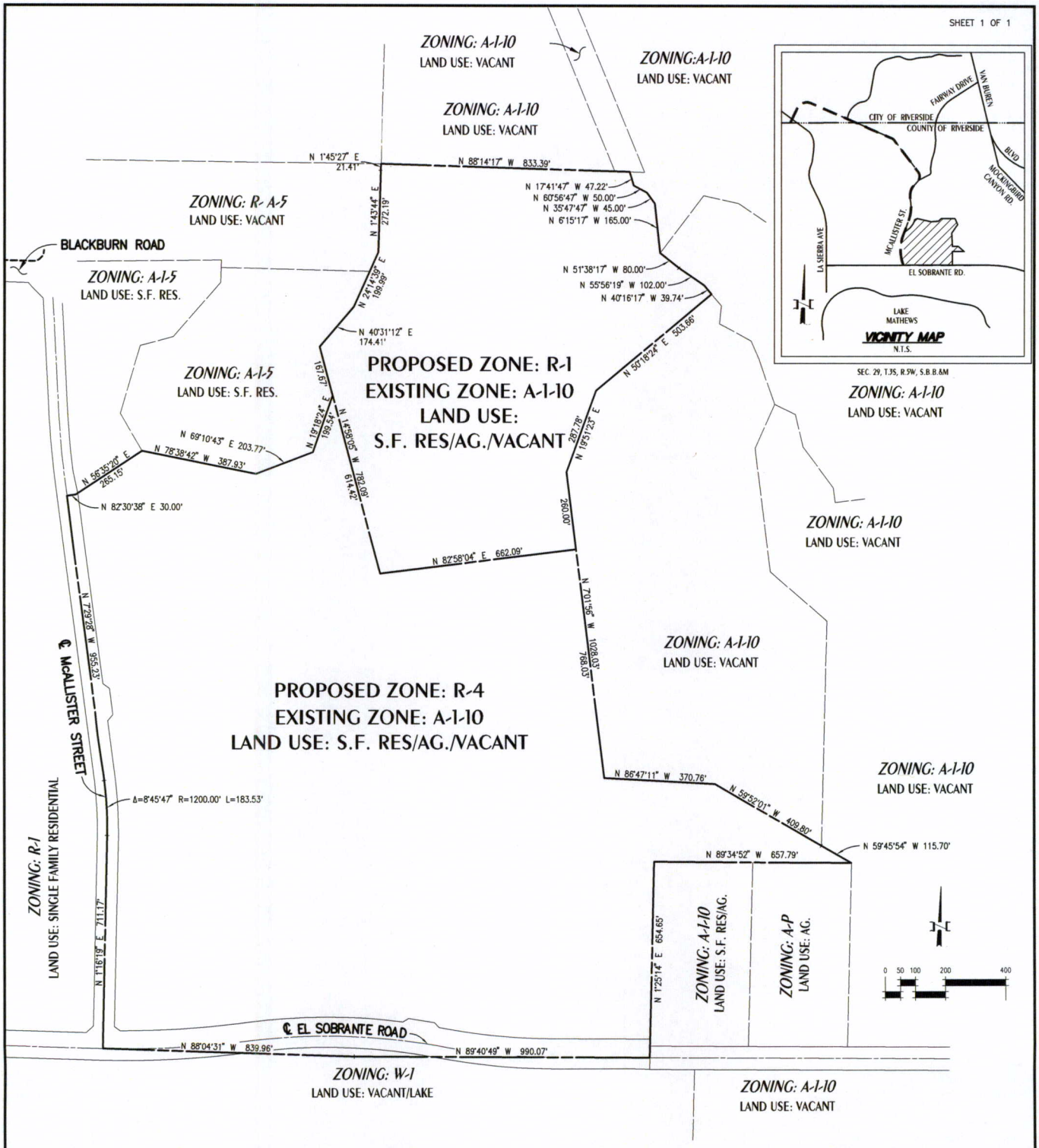
REVISIONS	DATE	BY

GENERAL PLAN AMENDMENT #_____

SEC 31, T3S, R5W

SCALE: 1"=200'	ALBERT A. WEBB ASSOCIATES	*ENGINEERING CONSULTANTS* *3788 McCRAY STREET* *RIVERSIDE CA. 92506* *PH. (951) 686-1070* *FAX (951) 788-1256*	W.O. 13-0182
DATE: 10/11/2013			SHEET 1
DESIGNED:			OF 1 SHEETS
CHECKED:			DWG. NO.
PLN CK REF:			
F.B.			

CASE: GPA01127
EXHIBIT: A
DATE: 12/30/14
PLANNER: D. Abraham



UTILITIES

WATER
WESTERN MUNICIPAL WATER DISTRICT
450 ALESSANDRO BLVD.
RIVERSIDE, CA 92506
(951)789-5000

SEWER
WESTERN MUNICIPAL WATER DISTRICT
450 ALESSANDRO BLVD.
RIVERSIDE, CA 92506
(951)789-5000

ELECTRIC
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE ROAD
ROMOLAND, CA. 92595
(909)928-8234

SOLID WASTE
RIVERSIDE COUNTY WASTE
MANAGEMENT DEPARTMENT

TELEPHONE
VERIZON COMMUNICATIONS
150 SOUTH JUANITA
HEMET, CA 92543
(800)483-3000

CABLE
ADELPHIA CABLE
1722 ORANGE TREE LANE
REDLANDS, CA 92374
(909)798-3588

GAS
SOUTHERN CALIFORNIA GAS COMPANY
4495 HOWARD AVENUE
RIVERSIDE, CA 92507
(909)335-7674

PROJECT AREA

GROSS ACREAGE: 109.62 AC.
NET ACREAGE: 98.44 AC.

THOMAS BROTHERS MAP PAGE/GRID

PAGE 745/GRID A6
PAGE 745/GRID A7
PAGE 745/GRID B7

SCHOOL DISTRICT

RIVERSIDE UNIFIED SCHOOL DISTRICT

ASSESSORS PARCEL NUMBERS

270-160-010, 270-170-009, 270-170-010, 270-170-011, 270-160-001, 270-060-010, 285-020-006, 270-050-026

FEMA ZONE DESIGNATION

THE PROJECT LIES WITHIN FLOOD PLAIN ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06065C1380G.

LEGAL DESCRIPTION

PARCEL 1 (270-170-009, 270-170-010, 270-170-011, 270-160-001, 270-060-010, 270-050-026):

THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AND THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SAID SECTIONS ARE SHOWN ON MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 1, PAGE 8 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

PARCEL 2 (270-180-010, 285-020-006):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SAID SECTION IS SHOWN ON MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 1, PAGE 8 OF MAPS, SAN BERNARDINO COUNTY RECORDER.

PREPARED BY

MDS CONSULTING, INC.
15730 REDHILL AVENUE, SUITE 350
IRVINE, CA 92614
Tel: (949) 251-8821
ATTN: BOB ZOLLER

OWNER

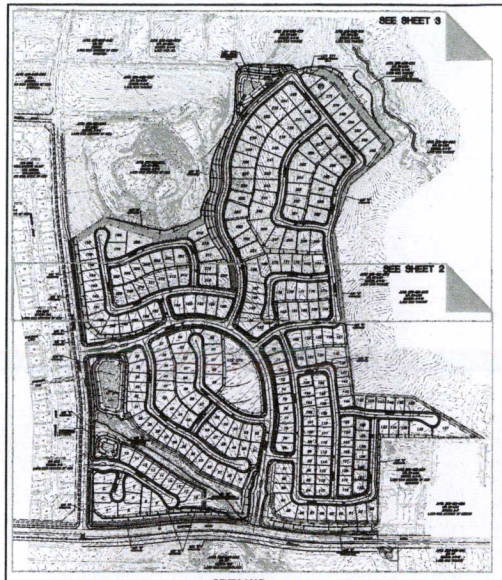
CF/CDG LAKE RANCH VENTURE, LLC
(A DELAWARE LIMITED LIABILITY CO.)
23 CORPORATE PLAZA DRIVE SUITE 246
NEWPORT BEACH, CA 92660
Tel: (949) 729-1221
ATTN: BILL HOLMAN

APPLICANT/DEVELOPER

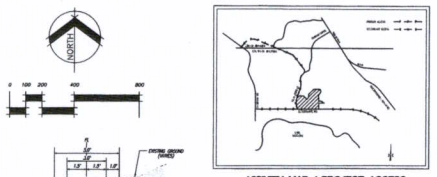
CF/CDG LAKE RANCH VENTURE, LLC
(A DELAWARE LIMITED LIABILITY CO.)
23 CORPORATE PLAZA DRIVE SUITE 246
NEWPORT BEACH, CA 92660
Tel: (949) 729-1221
ATTN: BILL HOLMAN

CASE: CZ07844
DATE: 12/30/14
PLANNER: D. Abraham

CHANGE OF ZONE



INDEX MAP



VICINITY MAP / PROJECT ACCESS

PROPOSED CONCRETE INTERCEPTOR DRAINAGE DITCH

PROPOSED CONCRETE V-DITCH

PROPOSED STREETS 'P' AND 'Y'

PROPOSED STREETS 'E'-'K', 'M'-'N', 'O'-'X' (PRIVATE)

STREET SECTIONS

(EAST OF TRACT BOUNDARY)
EXISTING EL SOBRANTE ROAD (PUBLIC)

PROPOSED STREET 'A' (ENTRY/PRIVATE)

PROPOSED STREET 'L' (BETWEEN STREETS 'M' AND 'M')

McALLISTER STREET (PUBLIC)

PROPOSED STREET 'L' (BETWEEN STREETS 'N' AND 'N')

PROPOSED EL SOBRANTE ROAD (PUBLIC)

PROPOSED STREET 'A' (PRIVATE)

EXISTING EL SOBRANTE ROAD (PUBLIC)
(WEST OF McALLISTER STREET)

LEGAL DESCRIPTION

PARCEL 1 (29-090-002, 29-090-003, 29-090-004, 29-090-005, 29-090-006):

THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 3 WEST, AND ONES, PORTION OF SAN JACINTO DEVISEE OF SEC. RESERVOIR DEVISEE V 90, VOL. 325, SINGLE DEVISEE OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 WEST, AS SAID SECTIONS ARE SHOWN ON MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 1, PAGE 8 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS AS A WHOLE:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER SOUTH 89°56'30" WEST 1,320.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER SOUTH 00°00'30" EAST 1,320.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER SOUTH 89°56'30" WEST 1,320.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER NORTH 00°00'30" WEST 1,320.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER NORTH 89°56'30" EAST 1,320.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER SOUTH 00°00'30" EAST 1,320.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET OF THE EASTERLY 30.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET OF THE WESTERLY 30.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET OF THE EASTERLY 30.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET OF THE WESTERLY 30.00 FEET THEREOF.

PARCEL 2 (29-090-001, 29-170-004):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 3 WEST, AS SAID SECTION IS SHOWN ON MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 1, PAGE 8 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 5, SOUTH 89°56'30" WEST 1,320.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER NORTH 00°00'30" WEST 1,320.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER NORTH 89°56'30" EAST 1,320.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SOUTH 00°00'30" EAST 1,320.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET OF THE EASTERLY 30.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET OF THE WESTERLY 30.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET OF THE EASTERLY 30.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET OF THE WESTERLY 30.00 FEET THEREOF.

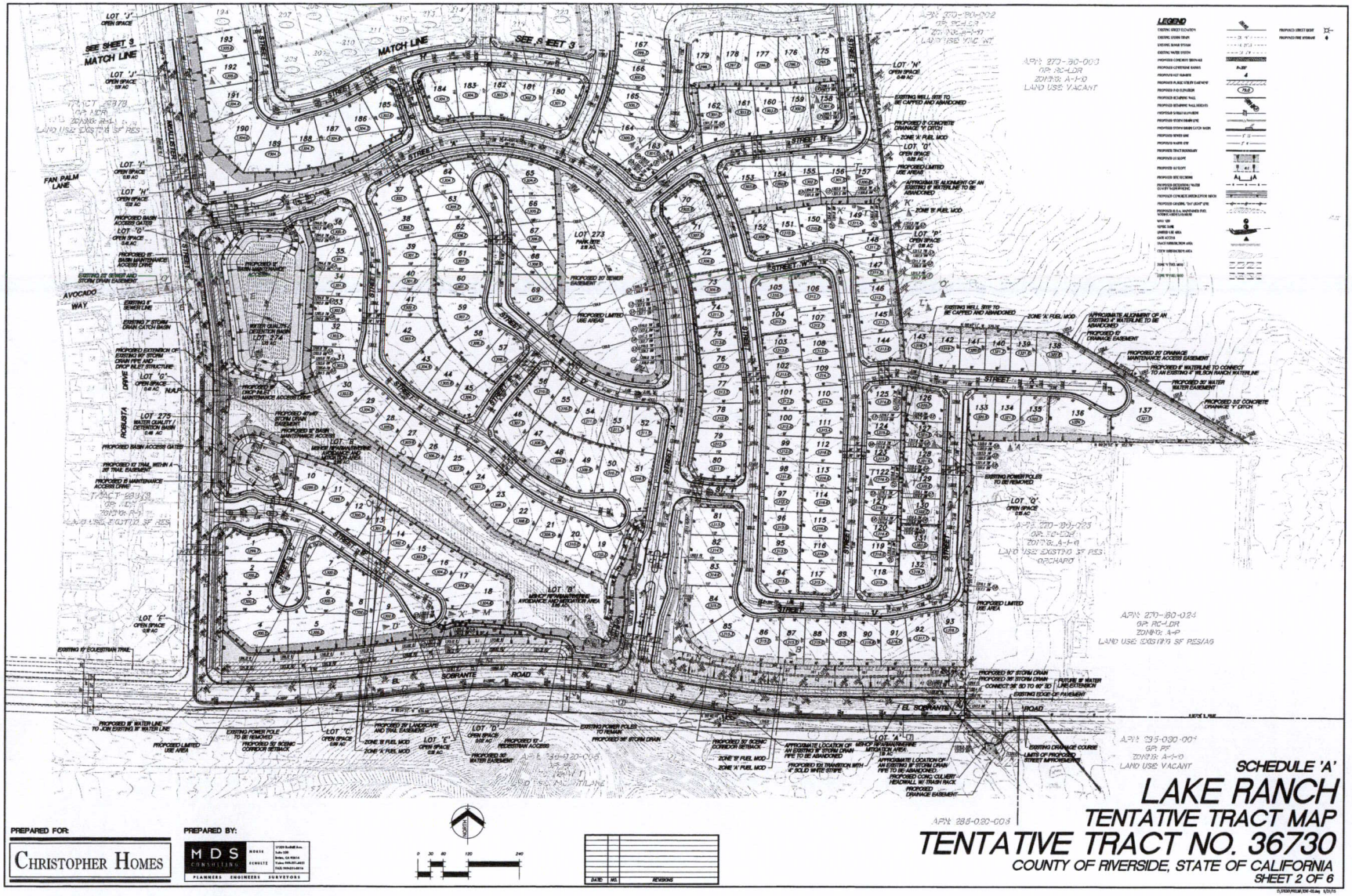
CONSTRUCTION NOTES

1. CONSTRUCT 4" PIPE "A-4" CURB AND GUTTER PER R.C.S.D. STANDARD NO. 200
2. CONSTRUCT CONCRETE VERTICAL PER R.C.S.D. STANDARD NO. 401 AT TIME SHOWN
3. CONSTRUCT 4" RAMP PER RIVERSIDE TRANSIT PER R.C.S.D. STANDARD NO. 400
4. CONSTRUCT 4" PIPE "A" CURB CORED PER R.C.S.D. STANDARD NO. 204
5. CONSTRUCT A.C. PAVING OVER R.C.S.D. STANDARD NO. 300
6. CONSTRUCT 8" PIPE "A-8 CURB AND GUTTER PER R.C.S.D. STANDARD NO. 201
7. CONSTRUCT A.C. PAVING OVER R.C.S.D. STANDARD NO. 400
8. CONSTRUCT A.C. PAVING, VARIOUS PER R.C.S.D. STANDARD NO. 10

LOT SUMMARY

40' x 80'

LOT NO.	LOT WIDTH @ ROW	LOT AREA (SF)	PAD AREA (SF)
76	51	5,170	3,164
3	76	6,101	5,197
72	67	6,318	5,209
73	68	5,105	5,127
74	69	5,314	5,292
75	70	5,462	5,140
76	70	5,567	5,247
77	68	5,769	5,369
78	68	6,256	6,251
79	69	6,523	6,522
80	70	6,279	6,192
81	70	5,567	5,369
82	70	5,906	5,906
83	70	6,687	6,687
84	70	10,914	10,914
85	70	9,264	9,264
86	63	7,408	7,015
87	60	6,599	6,599
88	60	6,306	6,306
89	60	6,002	6,002
90	60	6,000	6,000
91	60	6,000	6,000
92	60	7,012	7,012
93	70	8,701	8,701
94	67	10,707	9,764
95	60	6,599	6,599
96	60	7,160	7,126
97	60	7,107	7,107
98	60	6,599	6,599
99	60	6,599	6,599
100	60	6,599	6,599
101	70	9,900	9,900
102	60	7,671	7,671
103	60	6,599	6,599
104	60	6,599	6,599
105	60	6,599	6,599
106	70	9,900	9,900
107	60	6,599	6,599
108	60	6,599	6,599
109	60	6,599	6,599
110	60	6,599	6,599
111	70	9,900	9,900
112	60	6,599	6,599
113	60	6,599	6,599
114	60	6,599	6,599
115	70	9,900	9,900
116	60	6,599	6,599
117	60	6,599	6,599
118	60	6,599	6,599
119	70	9,900	9,900
120	60	6,599	6,599
121	60	6,599	6,599
122	60	6,599	6,599
123	70	9,900	9,900
124	60	6,599	6,599
125	60	6,599	6,599
126	60	6,599	6,599
127	70	9,900	9,900
128	60	6,599	6,599
129	60	6,599	6,599
130	60	6,599	6,599
131	70	9,900	9,900
132	60	6,599	6,599
133	60	6,599	6,599
134	60	6,599	6,599
135	70	9,900	9,900
136	60	6,599	6,599
137	60	6,599	6,599
138	60	6,599	6,599
139	70	9,900	9,900
140	60	6,599	6,599
141	60	6,599	6,599
142	60	6,599	6,599
143	70	9,900	9,900
144	60	6,599	6,599
145	60	6,599	6,599
146	60	6,599	6,599
147	70	9,900	9,900
148	60	6,599	6,599
149	60	6,599	6,599
150	60	6,599	6,599
151	70	9,900	9,900
152	60	6,599	6,599
153	60	6,599	6,599
154	60	6,599	6,599
155	70	9,900	9,900
156	60	6,599	6,599
157	60	6,599	6,599
158	60	6,599	6,599
159	70	9,900	9,900
160	60	6,599	6,599
161	60	6,599	6,599
162	60	6,599	6,599
163	70	9,900	9,900
164	60	6,599	6,599
165	60	6,599	6,599
166	60	6,599	6,599
167	70	9,900	9,900
168	60	6,599	6,599
169	60	6,599	6,599
170	60	6,599	6,599
171	70	9,900	9,900
172	60	6,599	6,599
173	60	6,599	6,599
174	60	6,599	6,599
175	70	9,900	9,900
176	60	6,599	6,599
177	60	6,599	6,599
178	60	6,599	6,599
179	70	9,900	9,900
180	60	6,599	6,599
181	60	6,599	6,599
182	60	6,599	6,599
183	70	9,900	9,900
184	60	6,599	6,599
185	60	6,599	6,599
186	60	6,599	6,599
187	70	9,900	9,900
188	60	6,599	6,599
189	60	6,599	6,599
190	60	6,599	6,599
191	70	9,900	9,900
192	60	6,599	6,599
193	60	6,599	6,599
194	60	6,599	6,599
195	70	9,900	9,900
196	60	6,599	6,599
197	60	6,599	6,599
198	60	6,599	6,599
199	70	9,900	9,900
200	60	6,599	6,599
201	60	6,599	6,599
202	60	6,599	6,599
203	70	9,900	9,900
204	60	6,599	6,599
205	60	6,599	6,599
206	60	6,599	6,599
207	70	9,900	9,900
208	60	6,599	6,599
209	60	6,599	6,599
210	60	6,599	6,599
211	70	9,900	9,900
212	60	6,599	6,599
213	60	6,599	6,599
214	60	6,599	6,599
215	70	9,900	9,900
216	60	6,599	6,599
217	60	6,599	6,599
218	60	6,599	6,599
219	70	9,900	9,900
220	60	6,599	6,599
221	60	6,599	6,599
222	60	6,599	6,599
223	70	9,900	9,900
224	60	6,599	6,599
225	60	6,599	6,599
226	60	6,599	6,599
227	70	9,900	9,900
228	60	6,599	6,599
229	60	6,599	6,599
230	60	6,599	6,599
231	70	9,900	9,900
232	60	6,599	6,599
233	60	6,599	6,599
234	60	6,599	6,599
235	70	9,900	9,900
236	60	6,599	6,599
237	60	6,599	6,599
238	60	6,599	6,599
239	70	9,900	9,900
240	60	6,599	6,599
241	60	6,599	6,599
242	60	6,599	6,599
243	70	9,900	9,900
244	60	6,599	6,599
245	60	6,599	6,599
246	60	6,599	6,599
247	70	9,900	9,900
248	60	6,599	6,599
249	60	6,599	6,599
250	60	6,599	6,599
251	70	9,900	9,900
252	60	6,599	6,599
253	60	6,599	6,599
254	60	6,599	6,599
255	70	9,900	9,900
256	60	6,599	6,599
257	60	6,599	6,599
258	60	6,599	6,599
259	70	9,900	9,900
260	60	6,599	6,599
261	60	6,599	6,599
262	60	6,599	6,599
263	70	9,900	9,900
264	60	6,599	6,599
265	60	6,599	6,599
266	60	6,599	6,599
267	70	9,900	9,900
268	60	6,599	6,599
269	60	6,599	6,599
270	60	6,599	6,599
271	70	9,900	9,900
272	60	6,599	6,599
273	60	6,599	6,599
274	60	6,599	6,599
275	70	9,900	9,900
276	60	6,599	6,599
277	60	6,599	6,599
278	60	6,599	6,599
279	70	9,900	9,900
280	60	6,599	6,599
281	60	6,599	6,599
282	60	6,599	6,599
283	70	9,900	9,900
284	60	6,599	6,599
285	60	6,599	6,599
286	60	6,599	6,599
287	70	9,900	9,900
288	60	6,599	6,599
289	60	6,599	6,599
290	60	6,599	6,599
291	70	9,900	9,900
292	60	6,599	6,599
293	60	6,599	6,599
294	60	6,599	6,599
295	70	9,900	9,900
296	60	6,599	6,599
297	60	6,599	6,599
298	60	6,599	6,599
299	70	9,900	9,900
300	60	6,599	6,599
301	60	6,599	6,599
302	60	6,599	6,599
303	70	9,900	9,900
304	60	6,599	6,599
305	60	6,599	6,599
306	60	6,599	6,599
307	70	9,900	9,900
308	60	6,599	6,599
309	60	6,599	6,599
310	60	6,599	6,599
311	70	9,900	9,900
312	60	6,599	6,599
313	60	6,599	6,599
314	60	6,599	6,599
315	70	9,900	9,900
316	60	6,599	6,599
317	60	6,599	6,599
318	60	6,599	6,599
319	70	9,900	9,900
320	60	6,599	6,599
321	60	6,599	6,599
322	60	6,599	6,599
323	70	9,900	9,900
324	60	6,599	6,599
325	60	6,599	6,599
326	60	6,599	6,599
327	70	9,900	9,900
328	60	6,599	6,599
329	60	6,599	6,599
330	60	6,599	6,599
331	70	9,900	9,900
332	60	6,599	6,599
333	60	6,599	6,599
334	60	6,599	6,599
335	70	9,900	9,900
336	60	6,599	6,599
337	60	6,599	6,599
338	60	6,599	6,599
339	70	9,900	9,900
340	60	6,599	6,599
341	60	6,599	6,599
342	60	6,599	6,599
343	70	9,900	9,900
344	60	6,599	6,599
345	60	6,599	6,599
346	60	6,599	6,599
347	70	9,900	9,900
348	60	6,599	6,599
349	60	6,599	6,599
350	60	6,599	6,599
351	70	9,900	9,900
352	60	6,599	6,599
353	60	6,599	6,599
354	60	6,599	6,599
355	70	9,900	9,900
356	60	6,599	6,599
357	60	6,599	6,599
358	60	6,599	6,599
359	70	9,900	9,900
360	60	6,599	6,599
361	60	6,599	6,599
362	60	6,599	6,599
363	70	9,900	9,900
364	60	6,599	6,599
365	60	6,599	6,599
366	60	6,599	6,599
367	70	9,900	9,900
368	60	6,599	6,599
369	60	6,599	6,599
370	60	6,599	6,599
371	70	9,900	9,900
372	60	6,599	6,599
373	60	6,599	6,599
374	60	6,599	6,599
375	70	9,900	9,900
376	60	6,599	6,599
377	60	6,599	6,599
378	60	6,599	6,599
379	70	9,900	9,900
380	60	6,599	6,599
381	60	6,599	6,599
382	60	6,599	6,599
383	70	9,900	9,900
384	60	6,599	6,599
385	60	6,599	6,599
386	60	6,599	6,599
387	70	9,900	9,900
388	60	6,599	6,599
389	60	6,599	6,599
390	60	6,599	6,599
391	70	9,900	9,900
392	60	6,599	6,599
393	60	6,599	6,599
394	60	6,599	6,599
395	70	9,900	9,900
396	60	6,599	6,599
397	60	6,599	6,599
398	60	6,599	6,599
399	70	9,900	9,900
400	60	6,599	6,599
401	60	6,599	6,599
402	60	6,599	6,599
403	70	9,900	9,900
404	60	6,599	6,599
405	60	6,599	6,599
406	60	6,599	6,599
407	70	9,900	9,900
408	60	6,599	6,599
409	60	6,599	6,599
410	60	6,599	6,599
411	70	9,900	9,900
412	60	6,599	6,599
413	60	6,599	6,599
414	60	6,599	6,599
415	70	9,900	9,900
416	60	6,599	6,599
417	60	6,599	6,599
418	60	6,599	6,599
419	70	9,900	9,900
420	60	6,599	6,599
421	60	6,599	6,599
422	60	6,599	6,599
423	70	9,900	9,900
424	60	6,599	6,599
425	60	6,599	6,599
426	60	6,599	6,599
427	70	9,900	9,900
428	60	6,599	6,599
429	60	6,599	6,599
430	60	6,599	6,599
431	70	9,900	9,900
432	60	6,599	6,599
433	60	6,599	6,599
434	60	6,599	6,599
435	70	9,900	9,900
436	60	6,599	6,599
437	60	6,599	6,599
438	60	6,599	6,599
439	70	9,900	9,900
440	60	6,599	6,599
441	60	6,599	6,599
442	60	6,599	6,599
443	70	9,900	9,900
444	60	6,599	6,599
445	60	6,599	6,599
446	60	6,599	6,599
447	70	9,900	9,900
448	60	6,599	6,599
449	60	6,599	6,599
450	60	6,599	6,599
451	70	9,900	9,900
452	60	6,599	6,599
453	60	6,599	6,599
454	60	6,599	6,599
455	70	9,900	9,900
456	60	6,599	6,599
457	60	6,599	6,599
458	60	6,599	6,599
459	70	9,900	9,900
460	60	6,599	6,599
461	60	6,599	6,599
462	60	6,599	6,599
463	70	9,900	9,900
464	60	6,599	6,599
465	60	6,599	6,599
466	60	6,599	6,599
467	70	9,900	9,900
468	60	6,599	6,599
469	60	6,599	6,599
470	60	6,599	6,599
471	70	9,900	9,900
472	60	6,599	6,599
473	60	6,599	6,599
474	60	6,599	6,599
475	70	9,900	9,900
476	60	6,599	6,599
477	60	6,599	6,599
478	60	6,599	6,599
479	70	9,900	9,900
480	60	6,599	6,599
481	60	6,599	6,599
482	60	6,599	6,599
483	70	9,900	9,900
484	60	6,599	6,599
485	60	6,599	6,599
486	60	6,599	6,599
487	70	9,900	9,900
488	60	6,599	6,599
489	60	6,599	6,599
490	60	6,599	6,599
491	70	9,900	9,900
492	60	6,599	6,599
493	60	6,599	6,599
494	60	6,599	6,599
495	70	9,900	9,900
496	60	6,599	6,599
497	60	6,599	6,599
498	60	6,599	6,599
499	70	9,900	9,900
500	60	6,599	6,599
501	60	6,599	6,599
502	60	6,599	6,599
503	70	9,900	9,900
504	60	6,599	6,599
505	60	6,599	6,599
506	60	6,599	6,599
507	70	9,900	9,900
508	60	6,599	6,599
509	60	6,599	6,599
510	60	6,599	6,599
511	70	9,900	9,900
512	60	6,599	6,599
513	60	6,599	6,599
514	60	6,599	6,599
515	70	9,900	9,900
516	60	6,599	6,599
517	60	6,599	6,599
518	60	6,599	6,599
519	70	9,900	9,900
520	60	6,599	6,599
521	60	6,599	6,599
522	60	6,599	6,599
523	70	9,900	9,900
524	60	6,599	6,599
525	60	6,599	6,599
526	60	6,599	6,599
527	70	9,900	9,900
528	60	6,599	6,599
529	60	6,599	6,599
530	60	6,599	6,599
531	70	9,900	9,900
532	60	6,599	6,599
533	60	6,599	6,599
534	60	6,599	6,599
535	70	9,900	9,900
536	60	6,599	6,599
537	60	6,599	6,599
538	60	6,599	6,599
539	70	9,900	9,900
540	60	6,599	6,599
541	60	6,599	6,599
542	60	6,599	6,599
543	70	9,900	9,900
544	60	6,599	6,599
545	60	6,599	6,599
546	60	6,599	6,599
547	70	9,900	9,900
548	60	6,599	6,599
549	60	6,599	6,599
550	60	6,599	6,599
551	70	9,900	9,900
552	60	6,599	6,599
553	60	6,599	6,599
554	60	6,599	6,599
555	70	9,900	9,900
556	60	6,599	6,599
557	60	6,599	6,599
558	60	6,599	6,599
559	70	9,900	9,900
560	60	6,599	6,599
561	60	6,599	6,599
562	60	6,599	6,599
563	70	9,900	9,900
564	60	6,599	6,599
565	60	6,599	6,599
566	60	6,599	6,599
567	70	9,900	9,900
568	60	6,599	6,599
569	60	6,599	6,599
570	60	6,599	6,599
571	70	9,900	9,900
572	60	6,599	6,599
573	60	6,599	6,599
574	60	6,599	6,599
575	70	9,900	9,900
576	60	6,599	6,599
577	60	6,599	6,599
578	60	6,599	6,599
579	70	9,900	9,900
580	60	6,599	6,599
581	60	6,599	6,599
582	60	6,599	6,599
583	70	9,900	9,900
584	60	6,599	6,599
585	60	6,599	6,599
586	60	6,599	6,599
587	70	9,900	9,900
588	60	6,599	6,599
589	60	6,599	6,599
590	60	6,599	6,599
591	70	9,900	9,900
592	60	6,599	6,599
593	60	6,599	6,599
594	60	6,599	6,599
595	70	9,900	9,900
596	60	6,599	6,599
597	60	6,599	6,599
598	60	6,599	6,599
599	70	9,900	9,900
600	60	6,599	6,599
601	60	6,599	6,599
602	60	6,599	6,599
603	70	9,900	9,900
604	60	6,599	6,599
605	60	6,599	6,599
606	60	6,599	6,599
607	70	9,900	9,900
608	60	6,599	6,599
609	60	6,599	6,599
610	60	6,599	6,599
611	70	9,900	9,900
612	60	6,599	6,599
613	60	6,599	6,599
614	60	6,599	6,599
615	70	9,900	9,900
616	60	6,599	6,599
617	60	6,599	6,599
618	60	6,599	6,599
619	70	9,900	9,900
620	60	6,599	6,599
621	60	6,599	6,599
622	60	6,599	6,599
623	70	9,900	9,900
624	60	6,599	6,599
625	60	6,599	6,599
626	60



PREPARED FOR:

CHRISTOPHER HOMES

PREPARED BY:

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS

DATE	NO.	REVISIONS

SCHEDULE 'A'

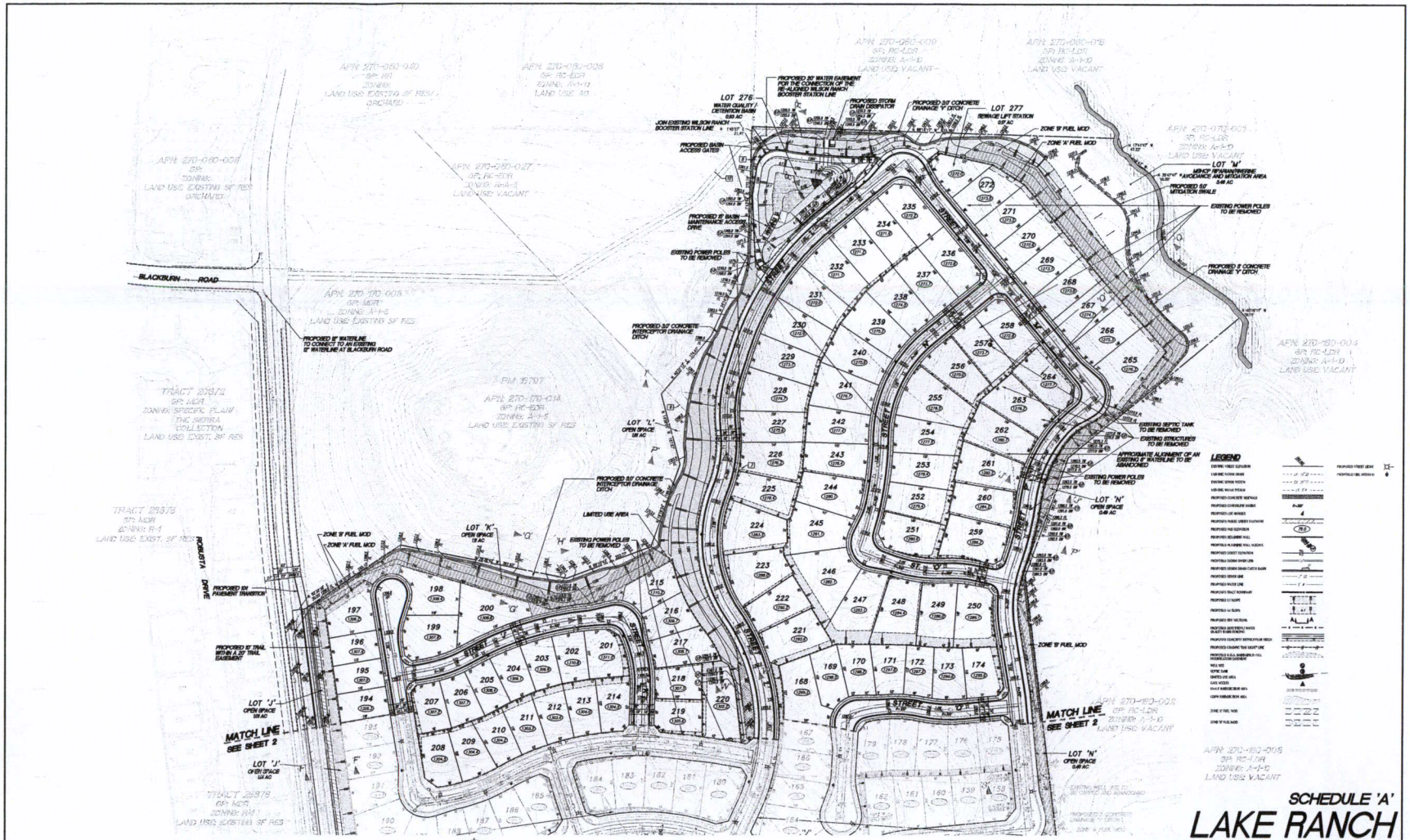
LAKE RANCH

TENTATIVE TRACT MAP

TENTATIVE TRACT NO. 36730

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 2 OF 6



PREPARED FOR:

CHRISTOPHER HOMES

PREPARED BY:

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS

DATE	NO.	REVISIONS

SCHEDULE 'A'

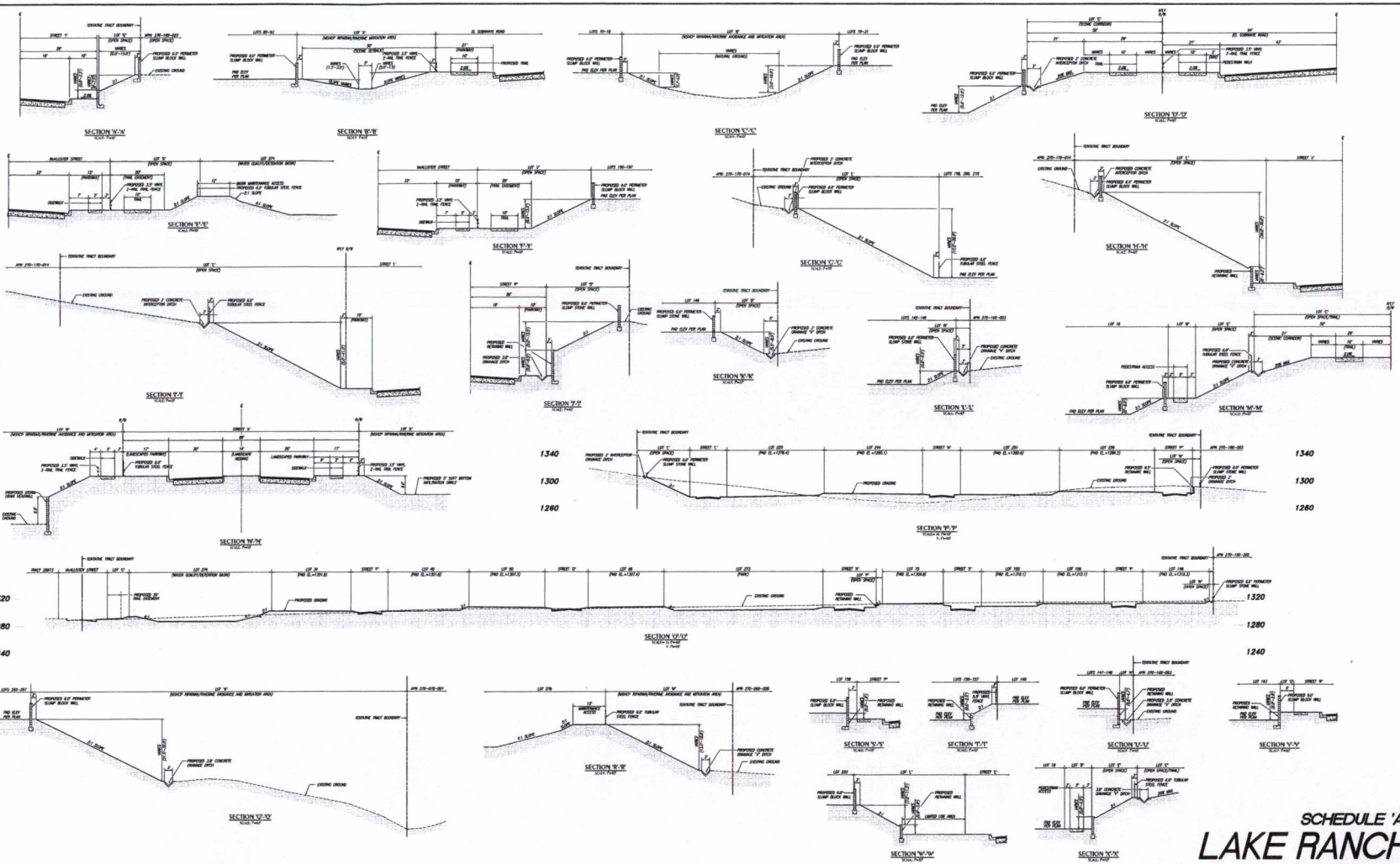
LAKE RANCH

TENTATIVE TRACT MAP

TENTATIVE TRACT NO. 36730

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 3 OF 6



PREPARED FOR:

CHRISTOPHER HOMES

PREPARED BY:

MDS CIVIL ENGINEERING — PLANNERS ENGINEERS SURVEYORS

DATE	NO.	REVISIONS

SCHEDULE 'A'

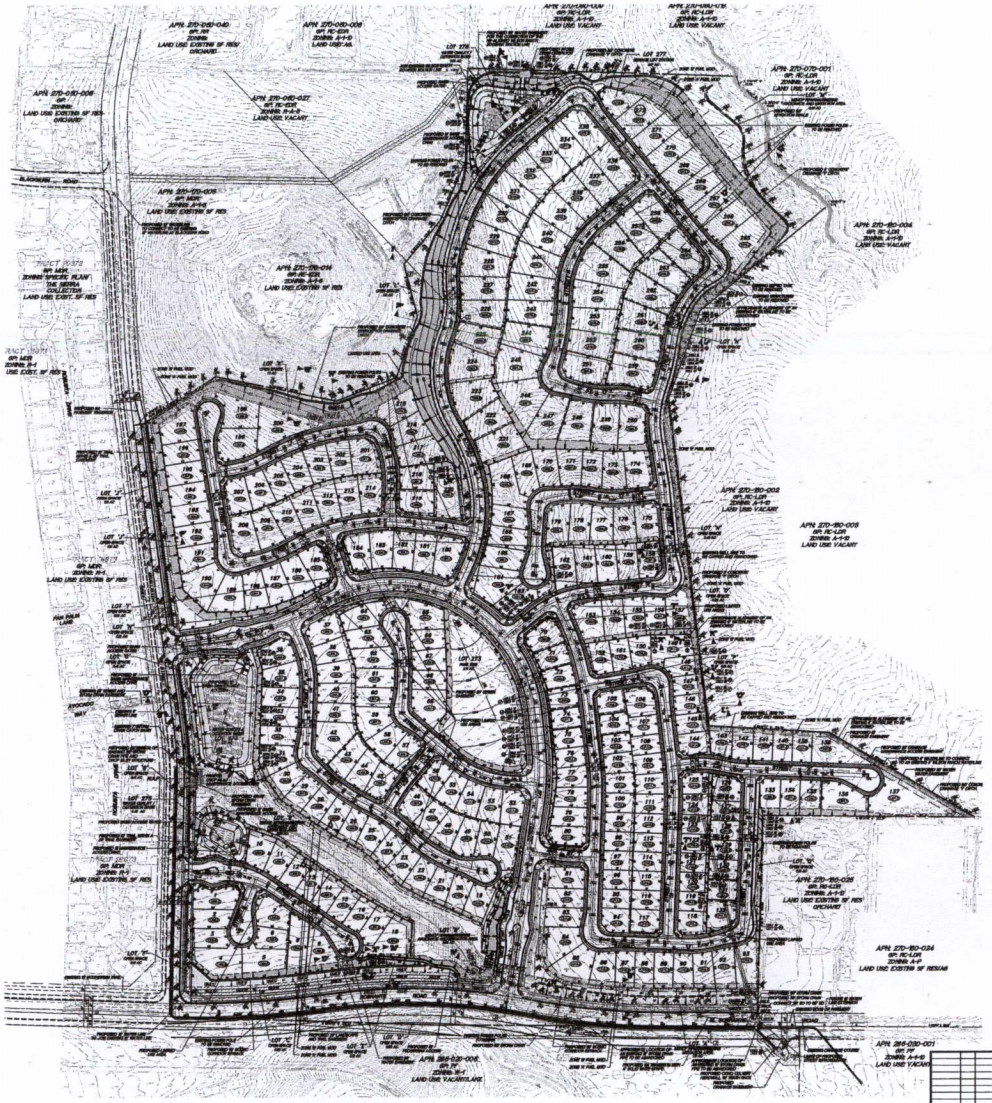
LAKE RANCH

TENTATIVE TRACT MAP

TENTATIVE TRACT NO. 36730

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 4 OF 6



NORTH

0 50 100 200 400

PREPARED FOR:

CHRISTOPHER HOMES

PREPARED BY:

MDS

SCHEDULE 'A'

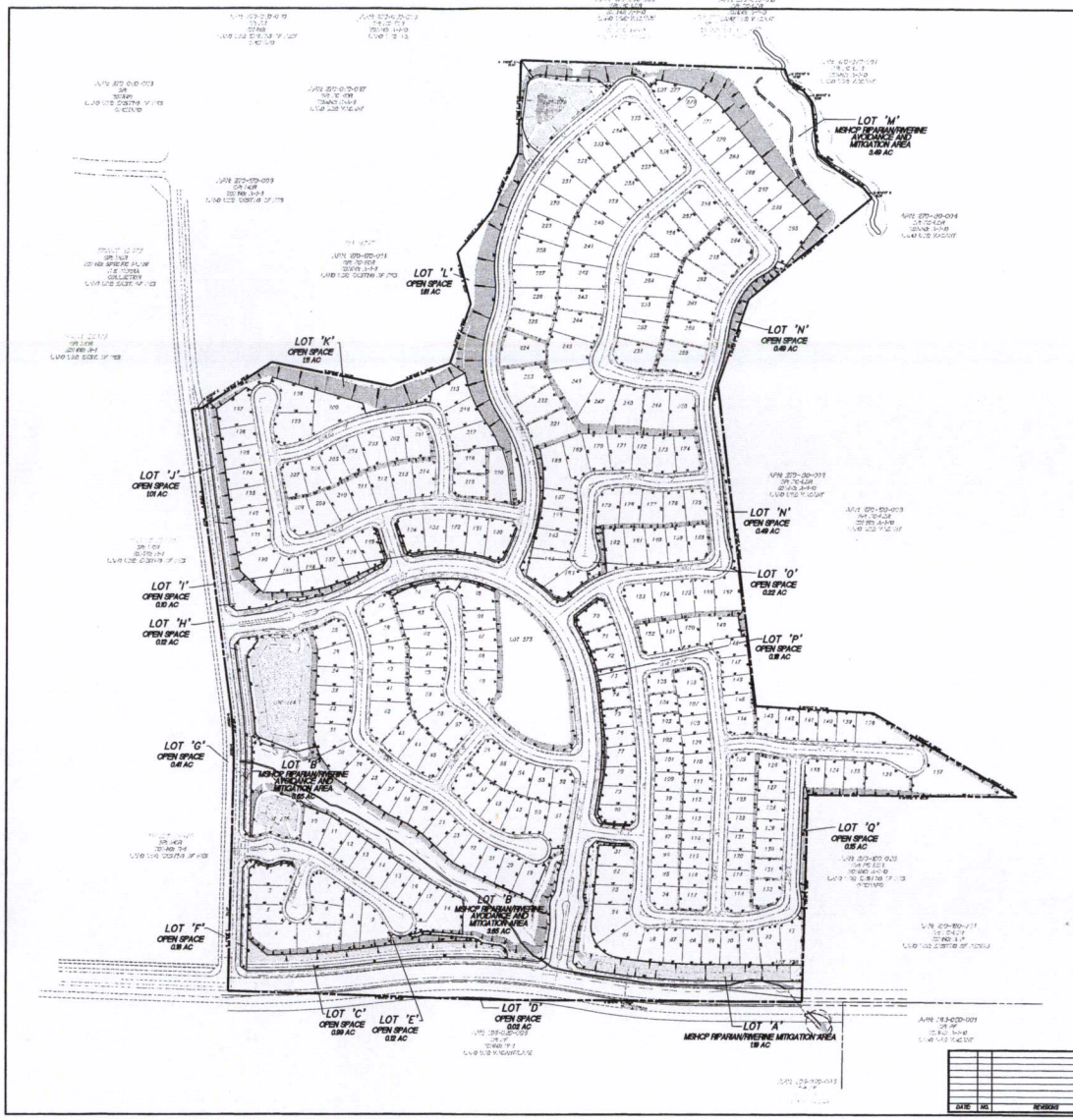
LAKE RANCH

TENTATIVE TRACT MAP

TENTATIVE TRACT NO. 36730

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 5 OF 6



OPEN SPACE LOT SUMMARY

LOT	AREA (Ac.)
A	1.19
B	3.65
C	0.99
D	0.02
E	0.12
F	0.18
G	0.41
H	0.12
I	0.10
J	1.01
K	1.11
L	1.81
M	3.49
N	0.49
O	0.22
P	0.18
Q	0.15
TOTAL	15.24

NORTH

0 50 100 200 400

PREPARED FOR:

CHRISTOPHER HOMES

PREPARED BY:

MDS CONSULTING

PLANNERS ENGINEERS SURVEYORS

DATE	NO.	REVISIONS

SCHEDULE 'A'

LAKE RANCH

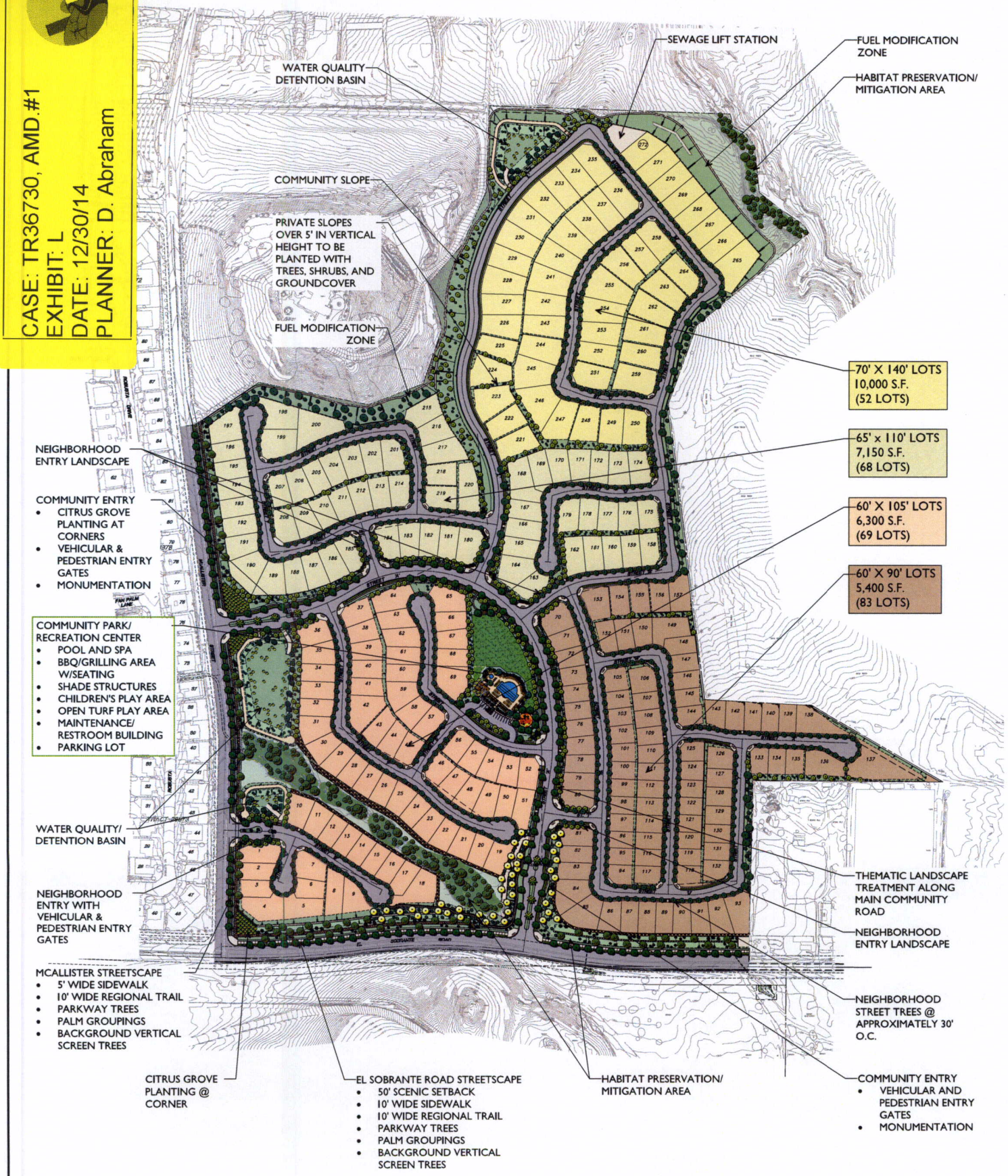
TENTATIVE TRACT 36730

OPEN SPACE LOTS

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 6 OF 6

CASE: TR36730, AMD.#1
EXHIBIT: L
DATE: 12/30/14
PLANNER: D. Abraham



LAKE RANCH

LANDSCAPE SITE PLAN

CHRISTOPHER HOMES

NORTH

SCALE: 1"=100'-0"

0 5' 100' 200'

FORMA

JANUARY 2015

LAKE RANCH

DESIGN GUIDELINES

TENTATIVE TRACT MAP NO 36730

DECEMBER 2014

CASE: TR36730, AMD.#1
EXHIBIT: D
DATE: 12/30/14
PLANNER: D. Abraham

LAKE RANCH

DESIGN GUIDELINES

A Residential Community by:

CHRISTOPHER DEVELOPMENT GROUP, INC.
23 Corporate Plaza Drive, Suite 246
Newport Beach, CA 92660
(949) 721-8200
Contact: Bill Holman

Prepared For:

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
12TH FLOOR
4080 Lemon Street
Riverside, CA 92501

Prepared By:

T&B PLANNING CONSULTANTS, INC.
17542 East 17th Street, Suite 100
Tustin, CA 92790
(714) 505-6360
Contact: Joel Morse

December 2014

TABLE OF CONTENTS

SECTION I – INTRODUCTION I-1

A. EXECUTIVE SUMMARY I-1

1. Purpose I-1
2. Project Summary I-3
3. Project Goals I-3

B. PROJECT SETTING I-4

1. Setting and Location I-4
2. Surrounding Land Uses and Development I-4

SECTION II – ARCHITECTURAL DESIGN GUIDELINES II-1

A. DESIGN STYLE II-1

1. American Farmhouse II-2
2. Andalusian II-4
3. Cottage II-6
4. French Country II-8
5. Italianate II-10
6. Monterey II-12
7. Santa Barbara/Spanish II-14
8. St. Augustine II-16
9. Tuscan II-18

B. ARTICULATION OF BUILDING FACADES II-20

C. MASSING AND SCALE II-21
D. VARIED ROOF PLANES II-21

E. ENHANCED ELEVATIONS II-22

F. STREETSCAPE DESIGN II-23

1. Varied Building Heights/Rooflines II-23
2. Multiple Floor Plans and Elevations II-23
3. Variable Front Yard Setbacks II-23
4. Colors and Materials II-23

G. GARAGE LOCATION AND DESIGN II-24

H. RESIDENTIAL DESIGN FEATURES II-25

I. RESIDENTIAL LOT DESIGN II-25

1. Schedule of Design Standards II-25
2. Minimum Lot Size II-26
3. Maximum Lot Coverage II-26
4. Minimum Spacing Between Structures II-26
5. Minimum Net Usable Area II-26

❒ LIST OF FIGURES

NO. FIGURE **PAGE**

1 Tentative Tract Map No. 36730 ..... I-5
2 Regional Map I-6
3 Vicinity Map I-7
4 Aerial Photograph I-8

❒ LIST OF TABLES

NO. TABLE

1 Statistical Summary I-3
2 Schedule of Design Standards II-25

I. INTRODUCTION

A. EXECUTIVE SUMMARY

1. PURPOSE

This Design Guidelines document has been prepared for the County of Riverside to facilitate processing, discretionary approval and development of LAKE RANCH (Tentative Tract Map No. 36730). The LAKE RANCH Design Guidelines provide detailed text and exhibits which identify site planning and architectural design components which create a cohesive project identity. This Design Guidelines document ensures the build-out of LAKE RANCH in a manner which is consistent with County policies and standards.

These Design Guidelines provide the essential link between the requirements of the Countywide Design Standards and Guidelines (adopted January 13, 2004) and actual development within the project area. By functioning as a regulatory document, the LAKE RANCH Design Guidelines provide a means of developing the project, taking into account all local goals, objectives, and policies.

These Design Guidelines are intended to be flexible and are subject to modification over time to allow for response to unanticipated conditions, such as changes in taste, community desires and the marketplace, or significant changes in areas adjacent to LAKE RANCH. Yet, it is critical that these guidelines are followed in a manner consistent with this design theme to create a unified concept while providing the opportunities for diversity and visual interest, which are key components in the most successful communities in Southern California.

a. Planning Objectives

These Design Guidelines establish design standards and criteria that are consistent with the Countywide Design Standards and Guidelines. Implementation of these guidelines will ensure that the LAKE RANCH community is developed as a high quality, aesthetically cohesive community.

Based on the Design Strategies outlined in the Riverside County General Plan, it is the County's desire to advance several specific development goals including:

- Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Utilizing building materials to promote a look of quality, both at the time of initial occupancy, as well as in future years.
- Encouraging efficient use of land while creating high quality communities that will maintain their economic values and long-term desirability as places to live and work.

In addition to the County's objectives, the LAKE RANCH Design Guidelines:

- Provide guidance to builders, engineers, architects, and other professionals to achieve the desired design quality envisioned for LAKE RANCH.
- Provide the County of Riverside with the necessary assurances that LAKE RANCH will be developed in accordance with the quality and character set forth in this document.

- Provide guidance to County staff, the Planning Commission, and the Board of Supervisors in the review of future development within the LAKE RANCH area.

- Provide design guidelines which permit the LAKE RANCH area to develop its own theme and character while allowing it to interface with and respond to the character and design fabric of adjacent communities.

b. Applicability of Design Guidelines

Provisions of the Riverside County Residential Design Standards and Guidelines supplement the minimum specifications for land development in Riverside County Ordinance No. 348, and should be incorporated by reference in all applicable development Conditions of Approval for LAKE RANCH. The Standards and Guidelines pertain to residential subdivisions with a minimum lot size of one-half acre or less, and located within certain residential zoning categories, including zones R-1 and R-4. As such, the LAKE RANCH project is subject to the provisions of the County's Design Standards and Guidelines.

c. Discretionary Actions and Approvals

Concurrent with the filing of these Design Guidelines, the project applicant also is filing Tentative Tract Map No. 36730. The project applicant seeks to subdivide ±103 acres into 272 single-family lots, a private park, open space, and associated infrastructure improvements in the El Sobrante Policy Area and Lake Mathews/Woodcrest Area Plan (LMWAP) of Riverside County.

The County of Riverside is the Lead Agency for the LAKE RANCH project, under whose authority these Design Guidelines have been prepared. This document will be used by the following public agencies in connection with the following discretionary actions:

1. County of Riverside Planning Commission

- Recommendation to the Board of Supervisors as to approval of General Plan Amendment No. 01127 to change the land use designations from *Rural Community – Estate Density Residential* (RC-EDR), *Rural Community – Low Density Residential* (RC-LDR), and *Commercial Retail* (CR) to *Medium Density Residential* (MDR) and Change of Zone No. 7844 to change the zoning designation of the property from *Light Agriculture* (A-1-10) to *Planned Residential* (R-4) and *One-Family Dwellings* (R-1).

- Recommendation to the Board of Supervisors as to approval of Tentative Tract Map No. 36730 implementing the LAKE RANCH residential development.

- Recommendation to the Board of Supervisors as to approval of the Design Guidelines document associated with Tentative Tract Map No. 36730 guiding the LAKE RANCH residential development.

2. County of Riverside Board of Supervisors

- Adoption by resolution of General Plan Amendment No. 01127 to change the land use designation from *Rural Community – Estate Density Residential* (RC-EDR), *Rural Community – Low Density Residential* (RC-LDR), and *Commercial Retail* (CR) to *Medium Density Residential* (MDR) and approval by Ordinance of Change of Zone No. 7844 to rezone the property from *Light Agriculture* (A-1-10) to *Planned Residential* (R-4) and *One-Family Dwellings* (R-1).

- Adoption by resolution of Tentative Tract Map No. 36730 implementing the LAKE RANCH residential development.

- Adoption by resolution of the Design Guidelines document associated with Tentative Tract Map No. 36730 guiding the LAKE RANCH residential development.

d. Design Guidelines Format

This Design Guidelines document is organized into two chapters, as detailed below:

- ***Chapter 1 – Introduction***: includes the document's purpose and intent, authority and scope, and this guide to the Design Guidelines.

- ***Chapter 2 – Architectural Design Guidelines:*** contains design guidelines which will define architecture, including but not limited to, site design, building massing, and colors and materials.

2. PROJECT SUMMARY

The ±103-acre LAKE RANCH project is envisioned as a master planned community, integrating residential, recreational, and open space uses within the unincorporated portions of western Riverside County. LAKE RANCH will be developed with four neighborhoods differentiated by lot size, totaling 272 residential units. Figure 1, *Tentative Tract Map No. 36730*, graphically depicts the location and proposed zoning of each neighborhood. LAKE RANCH will also consist of a private park, open space including two existing ephemeral drainage courses with riparian habitat, and associated infrastructure improvements. The proposed land uses for LAKE RANCH will enhance the County of Riverside through a strong design theme that creates a unique project identity and establishes a clear community character. Specific information on each land use is provided in Table 1, *Statistical Summary*.

TABLE 1
STATISTICAL SUMMARY

LAND USE	ACRES	DWELLING UNITS
RESIDENTIAL		
Neighborhood 1(5,400 s.f. lot min.)	13.0	83
Neighborhood 2 (6,300 s.f. lot min.)	12.6	69
Neighborhood 3 (7,150 s.f. lot min.)	13.7	68
Neighborhood 4 (10,000 s.f. lot min.)	14.1	52
Residential Subtotal	*53.3*	*272*
NON-RESIDENTIAL		
Park	2.2	--
Open Space	15.4	--
Water Quality/Detention Basins	3.0	--
Circulation	29.6	--
Sewage Lift Station	0.2	--
Non-Residential Subtotal	*50.3*	--
TOTAL	**103.6**	**272**

3. PROJECT GOALS

The goal of creating a successful community that is compatible with surrounding land use patterns are met with implementation of the LAKE RANCH Design Guidelines.

More specifically, the objectives and goals of the LAKE RANCH project are to create:

- A balance of compatible and complementary residential, recreational, and open space land uses in a well designed community.
- A community that enhances the character of the region by embracing compatible architectural style elements that have historical precedence in Southern California.
- An aesthetically pleasing and distinctive community identity through the establishment of design criteria for architecture.
- A community that is consistent with the Riverside County General Plan and the Riverside County Design Standards and Guidelines.

B. PROJECT SETTING

1. SETTING AND LOCATION

The ±103-acre LAKE RANCH project is located within the El Sobrante Policy Area and LMWAP portion of unincorporated Riverside County (see Figure 2, *Regional Map*).

Regional access to the site is provided by Interstate 15 (I-15), Interstate 215 (I-215), and State Route 91 (SR-91). The property is bounded by McAllister Street to the west, El Sobrante Road to the south, and undeveloped land to the east and north (see Figure 3, *Vicinity Map*). Under existing conditions, the site generally consists of citrus groves in the northern portions and former agricultural lands that have become fallow (see Figure 4, *Aerial Photograph*).

2. SURROUNDING LAND USES AND DEVELOPMENT

LAKE RANCH is located within a developing portion of western Riverside County. Specifically, a large master planned community (Victoria Grove) is located to the west of the site across McAllister Road, and a planned residential development (Citrus Heights) is located within a mile, northeast of the site. To the north and east of the project site are a mixture of fallow and active agricultural lands, greenhouses, and single-family residences. To the south of the site is El Sobrante Road, beyond which is Lake Mathews.

Land Use	Acres	Dwelling Units
Residential		
Neighborhood 1 (5,400 s.f. lot min.)	13.0	83
Neighborhood 2 (6,300 s.f. lot min.)	12.6	69
Neighborhood 3 (7,150 s.f. lot min.)	13.7	68
Neighborhood 4 (10,000 s.f. lot min.)	14.1	52
Residential Subtotal	*53.3*	*272*
Non-Residential		
Park	2.2	--
Open Space	15.4	--
Water Quality/Detention Basins	3.0	--
Circulation	29.6	--
Sewage Lift Station	0.2	--
Non-Residential Subtotal	*50.3*	--
PROJECT TOTALS	***103.6***	***272***



FIGURE 1

NOT TO SCALE

TENTATIVE TRACT MAP NO. 36730

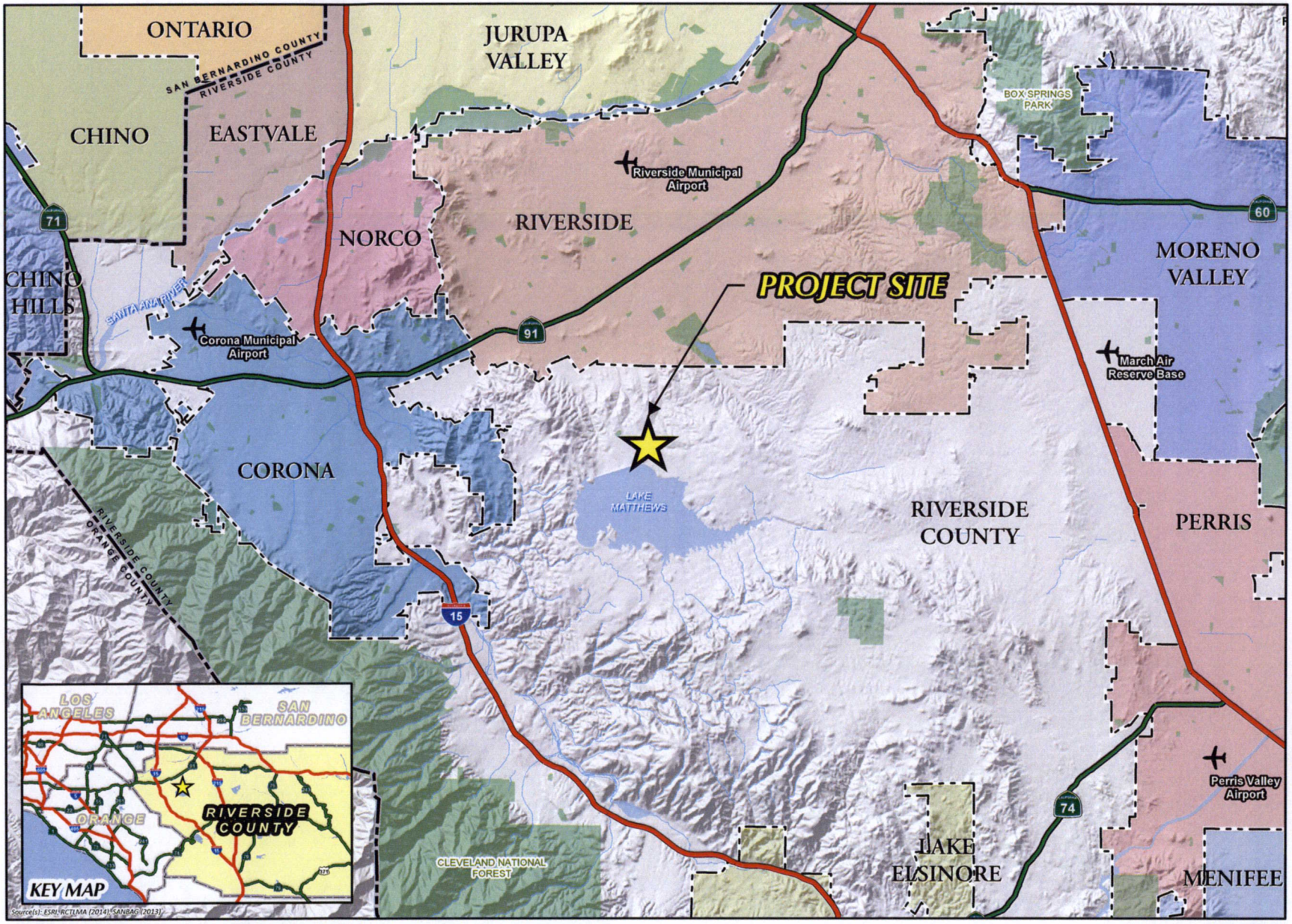


FIGURE 2
REGIONAL MAP

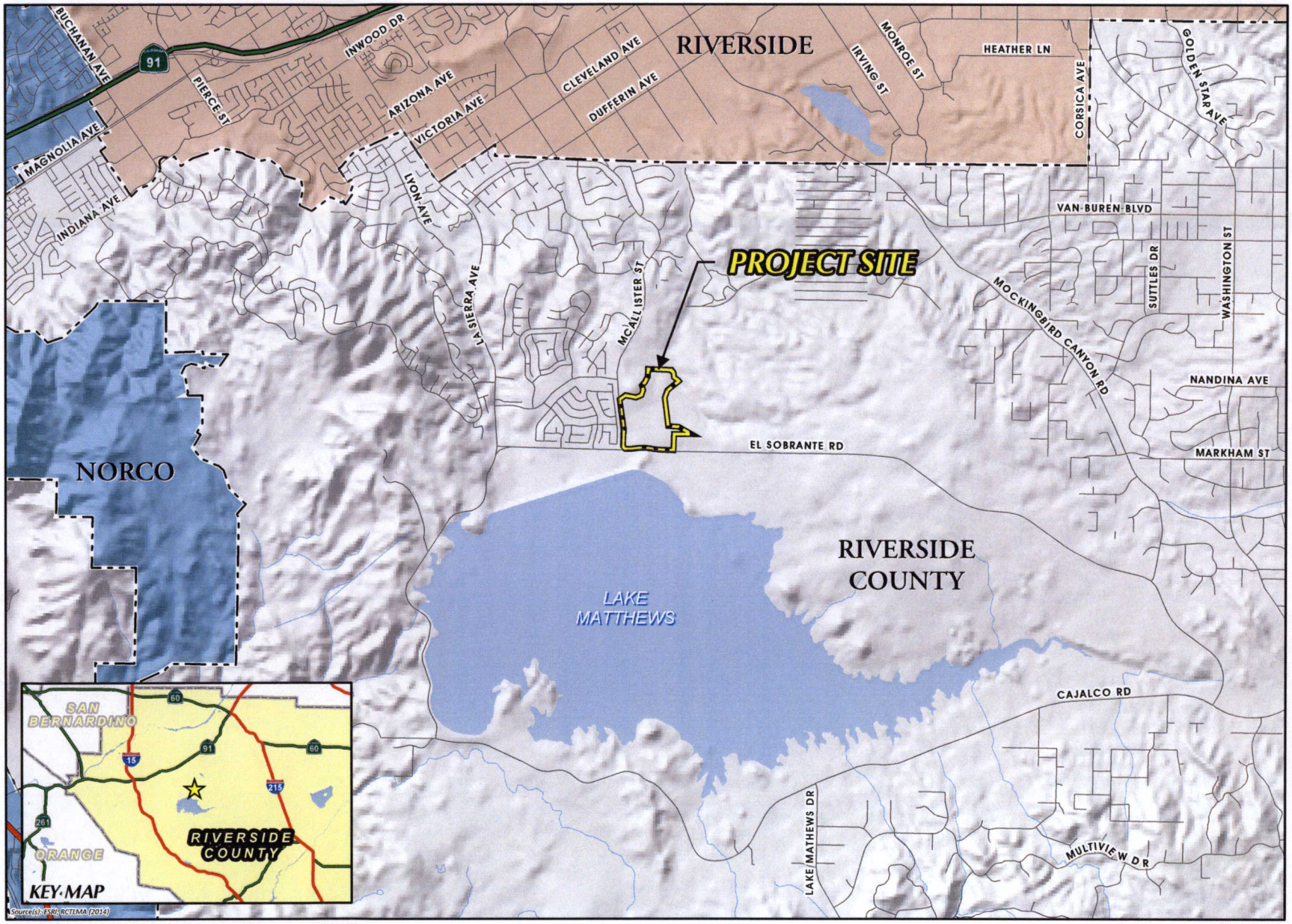


FIGURE 3

VICINITY MAP



FIGURE 4
AERIAL PHOTOGRAPH

II. ARCHITECTURAL DESIGN GUIDELINES

A. DESIGN STYLE

The design goal of LAKE RANCH is to draw on established architectural styles that provide for a pedestrian friendly environment while fitting with the design of the County and the climate of the region. The County's Design Standards and Guidelines encourage the use of a design theme or architectural style(s) to establish a unique identity for each neighborhood or community. Although a minimum number of design styles is not required by the County, development of each neighborhood within LAKE RANCH shall include a minimum of three from the list of the following styles:

- American Farmhouse
- Andalusian
- Cottage
- French Country
- Italianate
- Monterey
- Santa Barbara/Spanish
- St. Augustine
- Tuscan

Requiring a variety of architectural styles emphasizes the importance of designing creative and fresh residential neighborhoods and homes. Architectural design creativity, attention to detail, and respect of the building's scale and massing along residential streets will be expected to be at a level comparable to the residential homes and neighborhoods within the surrounding communities. Design features typical of each architectural style will be incorporated into each residence and may include front porches, interesting doors and windows, creative garage placement, dormers, front yard setback variations, and varying architectural setbacks. Additionally, architectural details distinctive to each style, including roofs, windows, building color, and accent materials, will be incorporated into each residence. The intent is to give each neighborhood a unique identity, while creating a community of quality homes.

These guidelines convey the architectural design theme required in this community. It is not the intent of these Design Guidelines to mandate that all of the identified design components and elements described herein be incorporated into the actual building designs. Rather, these guidelines serve as a "palette" of character-defining exterior elements that should be used in home design. It is expected that builders and their architects will prepare architectural building plans that substantially conform to these Guidelines, while also applying creativity and innovation in response to housing design trends, homebuyer expectations, and other market conditions. If the builder would like to add additional style(s), the builder may propose and submit for approval with the master developer. The nine architectural styles and associated design features and architectural details are described on the following pages.





AMERICAN FARMHOUSE STYLE

The American Farmhouse style is a melting pot of early American styles and forms including Cape Cod, Ranch, Dutch and Victorian. Many of the details overlap in their detailing and massing to create a very eclectic style that is both charming and friendly. Low- to high-pitched roofs, usually with little or no eave overhang, normally with predominant porches, symmetrical and asymmetrical facades and extensive use of wood siding, plus occasional use of dormers typically characterize this architectural style.

DESIGN FEATURES

- Porches
- Columns
- Wood balconies
- Some Victorian details

ROOFS

- Shallow to high-pitched roofs
- Simple front-to-back or side-to-side forms
- Flat tile character

WINDOWS

- Rectangular (vertical)
- Single hung
- Window break-ups





COLOR

- White
- Brown
- Barn red
- White trims

ACCENT MATERIALS

- Shingle or wood siding





ANDALUSIAN STYLE

Andalusian architecture retains its Roman and Arab roots, with a marked Mediterranean character strongly conditioned by the climate. One of the most characteristic elements is the interior patio or courtyard. Andalusian style is organic in nature, reflecting the region's agrarian roots. Warmth is expressed through widespread use of natural materials such as wood, brick, and stucco. Rich textures in the wall treatments enhance this glow. Andalusian homes have been added onto over the centuries so the terra cotta tiled roof lines vary in height and direction. Ironwork, shutters, and balconies accenting vine covered walls also express Andalusian style.

DESIGN FEATURES

- Heavy exposed beams
- Iron or wood balconies and rails
- Masonry or wood column and balustrades
- Time-worn finishes of stucco, stone, and brick

ROOFS

- Shallow pitched roofs
- Simple, hip, gable, and shed forms
- Terra cotta tiles
- Varying heights for roof lines





WINDOWS

- Recessed windows
- Arched, segmental or half round window heads

COLOR

- Earth tones
- Golden hues
- Dark brown accents
- White
- Beige
- Vibrant accents

ACCENT MATERIALS

- Wrought iron grating, both decorative and functional
- Cut stone accents
- Brick
- Terra cotta tiles





COTTAGE STYLE

The magic of cottage living lies in its simplicity and romance. As one of the prominent features, the porch serves as an outdoor room for lounging, dining, and napping. This style was derived from Cape Cod in the east coast and later adapted to other styles commonly found in coastal towns. All cottages are small, informal and possess a cozy nature not only in plan form, but also in their elevations. Being compact, they are scaled to simple human needs and are associated with country life.

DESIGN FEATURES

- Small porches
- White wood picket fences
- Asymmetrical and informal facades
- White trims

ROOFS

- Low-pitched roof
- Shingle or flat tile
- Tight rakes

WINDOWS

- Single hung
- Vertical in proportion
- Occasional use of shutters





COLOR

- White
- Grey tones
- Light browns

ACCENT MATERIALS

- Shingle or wood siding
- Occasional use of stucco





FRENCH COUNTRY STYLE

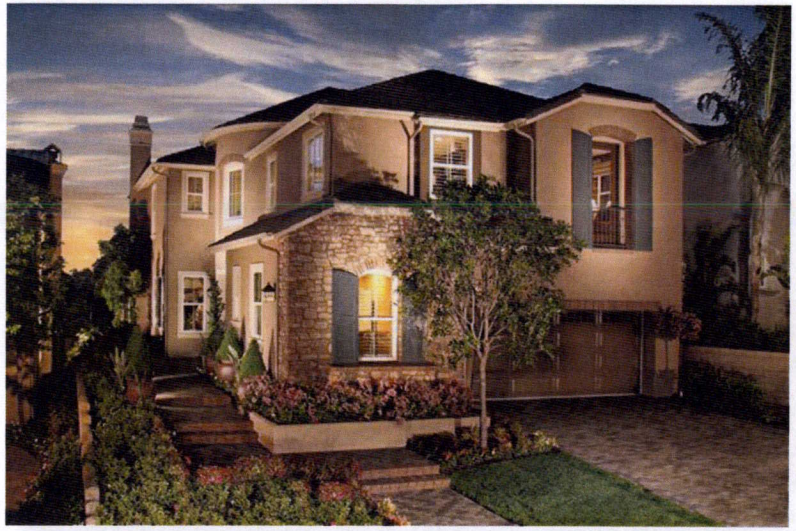
French architecture is a combination of several styles that collided mainly during the French revolution. Across the French countryside lies one of these styles - French Country. French Country architecture depicts the casual, romantic charm of traditional countryside estates, and is not easily defined by a set of specifics. In fact, the rural homes of France that provide the basis for French Country style are diverse in all but their charm. French Country homes are often very stately and formal and usually designed in a square, symmetrical shape. Many design aspects, materials and color schemes are indigenous to the area.

DESIGN FEATURES

- Detailed mouldings, sconces, and banisters
- Courtyard entries with low stone walls
- Wrought iron or wood balconies

ROOFS

- Heavier emphasis on hipped roofs – "French hips"
- Steeper roof pitches
- Hip and gable forms
- Slate or shake character roofing
- Asymmetrical swept roof lines, especially at entry





WINDOWS

- Recessed windows on front elevation
- Tall second story windows
- Often elliptical or arched
- Multi-paned windows that extend to the floor – "French windows"
- Wood plank shutters that echo window shape (2x material)
- Columns framing windows

COLOR

- Normally light colors with vibrant accents and ornate dormers
- Earth tones
- Indigenous to the area

ACCENT MATERIAL

- Smooth stucco or sand finish
- Common brick or stone accents
- Log and timber details





ITALIANATE STYLE

This style pays homage to larger, more formal styles found throughout Italy that were occupied by the region's elite. Palladian architectural principles dominate while placing emphasis on symmetry, proportion and orderly arrangements of columns, pilasters and lintels, as well as the use of semicircular arches, which can dominate the building profile. Key visual components of this style include low pitched - frequently hipped roofs, large projecting eaves supported by corbels, imposing cornice structures, tall first floor windows and angled bay windows. Balconies with ornate wrought iron railings and loggias with balustrades capitalized on the temperate Mediterranean climate.

DESIGN FEATURES

- Precast columns
- Shutters
- Wrought iron balconies or "stone" balconies with balustrades
- Detailed trims & surrounds
- Long covered loggias with arches & round columns
- Corner columns
- Elaborate entry surrounds

ROOFS

- Low-pitched hipped roof
- Terra cotta tiles (Barrel & 'S')
- Soffited eaves with & without flat corbels
- Moulded eaves





WINDOWS

- Recessed windows on front elevation
- Arched top and rectangular windows
- Narrow & tall with muntins (grids)
- French doors

COLOR

- Lighter to middle earth tones
- White or Beige window frames
- Lighter trims & "stone"

ACCENT MATERIAL

- Stucco prominently utilized
- Precast "stone" mouldings





MONTEREY STYLE

In the early part of the 18th Century, Californians sought to define an indigenous style of architecture by fusing local Spanish-influences with Colonial designs from the East Coast. Their search eventually led to the emergence of the Monterey style. This style was developed in Monterey, California and can be traced back to as early as the mid-19th century. A modified version of this style was revived from about 1920 to 1960, combining Spanish Colonial architecture with some elements of early New England colonial architecture. This Monterey Revival represents one of California's few native architectural styles.

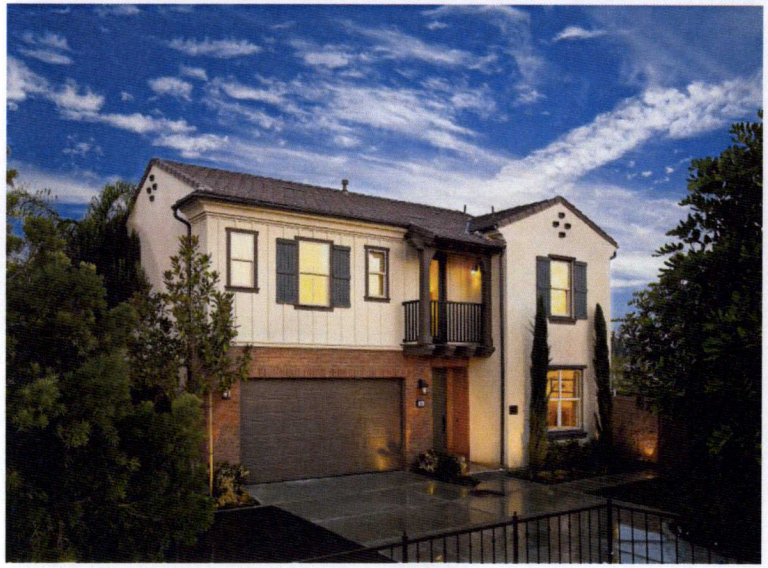
DESIGN FEATURES

- Second floor, front facing cantilevered balcony with wood railings
- Different use of materials on first and second floors
- Windows decorated with fixed shutters
- Low-pitched gabled roofs covered with shingles
- Exterior walls in stucco, brick or wood

ROOFS

- Low-pitched side gabled roof
- Eave with little or no overhang
- Wood or composition shingles, red clay tile roofing materials





WINDOWS

- Colonial single hung windows
- Paired with fixed shutters
- Full-length windows or glazed doors open onto balcony
- Each bay usually has one window or door

COLOR

- Light earth tones
- Contrasting accents

ACCENT MATERIAL

- Stucco, brick or wood (clapboard)
- Plaster walls
- Wood posts and rails for balcony
- Picket fences around gardens
- Simple details





SPANISH/SANTA BARBARA STYLE

Inspired by architecture from the coastal regions of Spain where intense sunlight bathes everything and from the low slung haciendas of the plains, the Spanish style emerged as a response to a wonderful climate. Long rectangular and cruciform masses intersect and pinwheel quadrantally out from a high, offset center. The style features long verandas, low-pitched red tile roofs, little or no overhanging eaves, smooth stucco siding and arches, especially above doors, porch entries and main windows. Other defining characteristics include an asymmetrical shape with cross gables and side wings, carved doors, spiral columns and pilasters, courtyards, carve stonework or cat ornaments and patterned tile accents.

DESIGN FEATURES

- Heavy exposed beams
- Wrought iron or wood balconies and rails
- Arcades and trellis features
- Terra Cotta clay pipe vents
- Elaborate entry surrounds
- Semi-circular arcades and fenestration

ROOFS

- Low pitched roofs with s-tile
- Simple, hip, gable and shed forms
- Concrete or terra cotta s-tile





WINDOWS

- Recessed windows on front elevation
- Arched or half elliptical windows with decorative iron grills
- Wood casement or tall, single-hung windows

COLOR

- White
- Earth tones
- Brown or Beige window frames
- Dark brown accents
- Vibrant accent colors at shutters

ACCENT MATERIAL

- Smooth stucco or sand finish
- Cut "stone" accents
- Painted ceramic tiles





ST. AUGUSTINE STYLE

St. Augustine style architecture, like the city's original street plan, has a sense of consistency, pattern, symmetry, and pleasing proportions, elements of great value to the original 16th century Spaniards who settled the region. Prime features of St. Augustine homes are long porches, wood balconies and shutters, large windows and broad roof overhangs.

DESIGN FEATURES

- Long Porches, single or two-story
- Wood balconies
- Shutters

ROOFS

- Shallow pitched roofs
- Broad overhangs
- Tiles or shingle
- Consistent roof lines





WINDOWS

- Large Windows
- Square shape

COLOR

- Bright hues
- White
- Cream
- Bold color accents

ACCENT MATERIAL

- Wood siding
- Smooth stucco





TUSCAN STYLE

Tuscan architecture recreates the Italian hilltown experience. Villas, built on ridge lines high above the sea, meander seamlessly between indoors and outside. Fully integrated designs, inspired by authentic historic forms, create compositions that emphasize home as retreat and sanctuary. The careful orchestration of details conveys simply elegance. Earthen tones and texture define Tuscan architecture. Wood, stone and brick combined to create a warm palette that responds to natural light. Tuscan architecture presents an image of simple grandeur. Vast stones and noble square forms; deep, heavy, projecting cornices, varied terracotta tile roofs, narrow arches, bright stucco; all combine to create structures that neither time nor weather could destroy.

DESIGN FEATURES

- Heavy use of stone& plaster
- Shaped timber tails at eaves
- Simple balconies with wrought iron railings or solid half walls
- Asymmetrical fenestration patterns
- Vertical forms mixed with horizontal
- Occasional use of arched openings

ROOFS

- Shallow pitched roofs
- Simple gabled and hipped roofs
- Concrete or terra cotta s-tile





WINDOWS

- Recessed windows on front elevations
- Narrow and tall with muntins (grids)
- Shutters
- Awning shutters

COLOR

- Earth tones
- Brown or beige window frames
- Vibrant accents
- Terra cotta roofs

ACCENT MATERIAL

- Stucco
- Stone

B. ARTICULATION OF BUILDING FACADES

Appropriate articulation of building facades and site planning guidelines, as discussed below, should be used in order to ensure functional and aesthetic integrity of the LAKE RANCH development.

Countywide Design Standards and Guidelines:

- Long unarticulated building facades shall be avoided by incorporating varying setbacks of the building footprint along the residential street.
- Projecting architectural features such as bowed or bay windows, columns, porches, offset roof planes, and similar features should be used to create both vertical and horizontal articulation on the building elevations.
- Design elements shall also be included on the rear facades and sides of homes which are adjacent to or visible from public streets or open spaces.
- Houses shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.
- Special design features, such as covered front porches, garage placement to the rear of lot, use of multiple floor plans, window and door articulation, extended overhangs and building edge treatments (such as arbors, awnings, or trellises) are encouraged.
- Windows should be framed with compatible materials to create well-defined "edge" treatments and be designed to provide distinctive shadows on the building facades.



Project Design Standards and Guidelines:

- Similar plans and elevations shall be plotted as far from one another as possible.
- Residential dwelling units may vary in front yard setbacks to create visual interest along the street frontage, provided that the average front yard setback shall be 20 feet.
- Variation in setback requirements may be permitted for the purpose of creating a diverse and interesting streetscene. Examples of such variances include porches; a reduced front yard setback to accommodate wide lots and/or side entry garages; reduction in side yard setbacks when single-story elements are incorporated into the proposed design, etc.

C. MASSING AND SCALE

Building mass and scale are two of the primary design components used to establish appealing communities and personable neighborhoods. Controlling the mass of a building through articulation of the building facades, attention to rooflines, and variation in vertical and horizontal planes effectively reduces the visual mass of a building. Both components, mass and scale, will be primary design considerations during the development of the street friendly and pedestrian-scaled architecture that will be used throughout the LAKE RANCH project.

It is important to provide variation in front yard setbacks, building types and architectural styles along any neighborhood street through the mass and scale of the buildings. This will provide desirable and necessary visual variety within neighborhoods. Delineation and variation in form should be reflective of the particular architectural style selected. Important design considerations must be utilized to attain the intended architectural theme and create visually appealing, appropriately defined structures.

Project Design Standards and Guidelines:

- Reduce large expanses of flat walls by utilizing projections and recesses to provide shadow and relief at exterior walls and roof areas.
- Patio walls and balconies should be used to break up exterior walls.
- Combine one and two-story architectural elements when appropriate for the architectural style.
- Provide overhead structures at entries when consistent with the architectural style.



- Use simple roof forms that provide interest by varying plate lines and roof heights.
- Maintain a strong indoor/outdoor relationship and create a greater dimension and visual interest through the use of porches, verandahs, and loggia elements.
- Windows and doors should be recessed to provide depth. Accent trim and color, divided window lights, and raised panels are examples of detailing that provide individuality and interest.

D. VARIED ROOF PLANES

Roofs and rooflines of a house are significant components of a building's composition when used to define a particular architectural style. A roof's composition should allow for a clean interface with the building and the building façade. The two elements should not be overbearing nor give the appearance of being disjointed or cut-up. It is important to choose the appropriate roof pitch, characteristics, and materials that are consistent and true to the selected architectural style. Varying roof pitches on the same building should be avoided unless they are integral to the architectural style or extend over porches, balconies, or garages.

Countywide Design Standards and Guidelines:

- Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as gables, hips, and dormers.

- A-frame type roofs, and mansard roofs are discouraged unless a part of a coordinated design theme style.

Project Design Standards and Guidelines:

- To provide a more visually interesting streetscape, roofs should be sloped with variations in height.

- Where appropriate, a mix of gable and hip roof lines should be incorporated, along with architectural projections, wider and overhanging eaves, exposed rafter ends, and extended rooflines.

- Dormer windows and wide shed-dormers can be used to avoid monotonous rooflines and to provide additional living space on upper stories.

- A roof's color is an important consideration in most architectural styles and should be in keeping with the total presentation of the overall building. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style. Roof colors should be soft and warm rather than bright and bold, thus avoiding an overpowering visual intrusion to the community's appearance and character.

- Roofs shall be of non-combustible materials.

- It is encouraged that roofs are designed to allow for the installation of solar panels.



E. ENHANCED ELEVATIONS

The design consideration and treatment of the rear and side facades of residential buildings, particularly those facing onto community streets, parks, and open spaces, is recognized as an important element in the success of a community's visual character and environment. Additionally, the incorporation of architectural details of each style (see pages II-2 through II-21) to residential structures shall play an integral part in creating a varied streetscene.

Countywide Design Standards and Guidelines:

- Architectural design treatments such as building offsets, recessed windows, trellises, overhangs, or other features shall occur on those facades of the residence that are visible from streets or open spaces.

Project Design Standards and Guidelines:

- Where residential buildings abut or are visible from the main street in the community, they shall have enhanced elevation(s) on the side(s) or rear facing the street.

- If the side or rear yards have block walls, then enhancements only need to be on the second floor where the building is visible from the street.

F. STREETSCAPE DESIGN

1. VARIED BUILDING HEIGHTS/ROOFLINES

Houses and garages shall be arranged in a manner that creates a harmonious, varied appearance of building heights.

2. MULTIPLE FLOOR PLANS AND ELEVATIONS

Floor Plans: LAKE RANCH will contain four neighborhoods with a total of 272 dwelling units. In accordance with the County's Design Standards and Guidelines, LAKE RANCH will have a minimum of six (6) different floor plans. Specifically, each neighborhood shall have a minimum of three (3) different floor plans. A phasing plan shall be submitted by the developer to assure that the requirements for the number of floor plans is being met.

Elevations: Each floor plan shall have at least three distinct elevations. Adding or deleting false shutters or similar types of minimal elevation changes will not suffice as one of the required distinct elevations.

3. VARIABLE FRONT YARD SETBACKS

Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall be an average of 20 feet and may be varied by up to 25% for front entry garages, in increments of any size. The minimum front yard setback for side-entry garages shall not be less than 15 feet.

4. COLOR AND MATERIALS

Building materials and colors are not only important elements in maintaining a specific architectural style, they are also important in providing a varied street design. Colors should be as authentic as possible when compared to the traditional color palette of the selected style. Consideration should also be given to colors available in the contemporary market. Material breaks, transitions and termination should produce complimentary and clear definitions of separation while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers.

The use of building materials and colors also plays a key role in developing community character and ambiance. The character and personality of a residential neighborhood is significantly affected by the composition of the materials and colors of the homes within it. Consideration should be given to selecting a variety of complimentary color and material palettes along any given street. This will avoid a monotonous appearance of multiple buildings of the same colors and tones. The selected architectural styles should allow for a diversity of colors and materials.

Countywide Design Standards and Guidelines:

- The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings.
- A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood.
- Color sample boards shall be submitted as a part of the application and review process.

G. GARAGE LOCATION AND DESIGN

The builder(s) of the LAKE RANCH project should pay particular attention to the design, placement, and orientation of the garages in all residential neighborhoods. While maintaining an awareness of the contemporary market and the targeted market segment, it is desirable to minimize the impact of the garage on the residential neighborhood.

Countywide Design Standards and Guidelines:

- The visual impact of garages should be reduced by the use of varying setbacks from the curb face where garage doors must face the street or by the use of side-facing or rear garages (including detached garages) where possible.
- Residential plans that feature attached garage designs whose entries are from the side ("side-loaded garages") are encouraged.
- Where more than two garage doors face the street, the third garage door should have an offset. Setbacks for the side-loaded garages shall be consistent with those specified in Ordinance 348.
- All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood-like or steel).
- Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, and maximum height.
- Detached garages located at the rear of the property, and "drive through" or "tandem" garages are also encouraged.

Project Design Standards and Guidelines:

The visual impact of garages should be minimized through a variety of methods, including:

- Turn-in orientations;
- Varying garage setbacks;
- Split two-car/one-car garage, set to opposite sides of home;
- Tandem garages for third car;
- Garage door design considerations that include recessed, creative panel design, windows, and color;
- A porte-cochere architectural element;
- Offsetting and individual separate bays;
- Dividing three-car garages into one (1) two-car garage and one (1) one-car garage in different locations of the residence;
- Using accent colors to complement the architecture;
- Using corresponding architectural style on garage door windows; and
- Introducing landscape vines and tree wells on either side of the garage door.

The following general standard should also be taken into consideration in the design and selection of garage doors:

- Wooden garage doors should be allowed when designed to

eliminate deterioration due to panel separation. In selecting wooden garage doors, special attention should be given to the design, durability, and longevity of the product.

H. RESIDENTIAL DESIGN FEATURES

Countywide Design Standards and Guidelines:

- Residences may include gas fireplaces only. Wood burning fireplaces are not permitted.
- Provision for solar heating/cooling equipment or other energy conservation or saving equipment is encouraged.

I. RESIDENTIAL LOT DESIGN

LAKE RANCH shall be designed consistent with the following design standards.

1. SCHEDULE OF DESIGN STANDARDS

TABLE 2
SCHEDULE OF DESIGN STANDARDS

DESCRIPTION	STANDARD
Minimum lot width at frontage:	
R-1 Zoning	60 feet
R-4 Zoning	40 feet
Minimum lot width at frontage on cul-de-sac lots or street knuckle	
R-1 Zoning	35 feet
R-4 Zoning	40 feet
Minimum lot depth:	
R-1 Zoning	100 feet (minimum average depth)
R-4 Zoning	80 feet
Minimum average front yard setback:	
R-1 Zoning	20 feet
R-4 Zoning	20 feet
Minimum rear yard setback:	
R-1 Zoning	10 feet
R-4 Zoning	10 feet
Minimum side yard setback:	
R-1 Zoning	10% of lot width, but not less than 3 feet and need not exceed 5 feet
R-4 Zoning	5 feet
Minimum side yard setback on corner lots:	
R-1 Zoning	10 feet, except where the lot is less than 50 feet wide, then side yard need not exceed 20% of lot width
R-4 Zoning	10 feet

2. **MINIMUM LOT SIZE**

The minimum residential lot size for lots within the neighborhood zoned R-1 shall be 7,200 square feet and the minimum residential lot size for lots within neighborhoods zoned R-4 shall be 3,500 square feet.

3. **MAXIMUM LOT COVERAGE**

No residential lot within the neighborhood zoned R-1 shall have lot coverage of greater than 50% (including the garage).

4. **MINIMUM SPACING BETWEEN STRUCTURES**

Side yards should be varied to add interest and usable space; however minimum spacing between two structures for residential lots within neighborhoods zoned R-1 and R-4 shall be 10 feet.

5. **MINIMUM NET USABLE AREA**

For residential lots within the neighborhood zoned R-1, the minimum net usable area for development shall be 6,500 square foot or twenty foot level rear yards. Side yards shall be a minimum of five feet level on one side with no encroachments and the opposite side yard shall be a minimum of five feet with limited encroachments (three feet clear).

For residential lots within neighborhoods zoned R-4, the minimum net usable area for development shall be 85% of the total area.



LEGEND:

COMMON AREA LANDSCAPE MAINTAINED BY HOMEOWNERS ASSOCIATION.

MITIGATION AREA MAINTAINED BY HOMEOWNERS ASSOCIATION.

PARKWAY MAINTAINED BY LANDSCAPE MAINTENANCE DISTRICT.

PREPARED FOR:

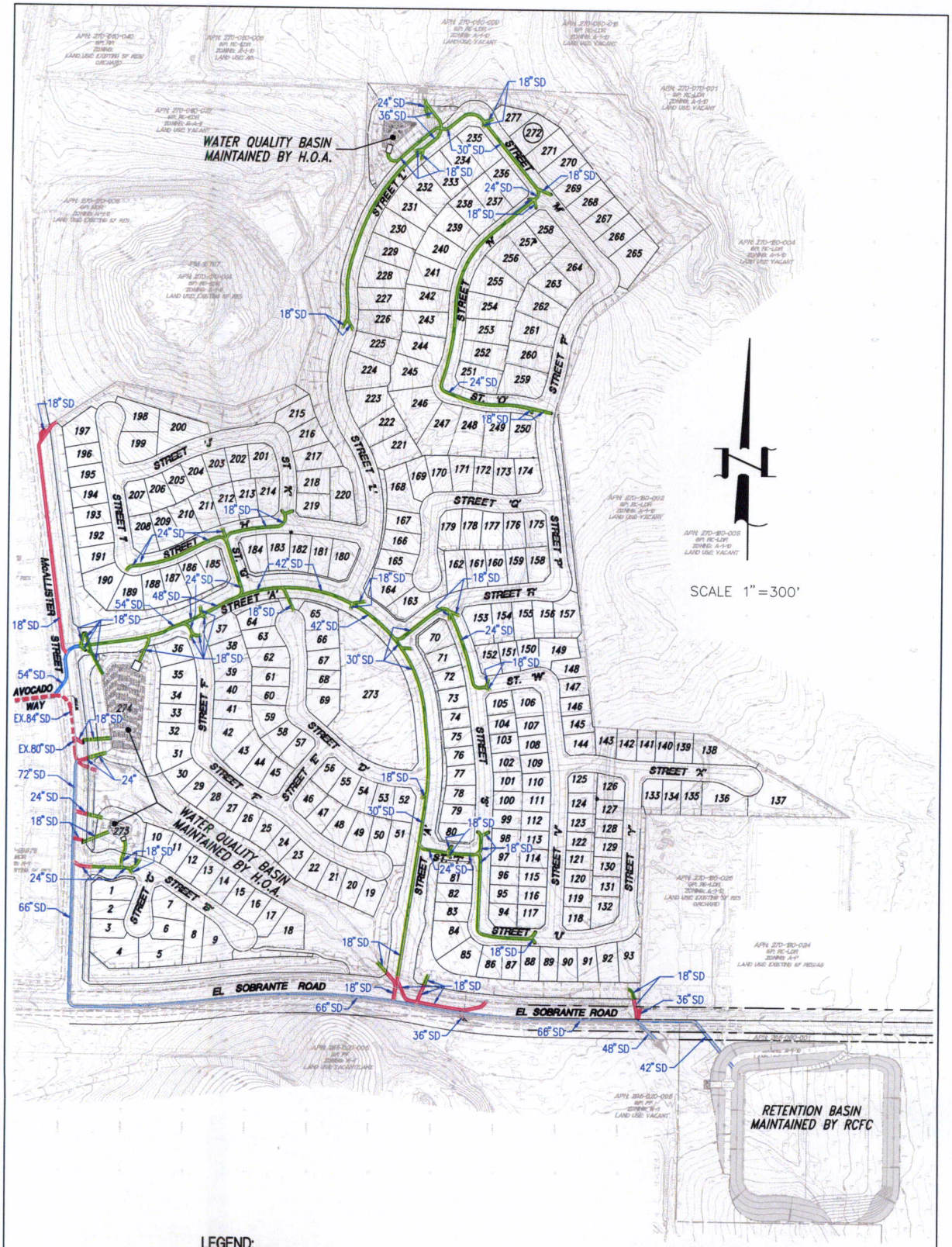
CHRISTOPHER DEVELOPMENT GROUP, INC.

23 CORPORATE PLAZA DRIVE, SUITE 246
NEWPORT BEACH, CA. 92660
PHONE: (949) 729-1221

PREPARED BY:

MDS CONSULTING
MORSE SCHULTZ
17320 Redhill Ave.
Suite 350
Irvine, CA 92614
Voice: 949-251-8821
FAX: 949-251-0616
PLANNERS ENGINEERS SURVEYORS

MAINTENANCE RESPONSIBILITY
TENTATIVE TRACT NO 36730 LAKE RANCH



LEGEND:

- RCFC STORM DRAIN
- RCTD STORM DRAIN
- H.O.A. STORM DRAIN

PREPARED FOR:

CHRISTOPHER DEVELOPMENT GROUP, INC.

23 CORPORATE PLAZA DRIVE, SUITE 246
NEWPORT BEACH, CA. 92660
PHONE: (949) 729-1221

PREPARED BY:

MDS CONSULTING
MORSE SCHULTZ
17320 Redhill Ave.
Suite 350
Irvine, CA 92614
Voice: 949-251-8821
FAX: 949-251-0616
PLANNERS ENGINEERS SURVEYORS

STORM DRAIN MAINTENANCE RESPONSIBILITY

TENTATIVE TRACT NO 36730 LAKE RANCH



LAKE RANCH

PARK LOCATIONS AND DISTANCES

DATE: 09/22/2014

T&B PLANNING, INC.

Tustin, CA | San Diego, CA | Murrysville, PA

JN 913-008 and 965-001

PLANNING 17542 East 17th Street, Suite 100 Tustin, CA 92780 p714.505.6360 f714.505.6361

MEMORANDUM

To: Matt Straite
Riverside County Planning Department

From: Tracy Zinn, Principal

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

Date: May 1, 2015

CONCLUSION

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

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

Introduction

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

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

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

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

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

El Sobrante Policy Area Maximum Number of Dwelling Units

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

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

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

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

Potential Development within the El Sobrante Policy Area

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

Approved and Proposed Dwelling Unit Allocation Since 2003

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

TABLE 2: APPROVED AND PROPOSED UNIT ALLOCATIONS SINCE 2003

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

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

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

Remaining Development Potential within the Policy Area

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

TABLE 3: DEVELOPMENT POTENTIAL OF REMAINING AREAS[1]

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

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

Conclusion of Compliance with LMWAP Policy 1.1

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

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

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

Justification for Unit Allocations Associated with GPAs

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

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

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

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

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

GENERAL PLAN AMENDMENT NO. 01127, CHANGE OF ZONE NO. 07844
AND TENTATIVE TRACT MAP NO. 36730

ENVIRONMENTAL ASSESSMENT NO. 42710

LEAD AGENCY:

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

PROJECT APPLICANT:

CF/CDG LAKE RANCH VENTURE, LLC
23 CORPORATE PLAZA DRIVE, SUITE 246
NEWPORT BEACH, CA 92660

CEQA CONSULTANT:

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

PUBLIC HEARING DRAFT
MARCH 2ND, 2016

TABLE OF CONTENTS

Section Name and Number — **Page**

1.0 Introduction 1-1

1.1 Document Purpose 1-1
1.2 Project Location 1-1
1.3 History of the Proposed Project Site 1-1
1.4 Project Summary 1-1
1.5 California Environmental Quality Act (CEQA) 1-4
1.5.1 CEQA Objectives 1-4
1.5.2 CEQA Requirements for Mitigated Negative Declarations (MNDs) 1-4
1.5.3 Initial Study Findings 1-4
1.5.4 CEQA Requirements for Environmental Setting and Baseline Conditions 1-4
1.5.5 Format and Content of this Mitigated Negative Declaration 1-5
1.5.6 Mitigated Negative Declaration Processing 1-7

2.0 Environmental Setting 2-1

2.1 Project Location 2-1
2.2 Existing Site and Area Characteristics 2-1
2.2.1 Site Access 2-1
2.2.2 Existing Site Conditions 2-1
2.2.3 Surrounding Land Uses and Development 2-4
2.3 Planning Context 2-4
2.3.1 Existing General Plan Land Use Designations 2-4
2.3.2 El Sobrante Policy Area 2-4
2.3.3 Existing Zoning Designations 2-8
2.4 Existing Environmental Characteristics 2-8
2.4.1 Topography 2-8
2.4.2 Geology 2-8
2.4.3 Agricultural Resources 2-10
2.4.4 Mineral Resources 2-10
2.4.5 Hydrology 2-10
2.4.6 Groundwater 2-10
2.4.7 Soils 2-11
2.4.8 Vegetation 2-11
2.4.9 Sensitive Plant Communities 2-15
2.4.10 Sensitive Plant Species 2-15
2.4.11 Sensitive Wildlife Species 2-16
2.4.12 MSHCP Riparian/Riverine Areas and Vernal Pools 2-17
2.4.13 Jurisdictional Waters 2-19

3.0 Project Description 3-1

TABLE OF CONTENTS

Section Name and Number			Page
3.1	Proposed Discretionary Approvals		3-1
	3.1.1	*General Plan Amendment No. 01127*	*3-1*
	3.1.2	*Change of Zone No. 07844*	*3-1*
	3.1.3	*Tentative Tract Map No. 36730*	*3-8*
	3.1.4	*Agricultural Preserve Cancellation and Disestablishment No. 01046*	*3-24*
3.2	Scope of Environmental Analysis		3-24
	3.2.1	*Construction Characteristics*	*3-24*
	3.2.2	*Proposed Operational Characteristics*	*3-26*
	3.2.3	*Related Environmental Review and Consultation Requirements*	*3-30*

LIST OF FIGURES

Figure Name and Number		Page
Figure 1-1	Regional Map	1-2
Figure 1-2	Vicinity Map	1-3
Figure 2-1	Aerial Photograph	2-2
Figure 2-2	Existing Site Conditions	2-3
Figure 2-3	Surrounding Land Uses and Development	2-5
Figure 2-4	Existing On-Site and Surrounding General Plan Designations	2-6
Figure 2-5	Existing On-Site and Surrounding Zoning Designations	2-9
Figure 2-6	Existing Vegetation Communities	2-12
Figure 2-7	MSHCP Riparian/Riverine Areas	2-18
Figure 2-8	Jurisdictional Features	2-21
Figure 3-1	Existing and Proposed General Plan Land Use Designations	3-2
Figure 3-2	Existing and Proposed Zoning Designations	3-4
Figure 3-3	Preliminary Wall and Fence Plan (1 of 2)	3-5
Figure 3-4	Preliminary Wall and Fence Plan (2 of 2)	3-6
Figure 3-5	Preliminary Wall and Fence Details	3-7
Figure 3-6	Tentative Tract Map No. 36730	3-9
Figure 3-7	Park Site Preliminary Concept Plan	3-11
Figure 3-8	Park Locations and Distances	3-12
Figure 3-9	Roadway Cross-Sections	3-14
Figure 3-10	Proposed Off-Site Hydrology Map	3-16
Figure 3-11	Proposed On-Site Hydrology Map	3-17
Figure 3-12	Off-Site Detention Basin	3-18
Figure 3-13	Proposed Domestic Water, Recycled Water, and Sewer Improvements	3-21
Figure 3-14	Hard Rock Blasting Area Locations	3-23
Figure 3-15	Proposed Physical Limits of Disturbance	3-25
Figure 3-16	Proposed Fuel Modification Zones	3-29

LIST OF TABLES

Table Name and Number		Page
Table 2-1	Jurisdictional Features	2-20
Table 3-1	Summary of Tentative Tract Map No. 36730	3-10
Table 3-2	TTM 36730 Residential Lot Summary	3-10
Table 3-3	Schedule of Construction Activities	3-26
Table 3-4	Anticipated Construction Equipment	3-28
Table 3-5	Project Trip Generation Summary	3-28
Table 3-6	Matrix of Project Approvals/Permits	3-31
		29

LIST OF TECHNICAL APPENDICES

Appendix	Document Title
A	Initial Study/Environmental Assessment No. 42710
B	Mitigation Monitoring and Reporting Program
C	Air Quality Impact Analysis
D1	Biological Resources Assessment
D2	Results of Focused Burrowing Owl Surveys
D3	DBESP Report
D4	Results of Focused Burrowing Owl Surveys (Lake Ranch Basin Study Area)
D5	Results of Special-Status Plant Surveys (Lake Ranch Off-Site Basin Area)
D6	Habitat Mitigation and Monitoring Plan (Preliminary Working Draft)
E1	Phase I and II Cultural Resource Report
E2	Paleontological Resource Impact Assessment
F1	Geotechnical EIR-Level Assessment
F2	Geotechnical Tentative Map 36730 Review
G	Greenhouse Gas Analysis
H1	Fire Behavior Report and Fuel Modification Zone Design Guidelines
H2	Phase I Environmental Site Assessment and Limited Phase II Subsurface Investigation
H3	Final Air Clearance
I1	Hydrology Report
I2	Project Specific Water Quality Management Plan
J	Noise Impact Analysis
K	Traffic Impact Analysis
L	Water, Sewer, and Recycled Water Facilities Report
M	Conceptual Landscape Plan

LIST OF ACRONYMS

Acronym	Definition
ADT	Average Daily Traffic
ALUC	Airport Land Use Commission
amsl	above mean sea level
AQMP	Air Quality Management Plan
AB 939	California Integrated Waste Management Act (Assembly Bill 939)
BAAQMD	Bay Area Air Quality Management District
BAU	Business As Usual
bgs	below ground surface
BMPs	Best Management Practices
c.y.	cubic yards
CAAQS	California Ambient Air Quality Standards
CalEEMod™	California Emission Estimator Model™
CALVENO	California Vehicle Noise
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Codes
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
cfs	cubic feet per second
CH_4	Methane
CHHSLs	California Human Health Screening Levels
CIWMP	Countywide Integrated Waste Management Plan
CMP	Riverside County Congestion Management Plan
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CRMMRP	Cultural Resources Mitigation Monitoring and Reporting Program
CO	Carbon Monoxide
CO_2e	Carbon Dioxide Equivalent
CR	Commercial Retail
CWA	Clean Water Act
dBA	A-weighted Decibel
DBESP	Determination of Biologically Equivalent or Superior Preservation
DIF	Development Impact Fee
du/ac	dwelling unit(s) per acre
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency
EPD	County of Riverside Environmental Programs Department

LIST OF ACRONYMS

Acronym	Definition
FAR	Floor Area Ratio
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transportation Administration
GCC	Global Climate Change
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCM	Highway Capacity Manual
HMMP	Habitat Mitigation and Monitoring Plan
HOA	Homeowners' Association
I-15	Interstate 15
IS	Initial Study
IS/MND	Initial Study/Mitigated Negative Declaration
LMWAP	Lake Mathews/Woodcrest Area Plan
LOS	Level of Service
LST	Localized Significance Thresholds
MDR	Medium Density Residential
MGD	Million Gallons per Day
MLD	Most Likely Descendant
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
MPH	Miles per Hour
MRZ-3	Mineral Resources Zone 3
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NLR	Noise Level Reduction
NO_2	Nitrogen Dioxide
NOI	Notice of Intent
NOP	Notice of Preparation
NOx	Nitrogen Oxide
NPDES	National Pollutant Discharge Elimination System.
PDF	Project Design Feature(s)
PF	Public Facilities
PM_{10}	Particulate Matter ≤ 10 Microns
$PM_{2.5}$	Particulate Matter ≤ 2.5 Microns
PPV	Peak Particle Velocity
RCIP	Riverside County Integrated Project

LIST OF ACRONYMS

Acronym	Definition
RCP	Reinforced Concrete Pipe
RCTC	Riverside County Transportation Commission
REC	Recognized Environmental Condition
REMEL	Reference Energy Mean Emission Level
RWQCB	Santa Ana Regional Water Quality Control Board
s.f.	square foot/square feet
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
SCH	State Clearinghouse
SB 50	Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50)
SMARA	Surface Mining and Reclamation Act of 1975
SOx	Sulfer Oxide
SP	Specific Plan
SR-91	State Route 91
SRA	State Responsibility Area
STC	Sound Transmission Class
SWPPP	Storm Water Pollution Prevention Plan
TTM	Tentative Tract Map
TUMF	Western Riverside County Transportation Uniform Mitigation Fee
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey .
VOC	Volatile Organic Compounds
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan
WRCRWA	Western Riverside County Regional Wastewater Authority
WTP	Wastewater Treatment Plant
WUI	Wildland Urban Interface

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

This introduction provides the reader with general information regarding: 1) the history of the proposed Project site; 2) standards of adequacy for a Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA); 3) a summary of Initial Study (IS) findings supporting the Lead Agency's (County of Riverside) decision to prepare a MND for the proposed Project; 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 PROJECT LOCATION

The proposed Project site consists of 103.62 acres of mostly undeveloped land located at the northeast corner of McAllister Street at El Sobrante Road. Figure 1-1, *Regional Map*, and Figure 1-2, *Vicinity Map*, depict the location of the proposed Project site. Additionally, the Project includes an off-site detention basin (herein, "Off-Site Basin") on approximately 7.7 acres, and also would require the construction of approximately 1,134 linear feet of off-site sewer lines within Avocado Way and Willow Drive.

1.3 HISTORY OF THE PROPOSED PROJECT SITE

The Project site was utilized for agricultural uses since prior to 1938. Since that time, the site has been used primarily for orchards, primarily in the northern portions of the site, and row crops in the northern and southern sections of the site. A number of structures were developed on the site since at least the 1930s, primarily clustered in the northeastern portion of the site. Many of these structures were demolished; however, two residences and warehouses at the site remain. Additionally, three sheds were constructed on-site in the 1970s, and a man-made reservoir has been located in the northeastern portions of the site since the 1960s for use in irrigation. Under existing conditions, the northern portions of the Project site are utilized for citrus production, while the southern portions of the site are fallow; however, it should be noted that irrigation of the citrus grove was discontinued in July 2014. Additionally, Riverside County approved a Notice of Nonrenewal on April 15, 2014 (County Case No. AGN00165). (Environ, 2013, p. 14)

1.4 PROJECT SUMMARY

The proposed Project consists of applications for a General Plan Amendment (GPA01127), Change of Zone (CZ07844), Tentative Tract Map (TR36730), and an Agricultural Preserve Disestablishment (AG01046). GPA01127 proposes to redesignate a portion of the Project site from "Community Development - Commercial Retail (CR)" to "Community Development - Medium Density Residential (MDR)," which, pursuant to Lake Mathews/Woodcrest Area Plan Policy LMWAP 1.2 (El Sobrante Policy Area), would allow for development of the site with densities ranging from 2.0 to 3.0 dwelling units per acre (du/ac). CZ070812 proposes to re-designate the entire 103.62-acre Project site from "Light Agriculture (A-1-10)" to "Planned Residential (R-4)" on the southern 76.75 acres of the site and "One-Family Dwellings (R-1)" on the northern approximately 26.87 acres. Approval of GPA01127 and CZ07844 would allow for development of single-family residential uses on minimum 7,200 s.f. lot sizes within the northern portions of the site, and planned community residential uses in the southern portions of the site. Tentative Tract Map (TTM) 36730 proposes to subdivide the 103.62-acre site into 272 residential lots on approximately 53.32 acres; a park site on 2.18 acres; water quality/detention basins on 3.11acres; sewage lift station on 0.17 acre; MSHCP Riparian/Riverine Avoidance and Mitigation areas on 7.14 acres; MSHCP Riparian/Riverine Mitigation Area on 1.19 acres; s open space on 6.91 acres; and circulation facilities (including on-site portions of McAllister Street and El Sobrante Road) on

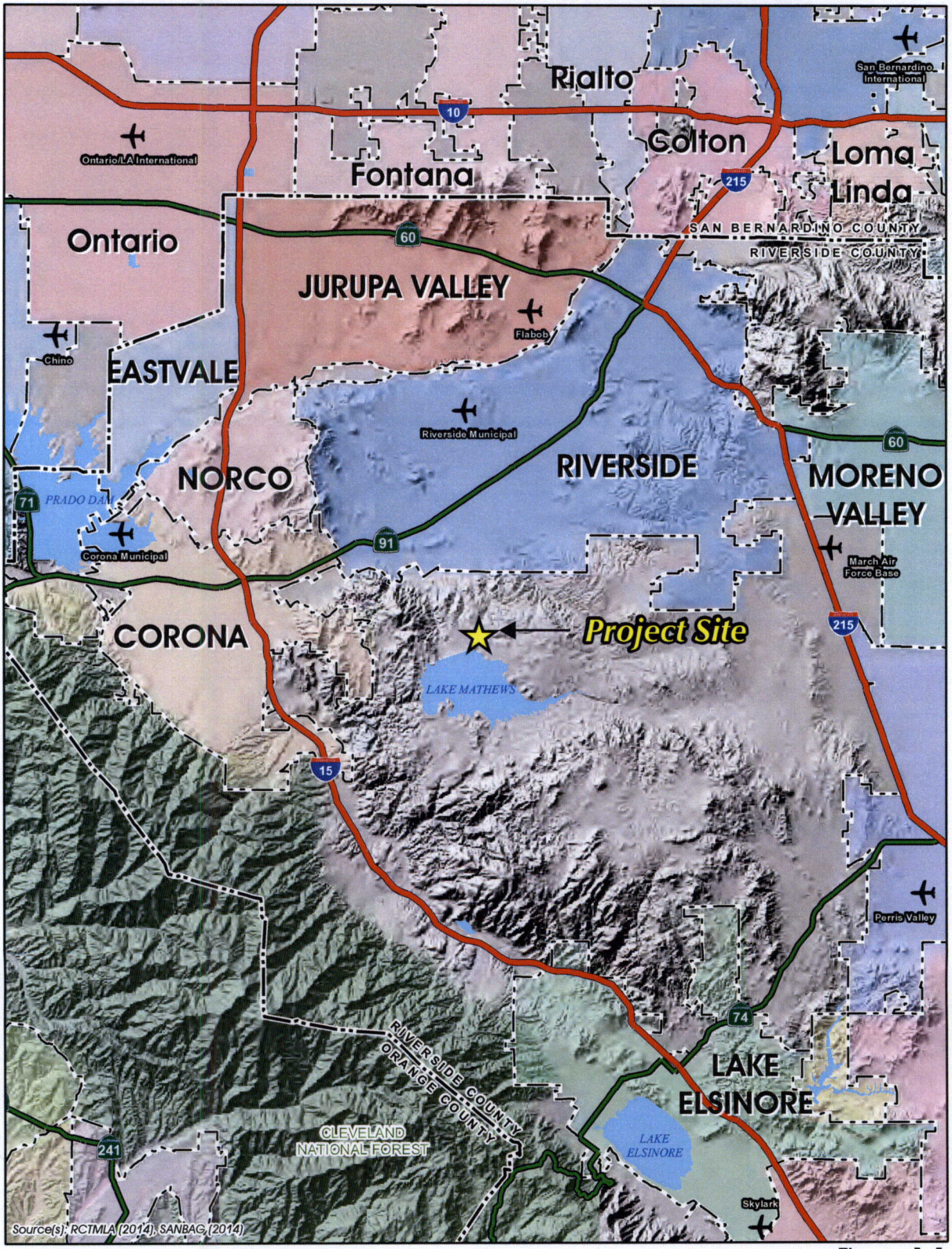


Figure 1-1

REGIONAL MAP

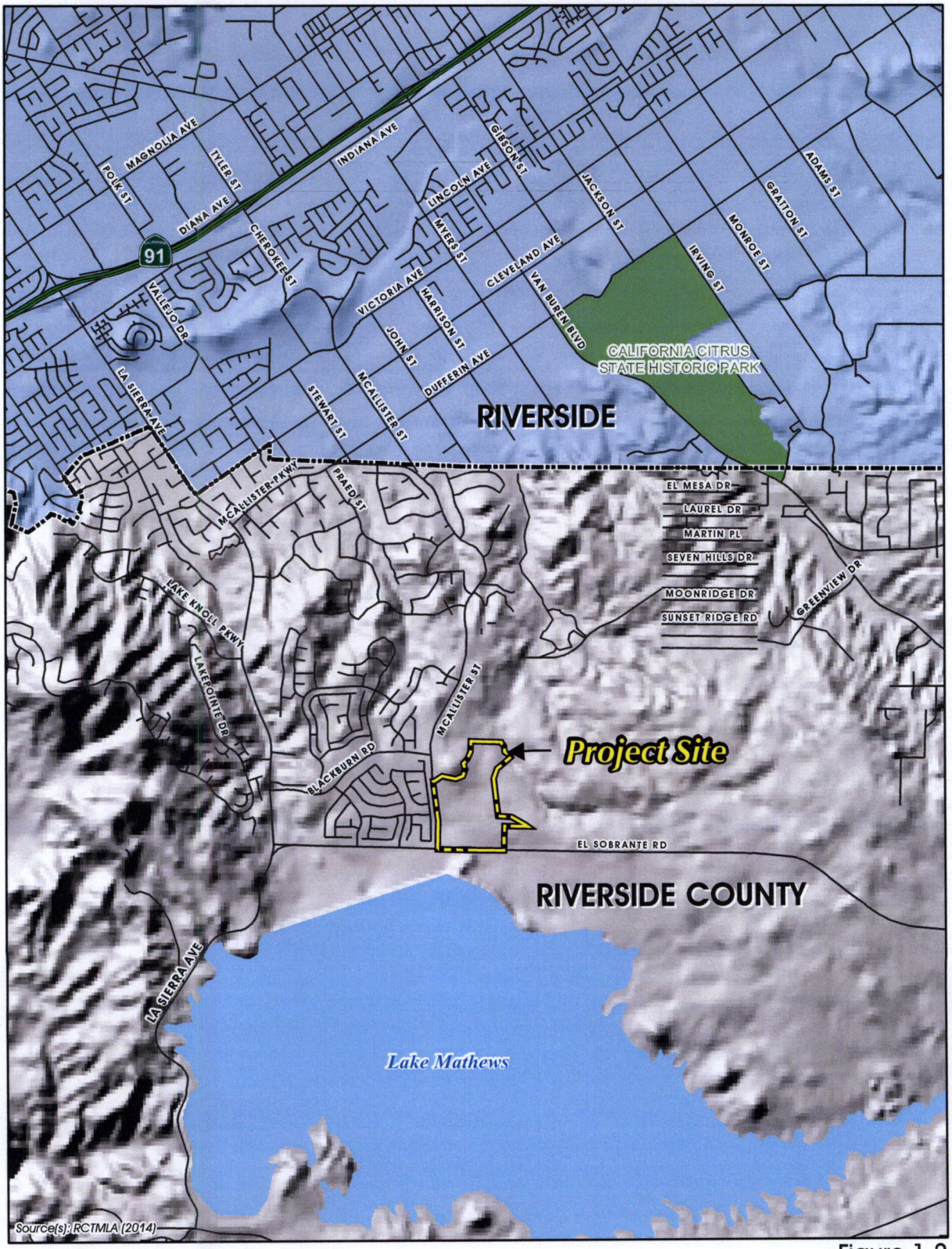


Figure 1-2

VICINITY MAP

29.60 acres. The El Sobrante 3 Agricultural Preserve, which currently encompasses the entire 103.62-acre site, would be disestablished as part of Agricultural Preserve Disestablishment No. 1046. Please refer to Section 3.0, *Project Description*, for a comprehensive description of the proposed Project.

1.5 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.5.1 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.

1.5.2 CEQA Requirements for Mitigated Negative Declarations (MNDs)

A Mitigated Negative Declaration (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 §§ 15369.5 & 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])

1.5.3 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. 42710). 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, cultural resources (paleontological and historical), greenhouse gas emissions, , hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, or utilities/service systems. The Initial Study determined that the proposed Project would result in potentially significant effects to the following issue areas, but the applicant has agreed to incorporate mitigation measures that would avoid or mitigate the effects to a point where clearly no significant effects would occur: air quality, biological resources, cultural resources (archaeological resources), geology/soils, hazardous materials, and transportation/traffic. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (County of Riverside), that the Project as revised may have a significant effect on the environment. Therefore, and based on the findings of the Initial Study, the County of Riverside determined that a MND shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15070(b).

1.5.4 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 July 2014, 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 proposed Project site and in the vicinity of the proposed Project as they existed in July 2014.

1.5.5 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 history of the proposed Project site, 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	Lake Ranch (TTM No. 36730) Air Quality Impact Analysis, prepared by Urban Crossroads, Inc. and dated April 13, 2015
Appendix D1	Biological Resources Assessment Lake Ranch Project, prepared by PCR and dated July 2015
Appendix D2	Results of Focused Burrowing Owl Surveys for the Lake Ranch Project, Unincorporated Riverside County, California, prepared by PCR and dated May 21, 2014
Appendix D3	DBESP report prepared by PCR and dated November 2015
Appendix D4	Results of Focused Burrowing Owl Surveys for the Lake Ranch Basin Study Area, Unincorporated Riverside County, California, prepared by PCR and dated June 8, 2015

Appendix D5	Results of the Special-Status Plant Surveys for the Lake Ranch Off-Site Basin Area, prepared by PCR and dated July 15, 2015
Appendix D6	Habitat Mitigation and Monitoring Plan (Preliminary Working Draft), prepared by PCR and dated February 2015
Appendix E1	Phase I and II Cultural Resource Report for the Lake Ranch Pro ject TR 36730 Riverside County, California, prepared by Brian F. Smith and Associates and dated January 5, 2015, Revised February 10, 2015
Appendix E2	Paleontological Resource Assessment for the Lake Ranch Project Site, prepared by Brian F. Smith & Associates, and dated March 11, 2014, Revised January 22, 2015
Appendix F1	Geotechnical EIR-Level Assessment, prepared by Petra Geotechnical, Inc., and dated October 27, 2014
Appendix F2:	Tentative Map Review, Tentative Tract 36730, prepared by Petra Geotechnical, Inc., and dated September 18, 2015
Appendix G	Lake Ranch (TTM No. 36730) Greenhouse Gas Analysis, prepared by Urban Crossroads, and dated April 13, 2015
Appendix H1	Lake Ranch Fire Behavior Report and Fuel Modification Zone Design Guidelines, prepared by Firesafe Planning Solutions, and dated December 15, 2014.
Appendix H2	Phase I Environmental Site Assessment and Limited Phase II Subsurface Investigation, prepared by ENVIRON, and dated September 2013
Appendix H3	Final Air Clearance, prepared by CNS Environmental, Inc., and dated January 15, 2015.
Appendix I1	Hydrology Report for Tract No. 36730, prepared by MDS Consulting, and dated July 31, 2015.
Appendix I2	Project Specific Water Quality Management Plan, prepared by MDS Consulting, and dated June 18, 2014 and revised August 3, 2015.
Appendix J	Lake Ranch (Tract No. 36730) Noise Impact Analysis, prepared by Urban Crossroads, Inc., and dated December 11, 2014.
Appendix K	Lake Ranch (TTM No. 36730) Traffic Impact Analysis, prepared by Urban Crossroads, Inc., and dated November 6, 2014.
Appendix L	TTM 36730 Water, Sewer and Recycled Water Facilities Report, prepared by Albert A. Webb Associates, and dated January 2015
Appendix M	Conceptual Landscape Plan

Each of the appendices listed above are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, California.

1.5.6 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); 4) the State Clearinghouse; and 5) the Riverside County Clerk. The NOI will identify the location(s) where the MND, Initial Study, MMRP, and associated technical reports are available for public review. In addition, notice of the Planning Commission hearing and 30-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 also establishes a 30-day public review period during which comments on the adequacy of the MND document may be provided to the Riverside County Planning Department.

Following the 30-day 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 30-day public review period.

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 approval, 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 approval, or deny approval of the proposed Project.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

As shown previously on Figure 1-1, *Regional Map*, and Figure 1-2, *Vicinity Map*, the proposed Project site is located within the Lake Mathews/Woodcrest Area Plan (LMWAP) portion of unincorporated Riverside County, approximately 6.5 miles southwest of the City of Riverside, 7.7 miles east of the City of Corona, 13.0 miles northwest of the City of Perris, and approximately 15 miles north of the City of Lake Elsinore. Specifically, the Project site comprises approximately 103.62 acres of land located at the northeast corner of El Sobrante Road and McAllister Street. The subject property encompasses Assessor's Parcel Numbers 270-060-010; 270-160-001; 270-170-(009, 010, 011); 270-180-010; and 285-020-006. The Project site is located in the southeast portion of Section 31 and the southwest portion of Section 32, Township 3 South, Range 5 West, San Bernardo Baseline and Meridian.

In addition to the Project site, off-site impact areas are evaluated as part of this IS/MND. Specifically, the Project would involve off-site improvements to McAllister Street and El Sobrante Road, which would occur along the western and southern boundaries of the site, respectively. Additionally, the Project includes an Off-Site Basin on approximately 7.7 acres, and also would require the construction of approximately 1,134 linear feet of 10-inch off-site sewer lines within Avocado Way and Willow Drive (Webb, 2015, pp. 3-6). The existing 8-inch sewer mains in Willow Drive and Avocado Way would be replaced by 10-inch sewer mains (Webb, 2015, pp. 3-6). Please 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

As depicted previously on Figure 1-1 and Figure 1-2, direct access to the Project site currently is currently provided from via an unimproved dirt roadway that extends from El Sobrante Avenue and various other unimproved pathways along both McAllister Street and El Sobrante Avenue. Interstate 15 (I-15) is locate approximately 5.6 miles west of the Project site, State Route 91 (SR-91) approximately 3.0 miles north of the site, and Interstate 215 occurs approximately 9.5 miles east of the site. I-15 and I-215 provide access between San Diego County to the south and San Bernardino County to the north. SR-91 provides regional access between the County of Riverside and Orange County.

2.2.2 Existing Site Conditions

Figure 2-1, *Aerial Photograph*, depicts the existing conditions of the Project site, while Figure 2-2, *Existing Site Conditions,* depicts the existing improvements on-site. As shown, the northern portions of the Project site are being used for agricultural production (citrus groves); however, it should be noted that irrigation of the citrus grove was discontinued in July 2014. Additionally, Riverside County recorded a Notice of Nonrenewal on April 15, 2014 (County Case No. AGN00165). In the northeastern portion of the site are two residences and three warehouses. The northernmost residence is currently occupied, and an outhouse, metal canopy, and garden are located adjacent to the residence. The southernmost residence is currently vacant, and a garage is located adjacent to the residence. Three warehouses (two metal and one wooden) are located in a locked, fenced area south of the residences. The site also contains two (2) groundwater irrigation wells in the southeast and northwest portions of the Project site. All areas of the site are unpaved, with the exception of a concrete pad surrounding the three warehouses. An empty, man-made stock pond also is located in the east-central portion of the Project site. The remaining portions of the site generally consist of former agricultural lands that have become fallow. In the southernmost portions of the site is an existing ephemeral drainage that conveys

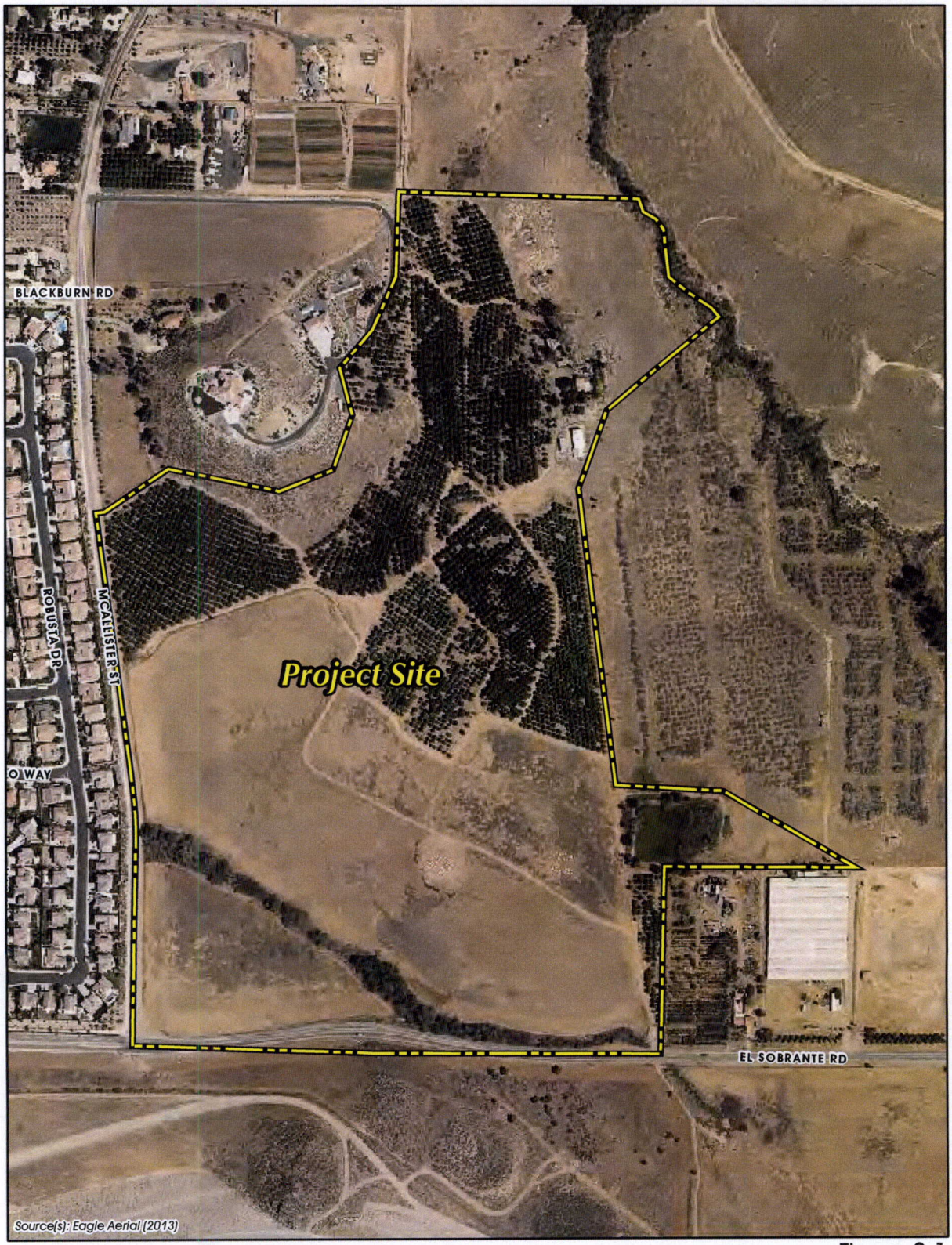


Figure 2-1

AERIAL PHOTOGRAPH



Figure 2-2

EXISTING SITE CONDITIONS

water from an existing 18-inch storm drain under El Sobrante Road towards the western boundary of the site where the flows discharge to existing storm drainage facilities located in the existing residential development located west of the site. A drainage also occurs partially on-site in the extreme northeast corner of the site. (Environ, 2013, p. 8; Google Earth, 2015) Figure 2-1 also depicts the existing conditions for the area located south of El Sobrante Road that would be subject to disturbance associated with the proposed 7.7-acre off-site detention basin and a drop inlet structure.

2.2.3 Surrounding Land Uses and Development

Figure 2-3, *Surrounding Land Uses and Development*, depicts the Project site and the existing land uses on and immediately surrounding the Project site. As shown, existing surrounding land uses include three existing single-family homes located near the northwest corner of the Project site, to the north of which is a mixture of agricultural lands, greenhouses, and several additional single-family residences and ancillary structures. Remaining areas located north of the Project site consist of undeveloped lands that appear to be regularly disced and a north-south oriented natural drainage. To the west of the Project site is McAllister Street, beyond which is a medium density single-family residential community. To the south of the Project site is El Sobrante Road, beyond which is Lake Mathews. To the east of the Project site are fallow and active agricultural lands, with greenhouses, a single family residence, and multiple sheds occurring near the Project site's southeastern boundary. The nearest existing off-site residential unit occurs approximately 94 feet west of the site (Urban Crossroads, 2015a, Exhibit 3-B).

2.3 PLANNING CONTEXT

2.3.1 Existing General Plan Land Use Designations

As shown on Figure 2-4, *Existing On-Site and Surrounding General Plan Designations*, the 103.62-acre Project site is designated by the Riverside County General Plan and LMWAP for "Rural Community – Estate Density Residential (RC-EDR)" in the northwest portion of the site; "Rural Community – Low Density Residential (RC-LDR)" in the northeastern and easternmost portions of the site; "Community Development – Medium Density Residential (MDR)" in the south-central portions of the site; and "Community Development – Commercial Retail (CR)" in the southwest corner of the site. Additionally, a small area within the future alignment of El Sobrante Road is designated for "Public Facilities (PF)." The Project site occurs within the LMWAP's El Sobrante Policy Area.

As also depicted on Figure 2-4, General Plan land use designations surrounding the proposed Project site include the following: RC-EDR, RC-LDR, and MDR to the north; MDR to the west; PF and "Open Space – Water" to the south; and RC-LDR and MDR to the east.

2.3.2 El Sobrante Policy Area

The proposed Project site occurs within the El Sobrante Policy Area of the LMWAP. The purpose of the El Sobrante Policy Area is to preserve the generally rural character of lands located north of El Sobrante Road and east of McAllister Street. Specifically, the following policies apply to projects located within the El Sobrante Policy Area:

> LMWAP 1.1 Require the provision of adequate and available infrastructure to support development. To sustain the rural lifestyle found within the area, while still providing an acceptable level of service on local roadways, the total number of dwelling units within the Policy Area shall not exceed an additional 1,500 dwelling units. The circulation system, which would support the development of these additional dwelling units and which would, in part, be funded by their development, includes the following roadway improvements: the McAllister



Figure 2-3
SURROUNDING LAND USES AND DEVELOPMENT

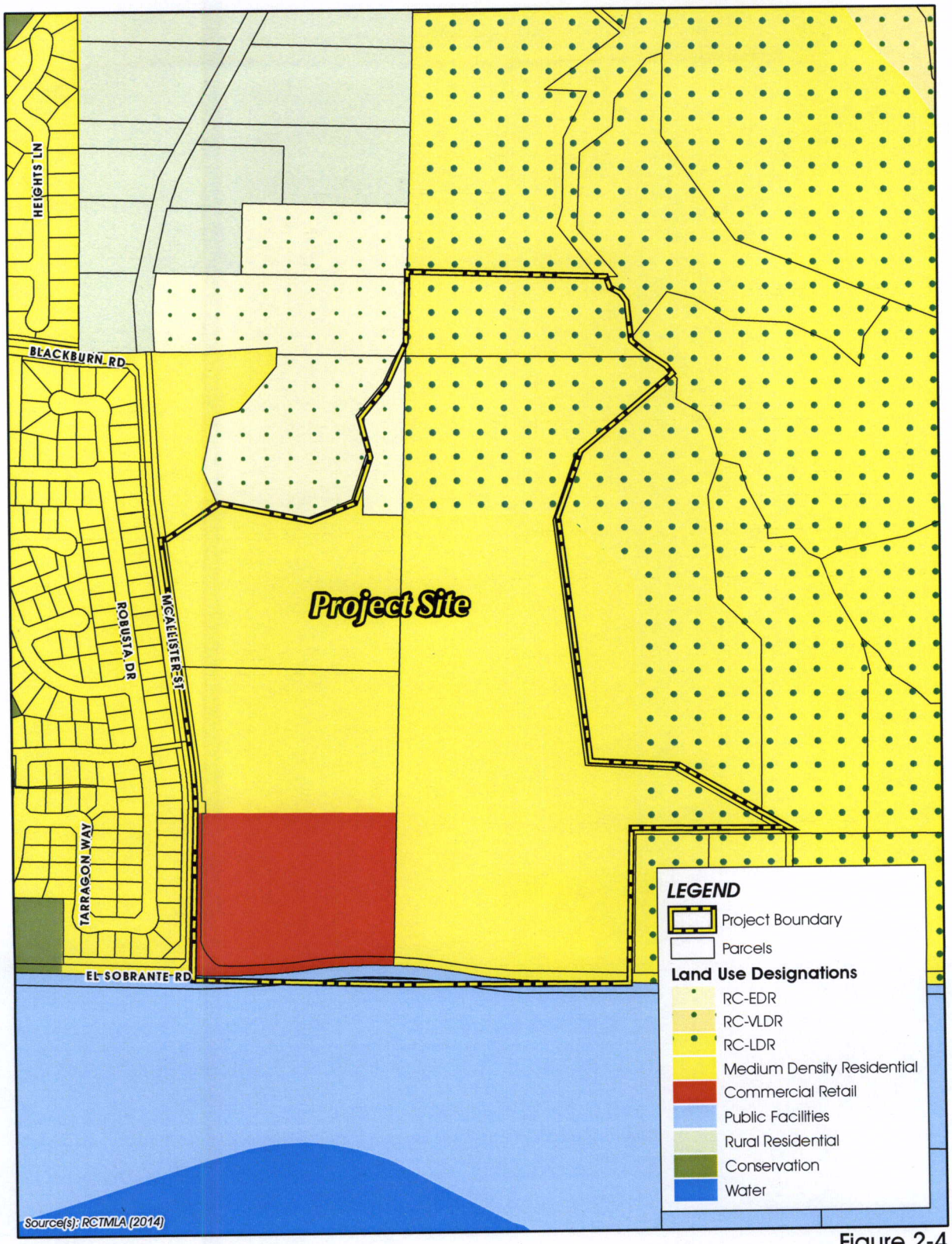


Figure 2-4

EXISTING ON-SITE AND SURROUNDING GENERAL PLAN DESIGNATIONS

Street/ Dufferin Avenue Loop and the construction of a new connection ("A" Street) between McAllister Street/Dufferin Avenue Loop and Van Buren Boulevard, south of Dufferin Avenue. In addition to these improvements, other circulation connections between the Policy Area and the adjacent City of Riverside would be closed. These closures would direct high traffic volumes away from rural residential and green belt streets and toward more appropriate thoroughfares. Limiting the number of dwelling units within the Policy Area will help to maintain acceptable levels of service on local roadways both within the County and adjacent green belt areas of the City of Riverside. Limiting the number of dwelling units will also contribute to the continuation of the rural lifestyle enjoyed by area residents.

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

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

LMWAP 1.4 Coordinate development strategies with the City of Riverside.

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

LMWAP 1.6 Encourage clustering of dwelling units when it would avoid the development of areas constrained by physical features or sensitive resources. Encourage clustering in areas designated for Low Density Residential uses (One-half acre minimum lot size) rather than areas designated for Very Low Density Residential uses (1 acre minimum lot size) or Estate Density Residential uses (2 acre minimum lot size), except where Very Low Density Residential-designated properties consisting of at least 300 acres and processed through a Specific Plan offer significant public recreational and/or areawide circulation benefits.

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

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

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

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

LMWAP 1.10 Encourage open space and recreational amenities.

2.3.3 Existing Zoning Designations

As shown on Figure 2-5, *Existing On-Site and Surrounding Zoning Designations*, the Project site is zoned for "Residential Agriculture, 10-acre minimum lot size (R-A-10)," which allows for residential development on minimum 10-acre lot sizes and limited agricultural uses. Zoning designations surrounding the site include "Residential Agriculture, 5-acre minimum lot size (A-1-5)" and "Residential Agriculture, 5-acre minimum lot size (R-A-5)" to the north; "One-Family Dwellings (R-1)" and "Specific Plan Zone (SP Zone)" to the west; "Watercourse, Watershed and Conservation Areas (W-1)" to the south; and A-1-10 and "Light Agriculture with Poultry (A-P)" to the east.

2.4 EXISTING ENVIRONMENTAL CHARACTERISTICS

2.4.1 Topography

Elevations on-site range from approximately 1,225 feet above mean sea level (amsl) to a high of 1,343 feet amsl. The highest elevation on-site occurs on the hillside in the northwestern portion of the site, while the lowest elevation occurs in the drainage area that traverses the extreme northeastern portion of the Project site. The majority of the site (i.e., within the central portions of the site) is relatively level, and ranges in elevation from approximately 1,240 feet amsl to 1,300 feet amsl. Overall topographic relief on-site is approximately 118 feet.

2.4.2 Geology

Regionally, the Project site is located in the Perris Block of the Peninsular Range Geomorphic Province. The Perris block is a northwesterly trending eroded mass of Cretaceous and older crystalline rock. The block is bound on the northeast by the San Jacinto Fault Zone and on the southwest by the Elsinore Fault Zone. The crystalline bedrock is highly dissected and is overlain by Tertiary and Quaternary age soils that are vestiges of ancient river systems deposits and alluvial fans. (Petra, 2014, p. 5; Petra, 2015, p. 3)

The Project site is underlain by crystalline bedrock consisting of gabbro and granodiorite which is exposed in several locations. The bedrock is mantled by varying thicknesses of soil and alluvial deposits. Based on test pits and borings conducted by Petra Geotechnical, weathered bedrock underlies the site and is mantled by soil/alluvial materials that vary in thickness from less than a foot to a maximum of 13 feet. These materials are described as silty/clayey, fine to medium grained sands that are brown to red-brown, dry to moist, loose to medium dense and moderately porous. The underlying bedrock is described as an olive grey granite/granodiorite that is moderately to highly weathered in the upper 3 to 4 feet. The weathered zone varies from moderately hard to hard and is moist. This material breaks down to a silty sand/poorly graded gravel similar to a DG (decomposed granite) product. Below the weathered zone the bedrock becomes hard to very hard and was difficult to excavate with the bucket auger and backhoe. Practical refusal (i.e., non-rippable material) was encountered in most of the excavations conducted by Petra Geotechnical. Bedrock was encountered within approximately five feet in all borings conducted by Petra Geotechnical, with areas of exposed bedrock occurring along the northwest Project boundary and in the south-central portions of the site. (Petra, 2014, pp. 5-6; Petra, 2015, pp. 3-4)

Published geologic maps and literature indicate that the site lies within 30 miles of a number of significant active and potentially active faults that are considered capable of generating strong ground motion at the subject site. Based on a review of published geotechnical maps and literature pertaining to regional faulting, Petra Geotechnical determined that the closest known fault considered capable of causing strong ground motion at the subject site is the Elsinore fault, located approximately 7.5 miles southwest of the Project site. The Elsinore fault consists of a series of right-lateral strike slip faults

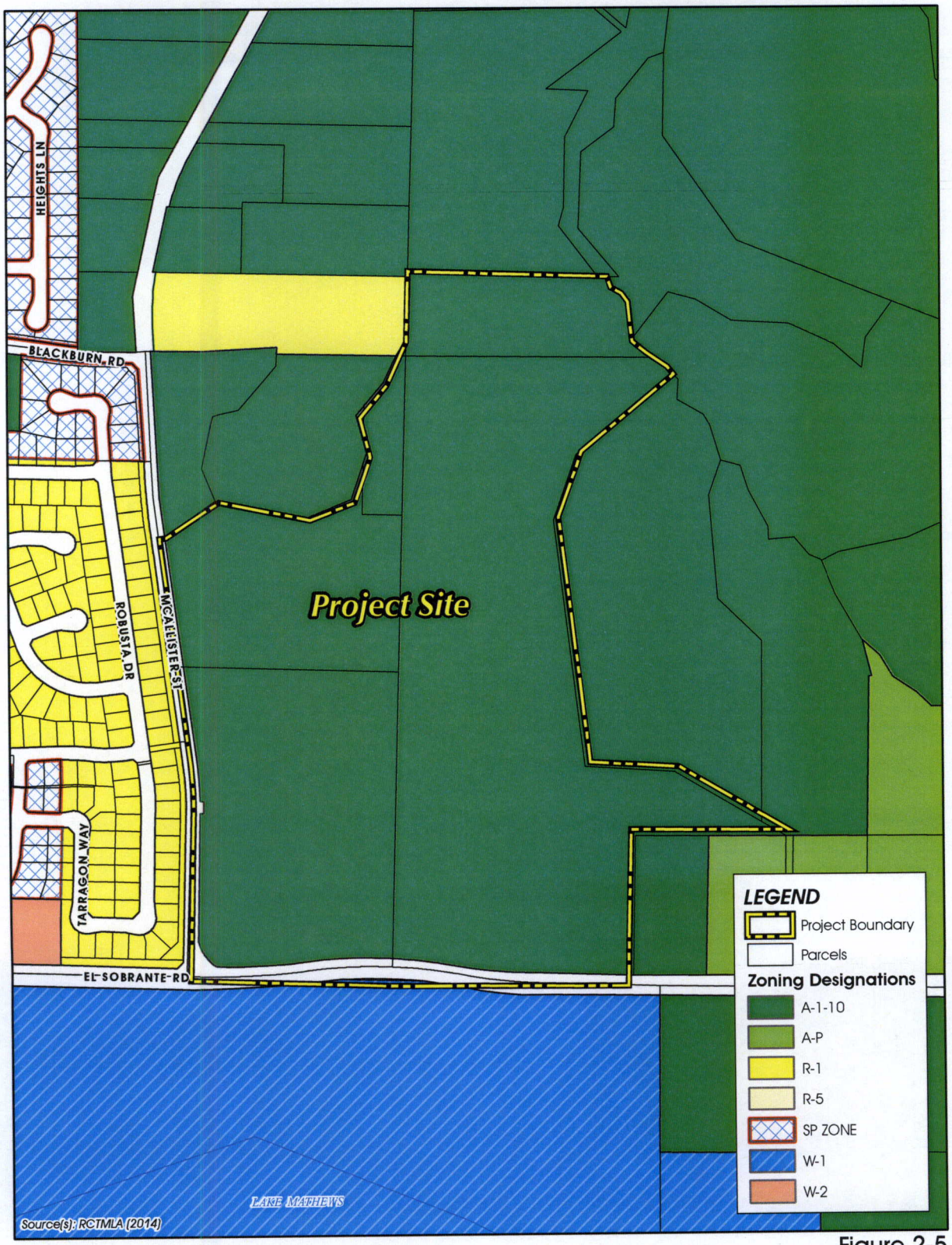


Figure 2-5

EXISTING ON-SITE AND SURROUNDING ZONING DESIGNATIONS

which trend to the northwest from the Salton Sea to the Santa Ana river basin. Published investigations reveal that this fault offsets Holocene stratigraphy. For this reason, this fault is considered active and is included within the boundaries of an Alquist-Priolo Earthquake Fault zone. The last major rupture was a magnitude 6 event in 1910. No surface rupture was associated with this event. The last surface rupture event likely occurred in the 18th century. No portion of the Project site is located within the boundaries of an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. (Petra, 2014, p. 8; Petra, 2015, pp. 4-5)

2.4.3 Agricultural Resources

According to agricultural lands mapping available from the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), the southern portion of the Project site contains "Farmland of Local Importance," while the northern portions of the site contain "Unique Farmland" and "Statewide Important Farmland." (CDC, 2012a)

In addition, the Project site occurs within the El Sobrante No. 3 Agricultural Preserve and is subject to a Williamson Act Contract. Specifically, a majority of the site is identified by the CDC as occurring within a "Williamson Act – Prime Agricultural Land," with the remaining portions of the site identified as "Williamson Act – Non-Prime Agricultural Land." (CDC, 2012b) Riverside County recorded a Notice of Nonrenewal on April 15, 2014 (County Case No. AGN00165). Additionally, an application for Agriculture Preserve Disestablishment and Cancellation has been submitted for the Project site to cancel the Williamson Act contract on the entirety of the El Sobrante No, 3 Agricultural Preserve and disestablish the El Sobrante Agricultural Preserve No. 3 (Map No. 528 A), which is coterminous with the Project site.

2.4.4 Mineral Resources

According to Figure OS-5 of the Riverside County General Plan, the proposed Project site is designated within Mineral Resources Zone 3 (MRZ-3) (pursuant to the Surface Mining and Reclamation Act of 1975, or SMARA), which is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as "Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." Furthermore, the Project site is not identified as an important mineral resource recovery site by the County General Plan. (Riverside County, 2003a)

2.4.5 Hydrology

Under existing conditions, and as shown on Plate 1 of the Project's hydrology study (IS/MND Appendix 11), the Project site conveys runoff from an approximately 315-acre area located to the southeast of the Project site, primarily from lands located south of El Sobrante Road. Flows from these off-site areas are combined with flows from the southern portions of the Project site and are conveyed via a natural drainage to an existing drop inlet structure that connects to a 90-inch reinforced concrete pipe (RCP) storm drain. Flows from the northwest portion of the site are conveyed to a man-made drainage ditch that outlets directly onto McAllister Street. Flows from the northeastern portion of the Project site are conveyed off-site to the north, and eventually drain into the existing stream that traverses the extreme northeastern corner of the Project site. (MDS, 2015a)

2.4.6 Groundwater

Based on review of numerous groundwater databases conducted by Petra Geotechnical, groundwater basins are not located within or adjacent to the site. The crystalline bedrock is not considered a water bearing formation although minor occurrences of groundwater may be encountered in highly fractured

zones. Groundwater/seepage was only encountered in the southwestern portion of the site, near the ephemeral stream, at an approximate depth of 17 feet. This occurrence of water is likely due to seepage of water from the active drainage and is considered a localized condition. Review of groundwater data for the general area indicates the groundwater levels are 100+ feet below ground surface (bgs). Given these conditions, groundwater is not anticipated to affect the proposed development. (Petra, 2014, p. 6; Petra, 2015, p. 4)

2.4.7 Soils

The *Soil Survey for the Western Riverside Area* (United States Department of Agriculture, 1971) indicates that the Project site is underlain by the following soil types (USDA, 1971):

- Buren loam, deep, 2 to 8 percent slopes, eroded. This soil type primarily occurs in the vicinity of the two on-site drainages in the northeastern and southwestern portions of the Project site. Soils of this type have only moderate limitations for agricultural production, and a "slight to moderate" susceptibility for soil erosion.
- Cajalco fine sandy loam, 2 to 8 percent slopes, eroded. This soil type occurs primarily in the central portions of the site, and is considered to have only moderate limitations for agricultural production, and has a "slight to moderate" susceptibility for erosion potential.
- Cajalco fine sandy loam, 8 to 15 percent slopes, eroded. This soil type occurs in the central and northeastern portions of the Project site, and is considered to have severe limitations for the types of agricultural crops that could be grown and has a "moderate" rating for erosion potential.
- Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded. This soil type occurs in the northwestern portion of the Project site, and is considered to have severe limitations for agricultural production and generally unsuited to cultivation. These soils are considered to have a "high" susceptibility to erosion.
- Las Posas loam, 2 to 8 percent slopes. This soil type occurs in the southwest corner of the site, and is considered to have severe limitations for the types of agricultural crops that could be grown. These soils are considered to have a "slight to moderate" susceptibility to soil erosion.
- Terrace escarpments. This soil type occurs at the edges of the two drainages (i.e., in the northeastern and southwestern portions of the site), and is considered to have very severe limitations that make it unsuitable for agricultural production.

2.4.8 Vegetation

The Project site contains a total of 17 plant communities, while the off-site improvement area (herein referred to as the Off-Site Basin) contains three (3) vegetation communities, as mapped by the Project biologist (PCR). A summary of the vegetation communities occurring on-site and within the Off-Site Basin is provided below. Figure 2-6, *Existing Vegetation Communities*, depicts the location of the various vegetation communities observed. A description of each of the vegetation and use types is provided below.

- California Sagebrush Scrub. An isolated patch of California sagebrush scrub occupies 0.02 acre within the northeastern portion of the Project site. California sagebrush scrub is a subtype of Riversidean sage scrub in which California sagebrush (*Artemisia californica*) is the dominant plant species. This community is characterized by low-growing aromatic and drought-deciduous shrubs adapted to the semi-arid Mediterranean climate, and is most often found on steep or low gradient slopes that are rarely flooded. (PCR, 2015a, p. 18)

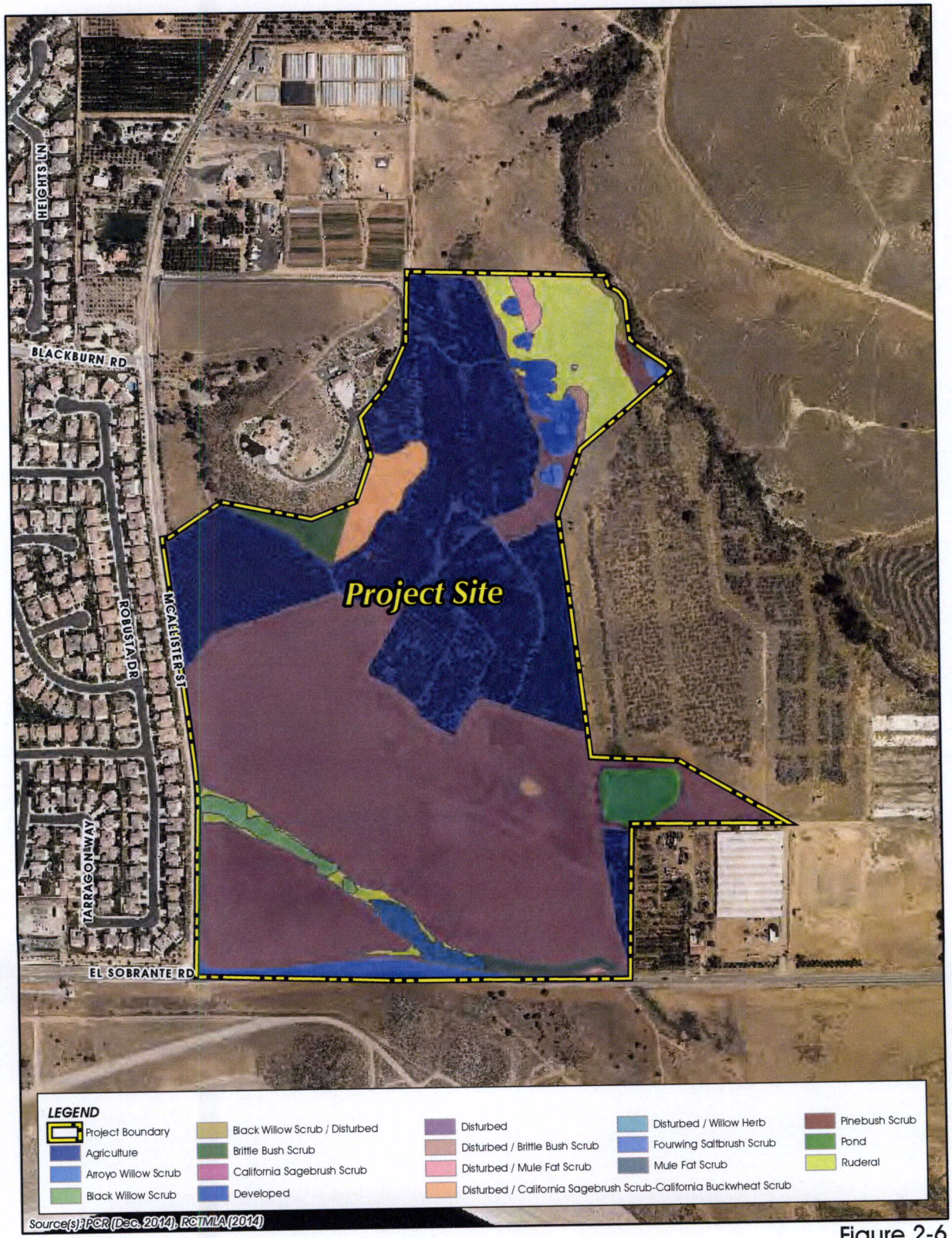


Figure 2-6

EXISTING VEGETATION COMMUNITIES

- Brittle Bush Scrub. Brittle bush scrub occupies 1.06 acres within the northern portion of the Project site. Brittle bush scrub is a drought tolerant subtype of Riversidean sage scrub in which the dominant plant is brittle bush (*Encelia farinosa*). It is found more frequently in the drier interior of California on alluvial fans, hillsides, or on the slopes of small washes. This community is associated with soils that are coarse, well-drained, and can be rocky. Within the project site, other species found in this community include California sagebrush, doveweed (*Croton setigerus*), California figwort (*Scrophularia californica*), and wishbone bush (*Mirabilis laevis*). Intermixed with the native plants were several non-native plants commonly found in the area including red-stemmed filaree (*Erodium cicutarium*), ripgut brome (*Bromus diandrus*), and shortpod mustard (*Hirschfeldia incana*). (PCR, 2015a, pp. 18-19) (PCR, 2015a, p. 18 and p.25)

- Arroyo Willow Scrub. Arroyo willow scrub occupies 0.97 acre within the southern portion of the Project site. Arroyo willow scrub is dominated by arroyo willow (*Salix lasiolepis*). This community is found in moist to saturated sandy to gravelly soils along streams, slope seeps, and along drainages. Within the Project site, other species found in this community include black willow (*Salix gooddingii*) and blue elderberry (*Sambucus nigra* ssp. *caerulea*). Non-native species observed in this community also include shortpod mustard and tree tobacco (*Nicotiana glauca*). (PCR, 2015a, p. 25)

- Black Willow Scrub. Black willow scrub occupies 1.00 acre within the southern portion of the Project site. Black willow scrub is dominated by black willow. This community is found in terraces along large rivers, canyons, intermittent streams, seeps, and springs. Within the Project site, other species found in this community include mule fat (*Baccharis salicifolia*), arroyo willow, horehound (*Marrubium vulgare*), and telegraph weed (*Heterotheca grandiflora*). Non-native species include shortpod mustard, tree tobacco, London rocket (*Sisymbrium irio*), castor bean (*Ricinus communis*), and Mexican fan palm (*Washingtonia robusta*). (PCR, 2015a, p. 25)

- Mule Fat Scrub. Mule fat scrub occupies 0.76 acre within the southern and northern portions of the Project site. This community is strongly dominated by mule fat, a tall shrub requiring ample soil moisture, with typically only a limited number of other plant types. Associated plants are usually low, herbaceous plants or shrubs which tolerate wet conditions. This community is considered riparian or associated with surface water or a persistent, moderately shallow water table and is often maintained by frequent flooding. Other species observed within this community included blue elderberry and brittle bush. Non-native species observed include tree tobacco, Mexican fan palm, shortpod mustard, and Russian thistle (*Salsola tragus*). (PCR, 2015a, p. 25)

- Pinebush Scrub. Pinebush scrub occupies 0.13 acre within the northern portion of the Project site. This community is dominated by pinebush (*Ericameria pinifolia*). Pinebush prefers sandy to stony, often disturbed soils in scrub habitats. Other species observed in this community include California sagebrush and tree tobacco. (PCR, 2015a, p. 25)

- Fourwing Saltbush Scrub. Fourwing saltbush scrub occupies 0.14 acre within the northern portions of the Project site. This community is dominated by fourwing saltbush (*Atriplex canescens*), a shrub that is long-lived, and resilient to cold, salt, and drought. The species is able to withstand saline, alkaline, boron, and gypsum soils. Other species observed within this community included brittle bush. (PCR, 2015a, p. 26)

- Black Willow Scrub/Disturbed. Black willow scrub/disturbed occupies 0.32 acre within the northern portion of the site. Black willow scrub/disturbed is dominated by black willow trees,

and subdominated by nonnative plants such as mule fat and tree tobacco. Associated species found in this community include brittle bush, arroyo willow, willow baccharis (*Baccharis salicina*), Mexican fan palm, hoary nettle (*Urtica dioica*), Canary Island date palm (*Phoenix canariensis*), and castor bean. (PCR, 2015a, p. 26)

- Disturbed/Brittle Bush Scrub. Disturbed/brittle bush scrub occupies 0.34 acre within the northern portion of the Project site. Disturbed/Brittle bush scrub is dominated by bare ground with weedy species, such as redstemmed filaree, shortpod mustard, and Russian thistle, with a subdominance of brittle bush. Associated native species observed include California sagebrush, California buckwheat, pinebush, slender pectocarya (*Pectocarya linearis*), common fiddleneck (*Amsinckia menziesii*), cudweed aster (*Corethrogyne filaginifolia*), and California encelia (*Encelia californica*). (PCR, 2015a, p. 26)

- Disturbed/Mule Fat Scrub. Disturbed/mule fat scrub occupies 0.51 acre within the northern portion of the Project site. Disturbed/mule fat scrub is dominated by bare ground and mule fat. Additional species observed include brittle bush, telegraph weed, common fiddleneck, and tree tobacco. (PCR, 2015a, p. 26)

- Disturbed/California Sagebrush-California Buckwheat Scrub: Disturbed/California sagebrush-California buckwheat scrub occupies 1.86 acres within the northern portion of the Project site. California sagebrush-California buckwheat scrub consists of an even mix of both California sagebrush scrub and California buckwheat scrub communities. However, this natural plant community is heavily disturbed with a dominance of bare ground and non-native grass litter. California sagebrush-California buckwheat scrub are both subtypes of Riversidean sage scrub. Native species observed within this community include California sagebrush, California buckwheat, pinebush, wishbone bush. Non-native species observed include oat (*Avena* sp.), shortpod mustard, ripgut brome, and red-stemmed filaree. (PCR, 2015a, p. 26)

- Disturbed/Coyote Brush. Disturbed/coyote brush scrub is dominated by bare ground and coyote brush (*Baccharis pilularis*). Additional species observed by PCR include Russian thistle (*Salsola tragus*), shortpod mustard (*Hirschfeldia incana*), and blue elderberry (*Sambucus nigra ssp. Caerulea*). Disturbed/coyote brush scrub occupies 0.03 acres within the southern portion of the Off-Site Basin area. (PCR, 2015d, p. 3)

- Disturbed/Willow Herb. Disturbed/willow herb occupies 0.01 acre within the northern portion of the Project site. Disturbed/willow herb is dominated by weedy species and willow herb (*Epilobium ciliatum*). Native species observed include common cattail (*Typha latifolia*). Non-native species observed within this community include common sow-thistle (*Sonchus oleraceus*), cheeseweed (*Malva parvifolia*), and telegraph weed. The plant community is being fed by a pipe in the middle of a ruderal field. (PCR, 2015a, pp. 26-27)

- Agriculture. Agriculture occupies 34.49 acres within the central and northern portions of the Project site. The agriculture areas are dominated by citrus trees. In addition to the citrus groves are Peruvian pepper trees (*Schinus molle*) and red brome (*Bromus madritensis*). (PCR, 2015a, p. 27)

- Pond. The man-made pond occupies 1.58 acres within the southwestern portion of the Project site. Within the man-made pond a variety of species (mainly non-native) occur around the perimeter. Species observed include Peruvian pepper tree, Mexican fan palm, Canary Island date palm, ornamental cactus, and western sycamore (*Platanus racemosa*). (PCR, 2015a, p. 27)

- Ruderal. Ruderal areas comprise 5.78 acres of the Project site and 26.62 acres within the Off-Site Basin. Ruderal vegetation is found in areas heavily disturbed by human activities, such as roadsides, graded fields, and manufactured slopes, and frequently weedy, non-native plants are introduced as a consequence. Within the project site and Off-Site Basin, non-native species observed within this community include Australian saltbush (*Atriplex semibaccata*), tamarisk (*Tamarix ramosissima*), red-stemmed filaree, shortpod mustard, cheeseweed, London rocket, tree tobacco, curly dock (*Rumex crispus*), nettleleaved goosefoot (*Chenopodium murale*), castor bean, and native species such as California buckwheat, orchard nettle (*Urtica urens*), willow baccharis, mule fat, cudweed aster, doveweed, common fiddleneck, pinebush, wishbone bush, and fourwing saltbush. (PCR, 2015a, p. 27)

- Disturbed. Disturbed areas occupy the majority of the Project site with 50.31 acres, with an additional 0.03 acre within the Off-Site Basin. Disturbed areas are dominated by bare ground and coyote brush (*Baccharis pilularis*). Additional species observed by PCR include Russian thistle (*Salsola tragus*), shortpod mustard (*Hirschfeldia incana*), and blue elderberry (*Sambucus nigra ssp. Caerulea*). Disturbed/coyote brush scrub occupies 0.03 acres within the southern portion of the Off-Site Basin area. (PCR, 2015a, p. 27; PCR, 2015d)

- Developed. Developed areas consist of man-made structures, such as homes and buildings, and comprises 4.34 acres within the northern portion of the project site. (PCR, 2015a, p. 28)

2.4.9 Sensitive Plant Communities

The Project site supports eight native plant communities totaling 4.40 acres, including: black willow scrub (1.00 acre), brittlebush scrub (1.06 acres), arroyo willow scrub (0.97 acre), mule fat scrub (0.76 acre), black willow scrub/disturbed (0.32 acres), four-wing saltbush scrub (0.14 acre), pinebush scrub (0.13 acre), and California sagebrush scrub (0.02 acre). Three of these communities, namely arroyo willow scrub, black willow scrub, and black willow scrub/disturbed, are considered sensitive habitats by California Department of Fish and Wildlife (CDFW). The remaining five native communities are not considered sensitive habitats. The Project site supports nine non-native dominated communities that are also not considered sensitive habitats, specifically disturbed/brittlebush scrub, disturbed/California sagebrush-California buckwheat scrub, disturbed/mule fat scrub, disturbed/willow herb, agriculture, pond, ruderal, disturbed, and developed. (PCR, 2015a, p. 48)

2.4.10 Sensitive Plant Species

Sensitive plants include those listed, or candidates for listing, by the United States Fish and Wildlife Service (USFWS) and CDFW. Species considered sensitive by the California Native Plant Society (CNPS), particularly Lists 1A, 1B, and 2 species, also are considered sensitive plant species. Several sensitive plant species were reported in the vicinity based on the California Natural Diversity Database (CNDDB), including 34 species of plants. A total of 14 plant species were identified as having a potential to occur within the Project site based on the literature review and habitat anticipated within the Project site, including Allen's pentachaeta (*Pentachaeta aurea* ssp. *allenii*), Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), thread leaved brodiaea (*Brodiaea filifolia*), round-leaved filaree (*California macrophylla*), smooth tarplant (*Centromadia pungens* ssp. *laevis*), long-spined spineflower (*Chorizanthe polygonoides* var. *longispina*), Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*), many-stemmed dudleya (*Dudleya multicaulis*), chaparral sand-verbena (*Abronia villosa* var. *aurita*), Parry's spineflower (*Chorizanthe parryi* var. *parryi*), intermediate mariposa-lily (*Calochortus weedii* var. *intermedius*), San Miguel savory (*Satureja chandleri*), and San Bernardino aster (*Symphyotrichum defoliatum*). Two focused sensitive plant surveys were conducted by the Project biologist (PCR Services Corporation) on April 16, 2014

and July 9, 2014 during the appropriate blooming periods of potential plant species to ensure detection of the sensitive plants. No sensitive plant species were observed on-site. (PCR, 2015a, pp. 48-49)

Focused special-status plant surveys were conducted by the Project biologists (PCR) on April 21, 2015 and July 13, 2015 within the Off-Site Basin area to determine the presence or absence of 15 special-status plants species having the potential to occur within the Off-Site Basin area (PCR, 2015d, p. 2). The 15 special-status species identified as having the potential to occur within the Off-Site Basin area include: Allen's Pentachaeta (*Pentachaeta aurea ssp.allenii),* chaparrel Nolina (*Nolina cismontane*), chaparral ragwort (*Senecio aphanactis*), chaparral sand-verbena (*Abronia villosa var. Aurita*), long-spined spineflower (*Chorizanthe polygonoides var. longispana*), many-stemmed dudleya (*Dudlelya multicaulis*), Munz' onion (*allium munzii*), Nevin's barberry (*Berberis nevinii*), Parry's spineflower (*Chorizanthe parryi var, Parryi*), round-leaved filaree (*California macrophylla*), San Bernardino aster (Symphyotrichum defoliatum), San Diego ambrosia (*Ambrosia pumila*), San Miguel savory (*Satureja chandleri*), smooth tarplant (*Centromadia pungens ssp. laevis*), and thread-leaved brodiaea (*Brodiaea filifolia*) (PCR, 2015d)The focused surveys were conducted pursuant to published CDFW and USFWS protocols, including walking transects and making close observations at ground level during the blooming periods of the special-status plants with the potential to occur on the Off-Site Basin area. The surveys were conducted during the appropriate blooming periods for all special-status plant species with the potential to occur in the Off-Site Basin area. (PCR, 2015d, pp. 2-3) Results of the focused surveys conducted within the Off-Site Basin area did not identify any special-status plants species (PCR, 2015d, p. 4).

2.4.11 Sensitive Wildlife Species

Sensitive wildlife include those species listed as Endangered or Threatened under the Federal Endangered Species Act (FESA) or California Endangered Species Act (CESA), candidates for listing by the USFW or CDFW, and species of special concern to the CDFW. Several sensitive wildlife species were reported in the Project vicinity based on CNDDB, totaling 43 species. A total of 18 species were identified as having a potential to occur within the Project site or use the Project site based on the literature review and habitat anticipated within the Project site. Of the species with potential to occur on-site, one sensitive wildlife species, the least Bell's vireo (*Vireo bellii pusillus*), was observed on-site during the field survey. (PCR, 2015a, p. 49)

Focused surveys also were conducted for the burrowing owl in accordance with recommended protocols. The focused burrowing owl surveys did not identify burrowing owl burrows, burrowing owl sign, or burrowing owls on the Project site or within approximately 500 feet of the Project site; accordingly, the Project site and adjacent areas do not currently support burrowing owls. Refer to IS/MND Appendix D2 for more detail regarding the results of the survey report. (PCR, 2015a, p. 53)

Focused burrowing owl surveys also were conducted for the Off-Site Basin area in accordance with recommended protocols (PCR, 2015c, p. 3). The focused burrowing owl surveys did not identify any burrowing owl burrows, burrowing owl signs, or burrowing owls within the Off-Site Basin area or within the 500-buffer zone (PCR, 2015c, p. 4).

The Project site does, however, support potential nesting and foraging habitat for nesting birds, and also potential foraging habitat for birds including raptors. Several species of birds were observed on-site (see Appendix A to the Project's biology report, IS/MND Appendix D1) and were identified by CNDDB as potentially occurring within the Project vicinity. Raptors observed on-site include red-tailed hawk, red-shouldered hawk (*Buteo lineatus*), Cooper's hawk (*Accipiter cooperii*) and American kestrel (*Falco columbarius*). There is also a foraging potential on-site for listed raptors within the Project vicinity according to CNDDB, such as northern harrier (*Circus cyaneus*, Species of Special Concern) and white-

tailed kite (*Elanus leucurus,* Fully Protected), though these two raptor species are not anticipated to nest on-site. (PCR, 2015a, p. 55)

2.4.12 MSHCP Riparian/Riverine Areas and Vernal Pools

Riparian/Riverine areas are defined in the MSHCP as "lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year." Vernal pools are defined in the MSHCP as "seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season." (PCR, 2015a, p. 56)

The Project site and off-site drainage easement supports 2.93 acres of MSHCP Riparian/Riverine Areas associated with two drainages on-site (Drainages A and B). 2.92 acres of Drainages A and B occur on-site, with an additional 0.01 acre associated with Drainage as shown on Figure 2-7, *MSHCP Riparian/Riverine Areas*. Both on-site portions of the drainages meet the definition of a Riparian Area because they support habitat dominated by trees and shrubs, mostly consisting of mule fat, black willow, and arroyo willow. Drainage A off-site meets the definition of a Riverine Area due to the ephemeral flow and limited vegetation that consists of weedy, non-native dominated species typical of ruderal areas. (PCR, 2015a, p. 56)

The biological function and value of the Riparian area on-site in Drainage A is primarily for the transport of water which is limited based on the ephemeral nature of the drainage. Drainage B provides a perennial transport of water supporting wetlands, and the associated riparian communities also provides resources for Riparian/Riverine wildlife species, specifically some cover and foraging habitat for the least Bell's vireo. Due to the typically dry conditions associated with the ephemeral nature of Drainage A and the disturbed areas within the drainage it only supports limited riparian function and value, whereas the perennial flow and habitat being utilized by least Bell's vireo in Drainage B provides a higher function and value. The biological function and value of the off-site Riverine Area is primarily for the transport of water which is limited based on the ephemeral and disturbed nature of the drainage. As such, the off-site portion of the drainage does not support suitable habitat for sensitive plant and wildlife species. (PCR, 2015a, p. 56 and p. 59)

The 7.7-acre Off-Site Basin area supports a historic, remnant drainage feature that does not support any past or recent field indicators of hydrology. Therefore, the off-site area is not meet the MSHCP definition of a Riparian/Riverine Area. (PCR, 2015a, p. 59) The Off-Site Basin area does not support any other jurisdictional or MSHCP Riparian/Riverine features; however, a field examination of the off-site inlet area conducted by PCR determined that 0.01-acre of the off-site inlet area contains CDFW and MSHCP Riparian Riverine features. (PCR, 2015a, p. 59, p. 43)

Other kinds of aquatic features that could provide suitable habitat for Riparian/Riverine species, such as fairy shrimp, are not present within the Project site or off-site improvement areas (i.e. vernal pools, swales, vernal pool-like ephemeral ponds, seasonal ponds, stock ponds, or other human-modified depressions such as tire ruts, etc.). The 158-acre pond located on-site in the southeastern portion of the Project site is an isolated man-made feature created entirely in uplands for the purpose of storing pumped water to irrigate the orchards. The pond is currently dry following termination of pumping in July 2014 and no longer supports any wetland vegetation. As such, it is not included in the riparian/riverine analysis. The Off-Site Basin area supports a remnant, historic drainage feature that does not exhibit any field indicators of hydrology. Per the MSHCP definition, a Riparian/Riverine Area includes habitat that is close to or depends on a nearby fresh water source, or areas of fresh water flow



Source(s): PCR (02-15)

Figure 2-7

NOT TO SCALE

MSHCP RIPARIAN/RIVERINE AREAS

for all or a portion of the year. Since the off-site feature does not support any habitat or flows, it does not meet this definition. (PCR, 2015a, p. 59)

2.4.13 Jurisdictional Waters

As shown on Figure 2-8, *Jurisdictional Features*, the Project site supports two unnamed jurisdictional drainage features identified as Drainages A and B, in addition to an isolated man-made pond that is considered jurisdictional in its current condition. Drainage A is located in the southwestern corner of the Project site, entering along the southern boundary and exiting on the western boundary, and Drainage B is located along the northeastern boundary of the Project site. Both drainages are located immediately north of Lake Mathews, which is a large reservoir located in the Cajalco Valley in the foothills of the Temescal Mountains. The lake was constructed in a basin formerly traversed by Cajalco Creek, which is a tributary to the Santa Ana River via Cajalco Canyon into Temescal Creek. The on-site drainages also ultimately drain into the Sana Ana River after meandering off-site through a highly developed area surrounding State Route 91. Both drainages are United States Geological Survey (USGS) designated "blue-line" streams that convey flows on-site in an approximate southeast to northwest direction, and are therefore located within the Santa Ana Watershed. Impacts to these drainages are regulated by the Santa Ana Regional Water Quality Control Board (RWQCB). The man-made pond located in the southeastern portion of the Project site also is designated by USGS as comprising a wetland resource, but no longer supports water; as such, it is not considered a jurisdictional feature. (PCR, 2015a, p. 33)

Drainage A extends off-site south of El Sobrante Road and immediately upstream of an existing culvert, within the off-site drainage easement. At this point there is enough consolidated sheet flow to erode streambed indicators and support evidence of flow and other jurisdictional indicators. Based on observations from El Sobrante Road, this portion of Drainage A is a minor ephemeral feature that is disturbed and supports only weedy species typical of disturbed and ruderal areas. Considering all these factors, portions of Drainage A are considered USACE/RWQCB and CDFW jurisdictional. (PCR, 2015a, p. 34)

Table 2-1, *Jurisdictional Features*, provides a summary of all the jurisdictional features located on the Project site. Please refer to Section 4.6 of the Project's biology report (IS/MND Appendix D1) for a detailed description of the on-site jurisdictional waters and wetlands.

Table 2-1 Jurisdictional Features

		Area (acres)[a]				
		USACE/RWQCB		CDFW/MSHCP		
Feature	Length (ft)	On-Site	Off-Site	On-Site	Off-Site	Flow
Drainage A (non-wetland)	1,968 (70 off-site)	0.14	0.00	2.65	0.01	Ephemeral
Drainage B (wetland)	241	0.06	-	0.27	-	Perennial
Total	***2,209 (70 off-site)***	***0.20***	***0.00[b]***	***2.92***	***0.01[c]***	

[a] Jurisdictional acreages overlap and are not additive (e.g., USACE/RWQCB acreages are included in the total CDFW jurisdictional acreages). MSHCP Riparian/Riverine Areas are equivalent to CDFW jurisdictional acreages.
[b] The acreage is negligible at 0.000422 acre.
[c] This acreage has been rounded up. The actual acreage is less at 0.005896.
(PCR, 2015a, Table 3)



Source(s): PCR (02-15)

Figure 2-8

NOT TO SCALE

JURISDICTIONAL FEATURES

3.0 PROJECT DESCRIPTION

The Project evaluated by this IS/MND is located within unincorporated Riverside County, California. The proposed Project consists of applications for a General Plan Amendment (GPA 01127), Change of Zone (CZ 07844), Tentative Tract Map (TR 36730), and the disestablishment of El Sobrante 3 Agricultural Preserve (AG 01046). Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA Section 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

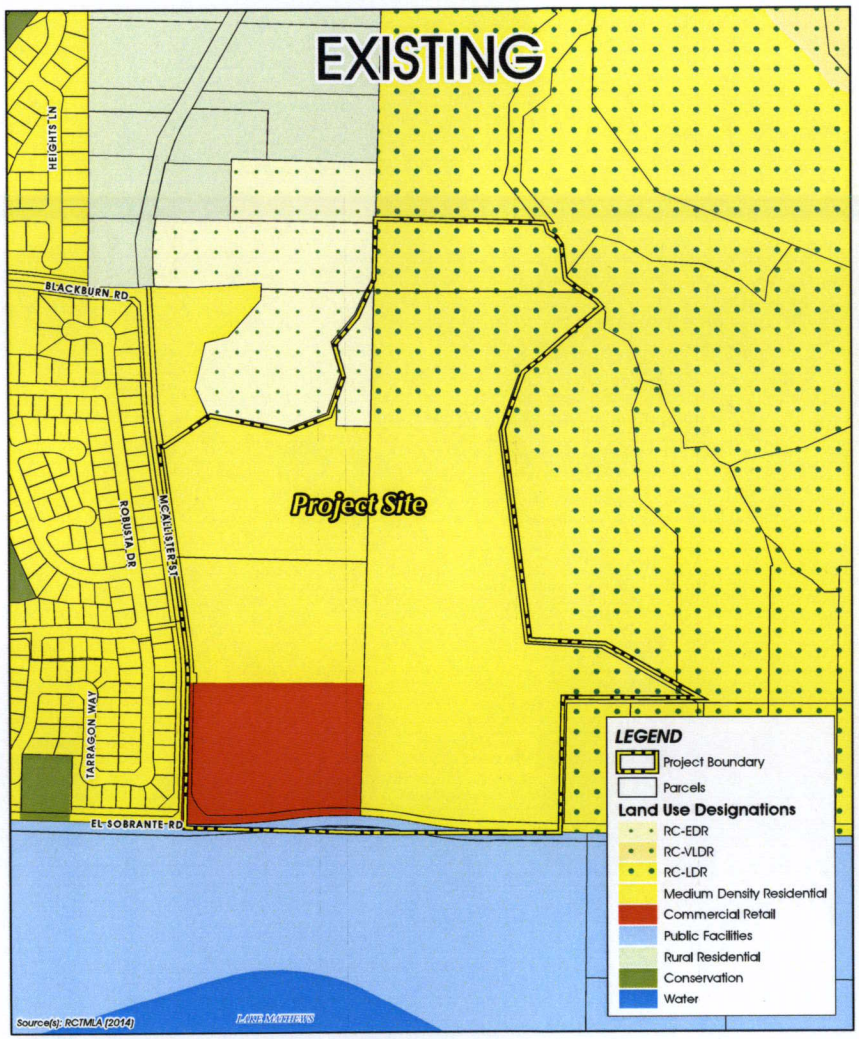
3.1.1 General Plan Amendment No. 01127

Under existing conditions, the 103.62-acre Project site is designated for "Rural Community – Estate Density Residential (RC-EDR)" (2.1 acres), "Rural Community – Low Density Residential (RC-LDR)" (22.6 acres), "Medium Density Residential (MDR)" (64.4 acres), "Commercial Retail (CR)" (12.9 acres), and "Public Facilities (PF)" (1.7 acres). RC-EDR allows for development of detached single-family residential dwelling units and ancillary structures on large parcels at densities ranging from one dwelling unit per two acres to one dwelling unit per five acres. The RC-LDR designation would allow for the development of detached single family residential dwelling units and ancillary structures on large parcels, with densities ranging from 1.0 to 2.0 dwelling units per acre (du/ac). The MDR designation allows for the development of conventional single-family detached houses and suburban subdivisions at densities ranging from 2.0 to 5.0 du/ac and on lot sizes ranging from 5,500 s.f. to 20,000 s.f., although Lake Mathews/Woodcrest Area Plan Policy LMWAP 1.2 restricts the maximum density of the site to 3.0 du/ac. The CR land use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses. Development within the CR designation is allowed with a maximum floor area ratio (FAR) of 0.2 to 0.35. The PF land use designation is intended for development of civic uses, such as County administrative buildings and schools. (Riverside County, 2003a)

As part of the Project, and as shown on Figure 3-1, *Existing and Proposed General Plan Land Use Designations*, the site's CR land use designation would be changed to MDR. There would be no change to the site's existing land use designations of MDR, RC-EDR, and RC-LDR. With approval of GPA No. 01127, medium density residential development would be allowed on the 12.9 acres that are currently designated for commercial land uses. Pursuant to the LMWAP El Sobrante Policy Area Policy 1.2, allowable densities within the MDR designation range from 2.0 to 3.0 du/ac. It should be noted that although the MDR land use designation indicates lot sizes should not be smaller than 5,500 s.f., the General Plan encourages clustering in all residential designations, indicating that lot sizes smaller than 5,500 s.f. are allowed (Riverside County, 2003a, p. 18).

3.1.2 Change of Zone No. 07844

Under existing conditions, the 103.62-acre site is zoned for "Light Agriculture, Minimum 10-acre lot sizes," which would allow for residential development at a maximum density of 0.1 du/ac and limited agricultural uses. Change of Zone No. 07844 proposes to redesignate the 103.62-acre Project site from "Light Agriculture (A-1-10)" to "Planned Residential (R-4)" on the southern 76.75 acres of the site and "One-Family Dwellings (R-1)" on the northern approximately 26.87 acres. The R-1 zoning designation allows for residential development on minimum 7,200 square foot (s.f.) lots, while the R-4 designation allows for development of single- or multi-family homes on minimum 3,500 s.f. lots with approval of a development plan identifying the following: location of proposed structures; pedestrian walks, malls,



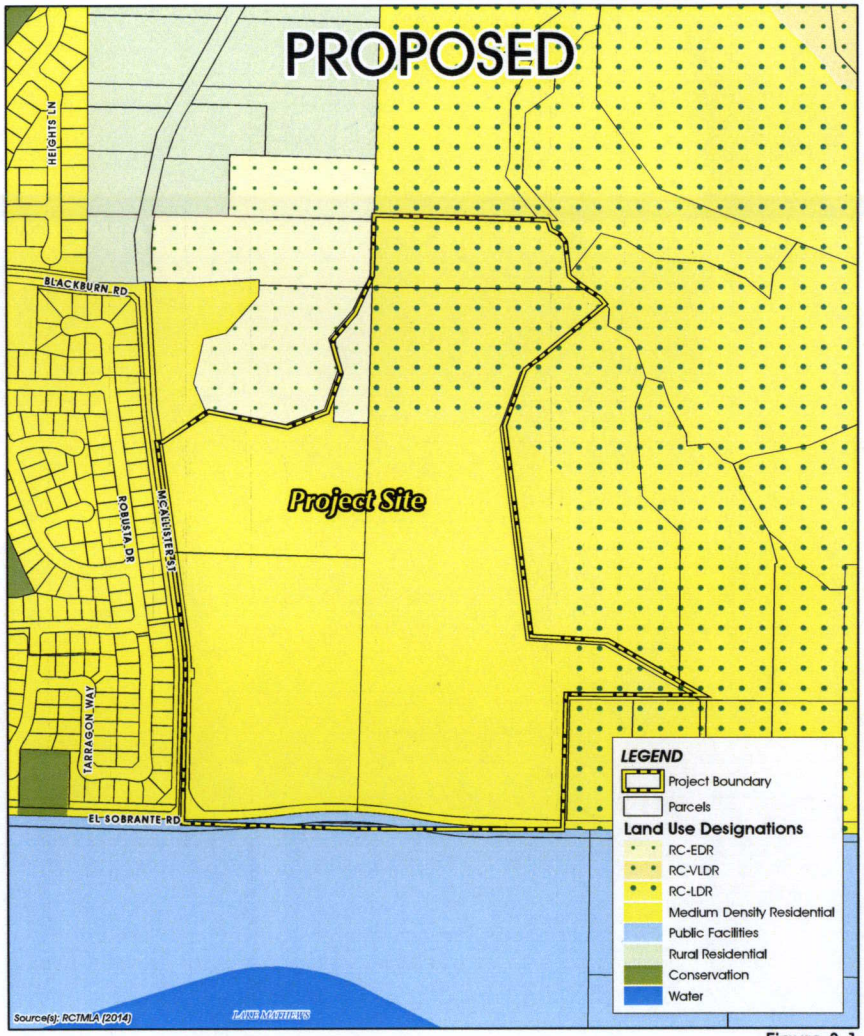


Figure 3-1

EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

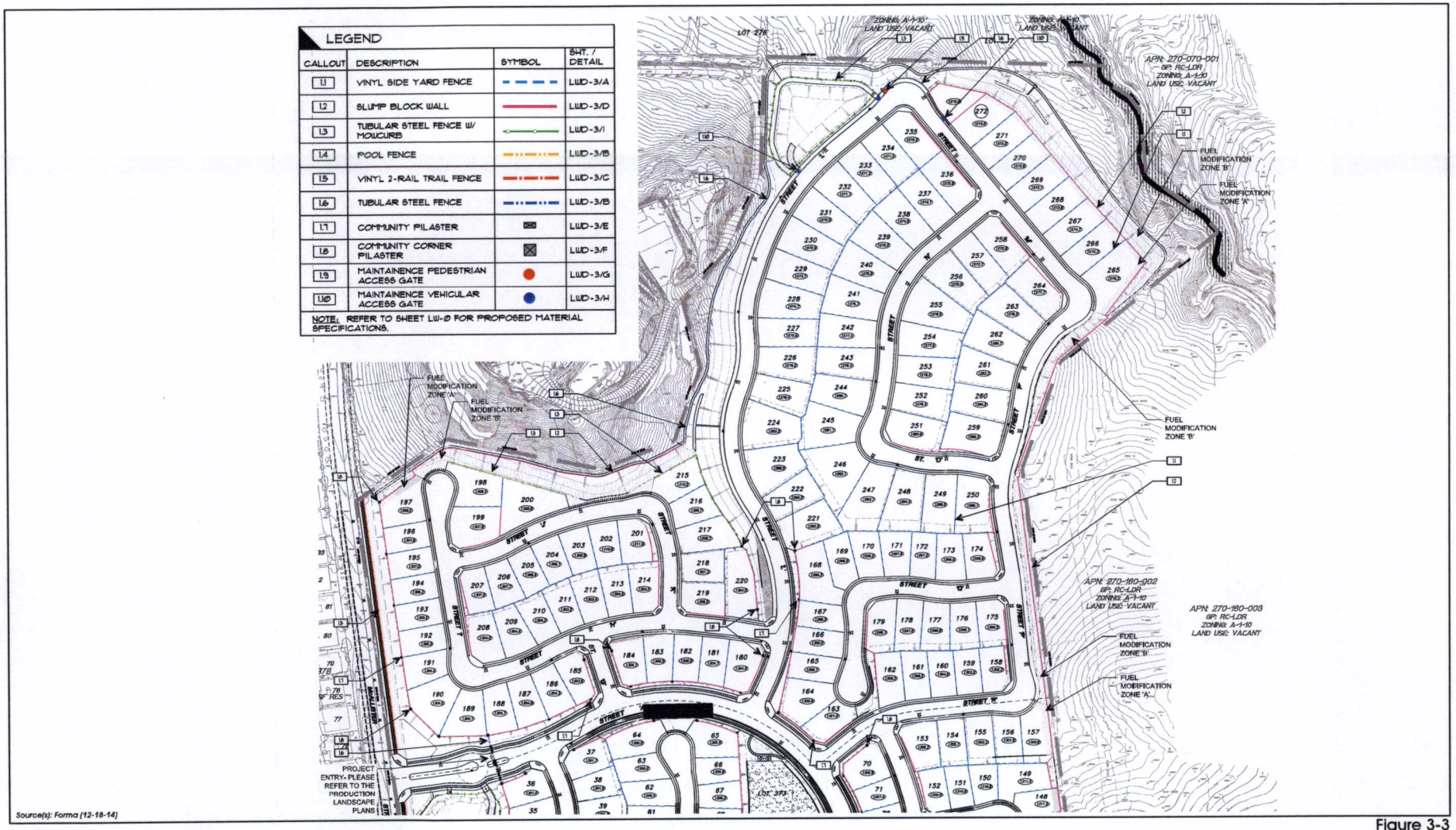
recreation and other open space areas; location and height of walls; and plans and elevations of typical structures. The R-1 zoning designation would be consistent with the RC-EDR and RC-VLDR General Plan and Lake Mathews/Woodcrest Area Plan (LMWAP) land use designations, which allow for single-family detached residences on large parcels ranging in size from 2 to 5 acres (for RC-EDR) and/or 1 to 2 acres (for RC-VLDR). The R-4 zoning designation would be consistent with the site's existing and proposed MDR land use designation, which allows for single-family residential development at densities ranging from 2.0 to 3.0 du/ac (pursuant to the LMWAP El Sobrante Policy Area Policy 1.2, as discussed above). Figure 3-2, *Existing and Proposed Zoning Designations*, depicts the site's existing and proposed zoning designations.

Pursuant to Section 8.95, *Conditions of Development*, of the County's Zoning Ordinance, and in conformance with Riverside County's Countywide Design Standards and Guidelines (adopted January 13, 2004), a Development Plan was prepared that details proposed architectural design, landscaping, and walls and fences for the proposed Project. A Development Plan is required for any residential subdivision located within the R-4 zone. The purpose of the Development Plan document is to ensure that build-out of the Project is consistent with the policies and standards contained within the Countywide Design Standards and Guidelines.

The Development Plan includes architectural standards that require the Project to be developed with a minimum of three architectural styles chosen from a list of nine acceptable architectural styles, including American Farmhouse, Andalusian, Cottage, French Country, Italianate, Monterey, Santa Barbara/Spanish, St. Augustine, and Tuscan. Additionally, architectural details distinctive of each style (e.g. roofs, windows, building color, and accent materials) are required to be incorporated into each residence. The Project is also required to adhere to general design components that are set forth by the County to create a varied, pedestrian friendly streetscape, including but not limited to varied roof planes, building setbacks, and building heights, enhanced architectural treatments of rear and side facades, and multiple floor plans and elevations. The architectural standards also provide a schedule of design measures for the specific residential lot design requirements for the Project, including setbacks and lot width, lost size, and lot coverage.

Also included as part of the Development Plan is a conceptual landscape plan, which is included as IS/MND Appendix M. As set forth by the conceptual landscape plan, landscaping would be provided along McAllister Street, including 24-inch box street trees and small decorative 24-inch box and 36-inch box palm trees. The entryways to the project site along McAllister Street will have 36-inch box citrus trees, along with other decorative plants, including 8, 12, and 15 inch date palms and 36-inch box Magnolia trees. Along interior roadways, 36-inch box street trees would be planted, with numerous street trees and shrubs lining both sides of each road. The park site would be landscaped with a combination of larger trees, such as 36-inch box magnolia trees and smaller plantings such as 24-inch box Brisbane Box, Desert Fan Palms (in 8, 10, 12, and 15-inch sizes), as well Blue Mexican Fan Palms. Lot B will be planted with Dwarf Coyote Brush and Prostrate Rosemary, and Regal Mist Pink Muhly.

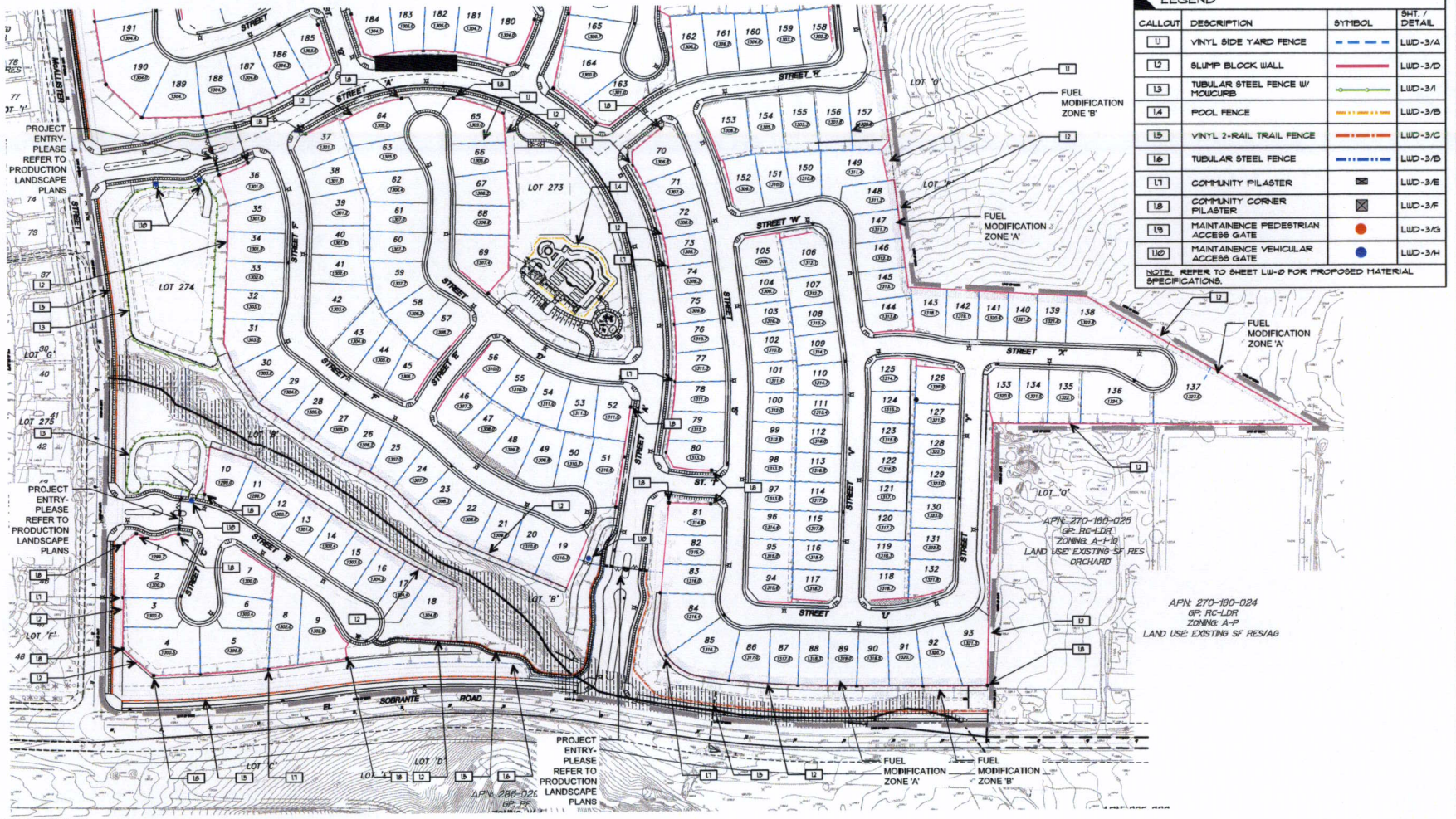
The Development Plan also includes a preliminary wall and fence plan, which is depicted on Figure 3-3 and Figure 3-4, *Preliminary Wall and Fence Plan*, and Figure 3-5, *Preliminary Wall and Fence Details*. As shown, vinyl two-rail fencing would be provided along trail segments accommodated along El Sobrante Road and McAllister Street. Slump block walls would be provided at the rear or side yard of residential lots where the lots abut the natural drainage in Lot 'B', the detention basins in Lots 274 and 275, the park site within Lot 273, and along the eastern, northeastern, and northwestern boundaries of the site. Tubular steel fencing is proposed along the existing drainage in the southwestern portion of the site, and around the proposed detention basins. Vinyl side yard fences will be provided between individual lots



Source(s): Forma (12-18-14)

Figure 3-3

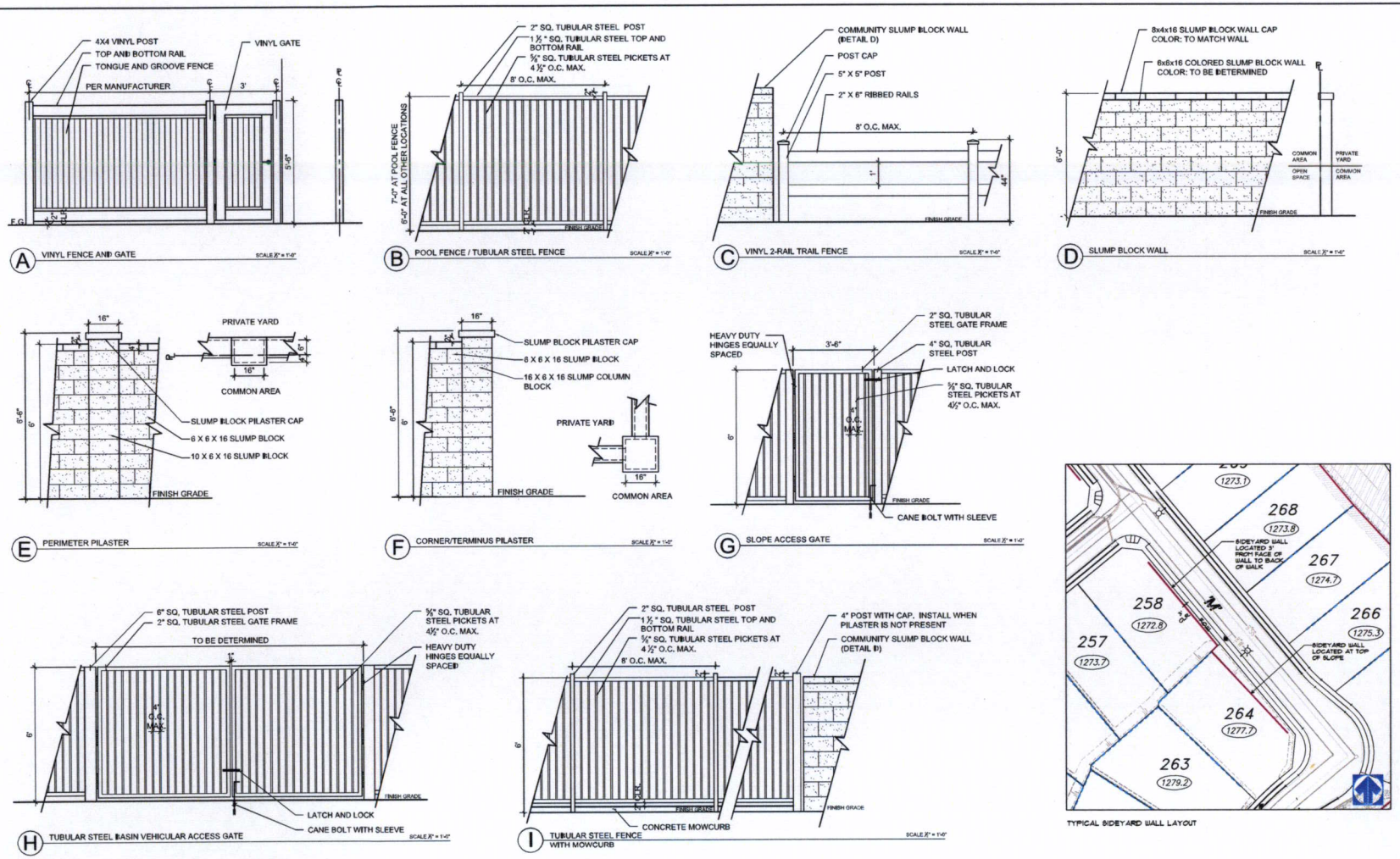
PRELIMINARY WALL AND FENCE PLAN (1 OF 2)



Source(s): Forma (12-18-14)

Figure 3-4

PRELIMINARY WALL AND FENCE PLAN (2 OF 2)



Source(s): Forma (12-18-14)

Figure 3-5

PRELIMINARY WALL AND FENCE DETAILS

where other types of fence or walls are not identified. Additionally, a Pool Fence is proposed around the proposed community recreation center in Lot 273.

3.1.3 Tentative Tract Map No. 36730

A. Land Use Summary

Tentative Tract Map No. 36730 (TTM 36730) is shown on Figure 3-6, *Tentative Tract Map No. 36730*. A summary of the lots proposed to be created through subdivision as part of TTM 36730 is presented below in Table 3-1, *Summary of Tentative Tract Map No. 36730*. As shown in Table 3-1, TTM 36730 would subdivide the 103.62-acre site into 272 single family residential lots on 53.32 acres; a park site on 2.18 acres; three water quality/detention basins on 3.11 acres; a sewage lift station on 0.17 acre; MSHCP Riparian/Riverine Avoidance and Mitigation areas on 7.14 acres; MSHCP Riparian/Riverine Mitigation Area on 1.19 acres; open space lots on 6.91 acres; local streets on 24.21 acres; and improvements to McAllister Street and El Sobrante Road on 5.39 acres. A detailed description of the various land uses that would result from the approval of TTM 36730 is provided below.

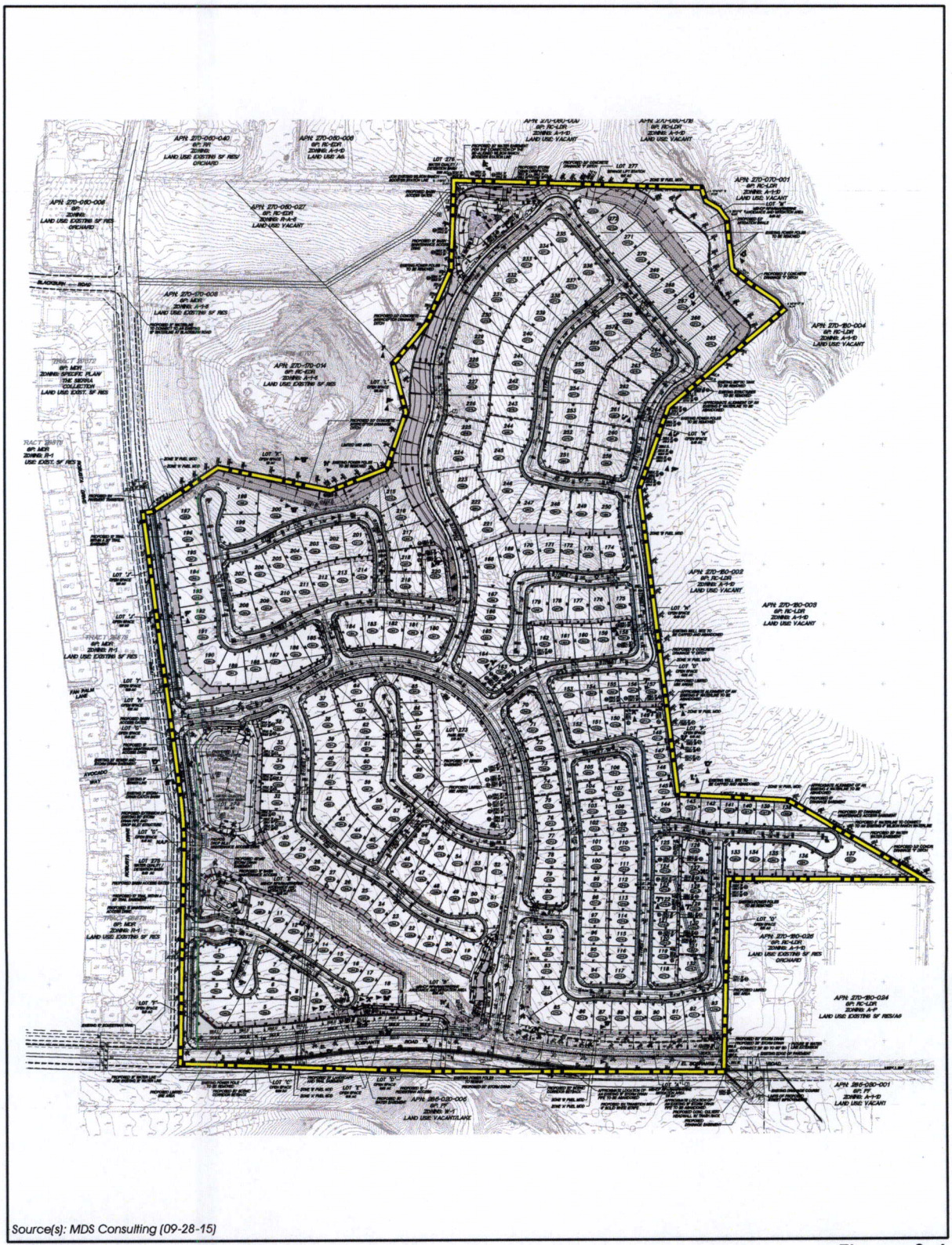
- **Single Family Residential**. TTM 36730 proposes to subdivide the property to provide a total of 272 single-family residential lots that would range in size from 5,400 s.f. to 27,015 s.f. Table 3-2, *TTM 36730 Residential Lot* Summary, provides a summary of the residential lots proposed as part of TTM 36730.

- **Park Site**. Approximately 2.18 acre of the TTM 36730 property in the central portion of the site is reserved for a future park site, which would consist of a pool; spa; pool deck; pool building; overhead structure in the pool area; a barbeque counter; picnic table; bench; overhead structure in the park area; tot lot with play equipment and a tot lot play surface (refer to Figure 3-7, *Park Site Preliminary Concept Plan*). The proposed park has been designed to meet Quimby Act requirements (3 acres per 1,000 persons) for the Project. Figure 3-8, *Park Locations and Distances* shows the location of parks in the Project vicinity and their respective distances from the Project site. Additionally, the Project proposes a regional recreational trail along McAllister and El Sobrante, which is in addition to the 2.18 acre park site.

- **Water Quality/Detention Basins**. A total of three (3) water quality/detention basins are proposed on-site. Lot 274 would encompass approximately 1.73 acres located north of the existing drainage in the southwestern corner of the site, and would treat runoff from the southern portions of the site located north of the existing drainage that traverses the southwest corner of the site. Lot 275 would encompass approximately 0.51 acre located in the southwestern portion of the site (south of the existing drainage), and would treat runoff from the southwestern portions of the site (i.e., runoff from the portion southwest of the existing drainage in the southwest corner of the site). Lot 276 would encompass 0.87 acres and would treat runoff from the eastern and northeastern portions of the site.

- **Sewage Lift Station**. A sewer lift station is proposed on a 0.17-acre lot located in the extreme northeast corner of the site. The sewage lift station is designed to collect sewage flows from the northern portions of the site and convey the flows via a force main to the proposed 36-inch proposed within Street 'A.'

- **Open Space.** A total of 14 open space lots (Lots 'C'-'L', 'N'-'Q') are proposed on 6.91 acres. . Lots 'C' through 'L' and 'N' through 'Q' accommodate common landscape areas, manufactured slopes, and natural slopes.



Source(s): MDS Consulting (09-28-15)

Figure 3-6

NOT TO SCALE

TENTATIVE TRACT MAP NO. 36730

Table 3-1 Summary of Tentative Tract Map No. 36730

Lots	Land Use	Acreage	% of Project Site
1-272	Single-Family Residential	53.32	51.5%
273	Park Site	2.18	2.1%
274-276	Water Quality/Detention Basin	3.11	3.0%
277	Sewage Lift Station	0.17	0.2%
'C'-'L', 'N'-'Q'	Open Space	6.91	6.6%
'A'	MSHCP Riparian/Riverine Mitigation Area	1.19	1.2
'B', 'M'	MSHCP Riparian Riverine Avoidance and Mitigation Area	7.14	6.9
'A' – 'Y'	Local Streets	24.21	23.3%
--	Proposed McAllister Street	1.56	1.5%
--	Proposed El Sobrante Road	3.83	3.7%
	Project Totals:	**103.62**	**100.0%**

Source: TTM 36730, MDS Consulting, September 21, 2015.

Table 3-2 TTM 36730 Residential Lot Summary

60'x90' (5,400 SF)

LOTS 70-152

NUMBER OF LOTS:	83
MINIMUM LOT AREA:	5,400 SF
ACTUAL MINIMUM LOT AREA:	5,400 SF
MAXIMUM LOT AREA:	27,015 SF
AVERAGE LOT AREA:	6,824 SF

60'x105' (6,300 SF)

LOTS 1-69

NUMBER OF LOTS:	69
MINIMUM LOT AREA:	6,300 SF
ACTUAL MINIMUM LOT AREA:	6,395 SF
MAXIMUM LOT AREA:	14,020 SF
AVERAGE LOT AREA:	7,952 SF

65'x110' (7,150 SF)

LOTS 153-220

NUMBER OF LOTS:	68
MINIMUM LOT AREA:	7,150 SF
ACTUAL MINIMUM LOT AREA:	7,246 SF
MAXIMUM LOT AREA:	14,054 SF
AVERAGE LOT AREA:	8,868 SF

70'x140' (10,000 SF)

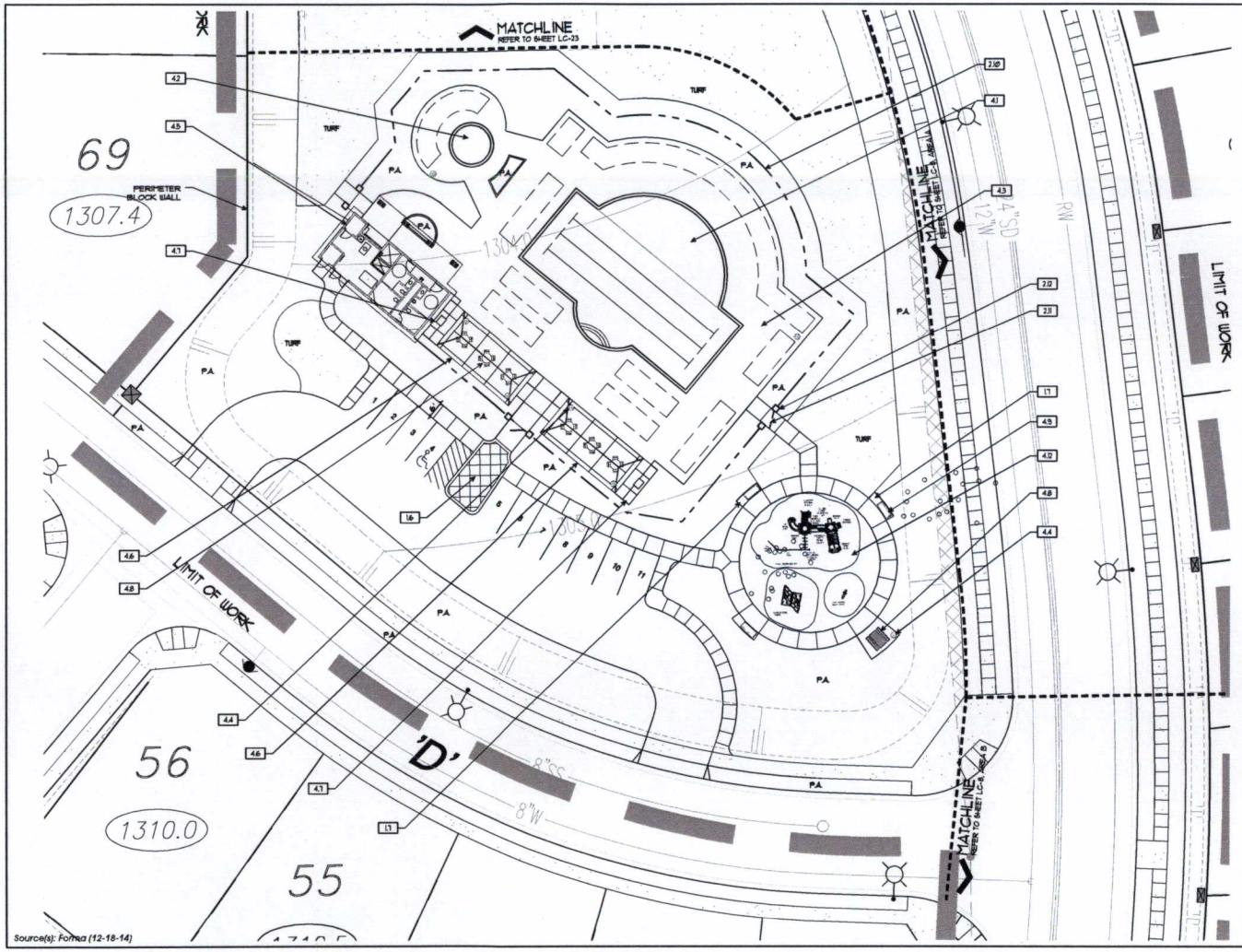
LOTS 221-272

NUMBER OF LOTS:	52
MINIMUM LOT AREA:	10,000 SF
ACTUAL MINIMUM LOT AREA:	10,150 SF
MAXIMUM LOT AREA:	17,416 SF
AVERAGE LOT AREA:	12,034 SF

GROSS ACREAGE: 103.62 ACRES
NET ACREAGE: 98.23 ACRES
NUMBER OF RESIDENTIAL LOTS: 272
GROSS DENSITY: 2.63 DU/AC.
NET DENSITY: 2.77 DU/AC.

(NET ACREAGE IS GROSS ACREAGE MINUS PROPOSED McALLISTER STREET AND EL SOBRANTE ROAD)

Source: TTM 36730, MDS Consulting, September 21, 2015



Source(s): Forma (12-18-14)

CONSTRUCTION LEGEND

ITEM NO.	DESCRIPTION	SHT./DET.
1.0 HARDSCAPE		
1.1	CONCRETE SIDEWALK	LCD-1/3
1.2	DECOMPOSED GRANITE PATH	LCD-2/3
1.3	CONCRETE MAINTENANCE CURB	LCD-1/4
1.4	ACCESSIBLE RAMP	PER CIVIL
1.5	ACCESS TRAIL	LCD-1/3
1.6	ENHANCED PAVING (POOL ENTRY)	LCD-2/4
1.7	ADA ACCESSIBLE BENCH PAD	LCD-1/5
2.0 WALLS, FENCES AND PILASTERS		
2.1	SPLIT RAIL FENCE	LCD-3/3
2.2	WOODEN VEHICULAR ENTRY GATE (PRIMARY ENTRY)	LCD-5/1
2.3	TUBULAR STEEL VEHICULAR ENTRY GATE (SECONDARY ENTRY)	LCD-4/1
2.4	WOODEN PEDESTRIAN ENTRY GATE (PRIMARY ENTRY)	LCD-5/1
2.5	TUBULAR STEEL PEDESTRIAN ENTRY GATE (SECONDARY ENTRY)	LCD-4/1
2.6	ENTRY GATE PILASTER (PRIMARY ENTRY)	LCD-5/1
2.7	ENTRY GATE PILASTER (SECONDARY ENTRY)	LCD-4/1
2.8	STONE ENTRY PLANTER AND SIGN WALL PILASTER (PRIMARY ENTRY)	LCD-5/1
2.9	STUCCO ENTRY GATE SIGN PILASTER (SECONDARY ENTRY)	LCD-4/1
2.10	TUBULAR STEEL POOL FENCE	LCD-3/1
2.11	POOL GATE	LCD-1/2
2.12	POOL PILASTER	LCD-1/2
3.0 SITE AMENITIES		
3.1	DECORATIVE BOULDER	REFER TO SHEET LC-0
3.2	CALL BOX	REFER TO SHEET LC-0
3.3	MAILBOX	REFER TO SHEET LC-0
3.4	BOULDER BLANKET	REFER TO XXX
4.0 PARK AMENITIES		
4.1	POOL W/ BAJA SHELF	REFER TO SHEET LC-0
4.2	SPA	REFER TO SHEET LC-0
4.3	POOL DECK	REFER TO SHEET LC-0
4.4	TRASH RECEPTACLE	REFER TO SHEET LC-0
4.5	POOL BUILDING AND MAINTENANCE	PER ARCHITECT
4.6	OVER-HEAD STRUCTURE - POOL AREA	LCD-2/1
4.7	BBQ COUNTER	LCD-3/2
4.8	PICNIC TABLE (ADA ACCESSIBLE)	REFER TO SHEET LC-0
4.9	BENCH	REFER TO SHEET LC-0
4.10	OVER-HEAD STRUCTURE - PARK AREA	LCD-2/2
4.11	TOT LOT PLAY EQUIPMENT	REFER TO SHEET LC-0
4.12	TOT LOT PLAY SURFACE	LCD-3/5

Figure 3-7

PARK SITE PRELIMINARY CONCEPT PLAN

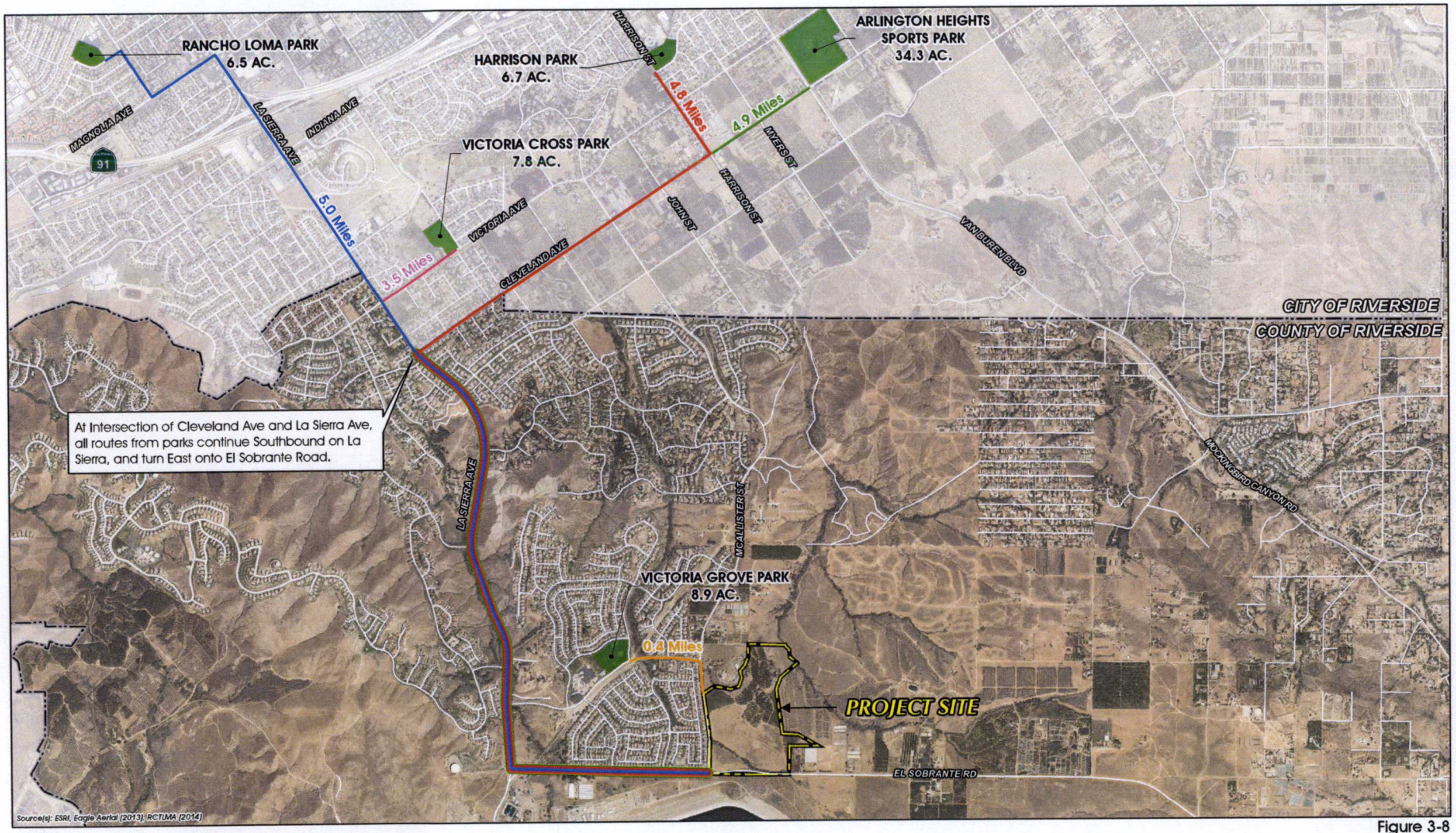


Figure 3-8

PARK LOCATION AND DISTANCES MAP

- **MSHCP Riparian/Riverine Mitigation Area:** One 1.19-acre lot (Lot 'A') is proposed as a Riparian/Riverine Mitigation Area. Lot 'A' is proposed to accommodate the existing habitat in the southwestern portion of the site.

- **MSHCP Riparian/Riverine Avoidance and Mitigation Area:** Two (2) lots (Lot 'B' and 'M') are proposed on 7.14 acres to accommodate and avoid impacts to the existing habitat along the southwestern and northeastern portions of the site.

- **On-Site Public Roadways.** TTM 36730 proposes several public roadways on-site (Streets 'A' through 'Y'), and also would accommodate improvements to McAllister Street and El Sobrante Road. Streets 'A' through 'Y' would encompass approximately 24.21 acres of the site, proposed improvements to and dedications for McAllister Street would encompass 1.56 acres; and proposed improvements to and dedications for El Sobrante Road would encompass 3.83 acres. Section3.1.3.B, *Proposed Circulation Improvements*, provides a more detailed description of roadway improvements planned as part of the Project.

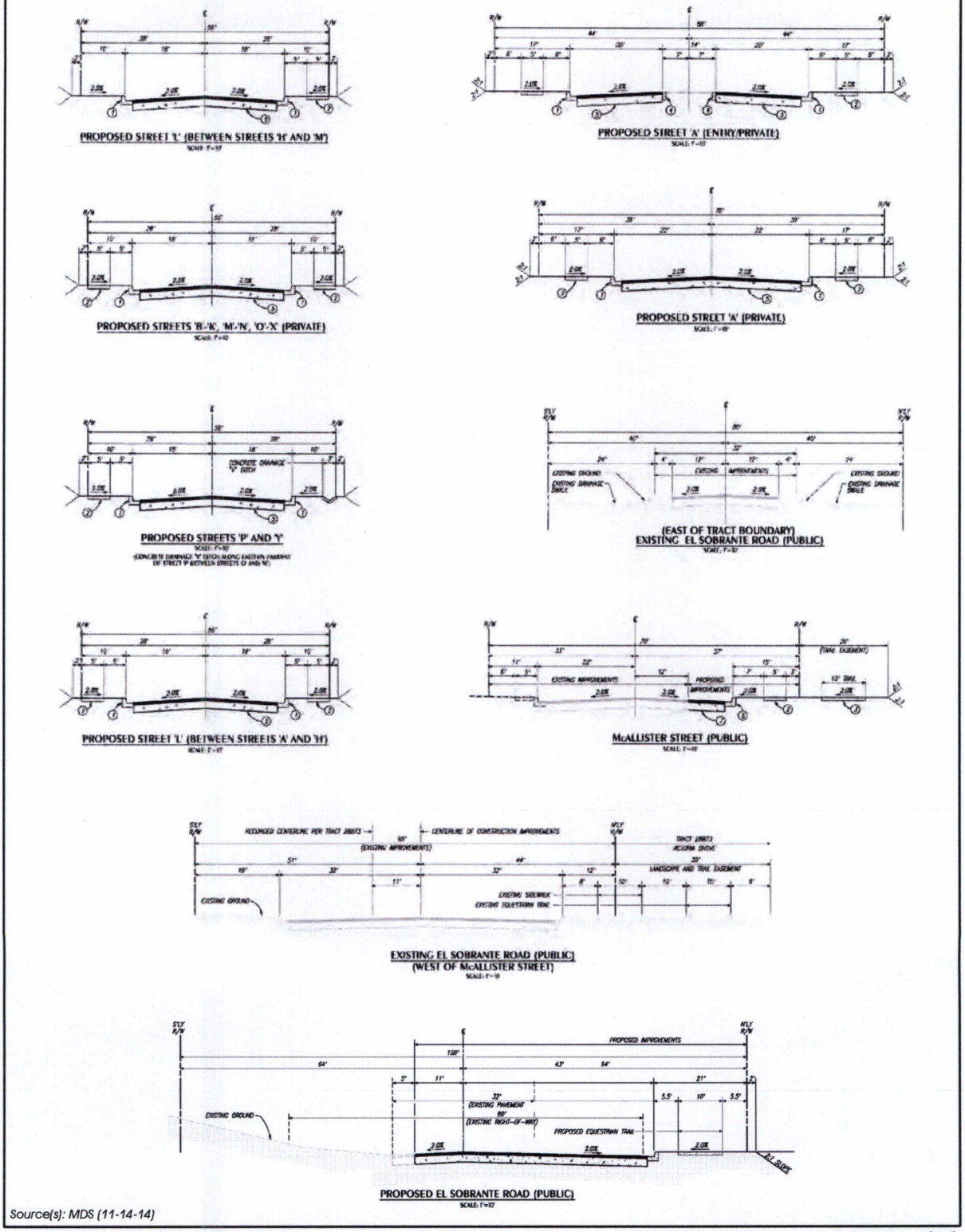
B. Proposed Circulation Improvements

As shown on Figure 3-6, the Project proposes to construct several public roadways on- and off-site. Figure 3-9, *Roadway Cross-Sections*, depicts the improvements proposed for each of the various roadways. Access to the Project site would be provided via two access points from El Sobrante Road and McAllister Street. Site access via El Sobrante Road and McAllister Street would be controlled via a stop sign to be installed along the southbound and eastbound approaches from Street 'A', respectively. A description of the roadway improvements planned as part of the Project is provided below.

- **El Sobrante Road**. Under existing conditions, the portion of El Sobrante Road that abuts the site is improved as a two-lane roadway with approximately 32 feet of travel lanes within an existing right-of-way of 80 feet, with no curb, gutter, or parkway. As part of the proposed Project, this segment of El Sobrante Road would be constructed to its ultimate half width section as an Arterial Highway. The Project would improve this segment of El Sobrante Road to provide 59 feet of travel lanes, with a 21-foot parkway along the Project frontage that accommodates a 10-foot wide Combination Trail and two 5.5-foot landscape strips on either side of the trail. As part of TTM 36730, the Project would dedicate the northerly 24 feet of the ultimate right-of-way for this roadway. The southern portions of El Sobrante Road would be constructed in the future by others, providing for an ultimate right-of-way of 128 feet with 86 feet of travel lanes and 21-foot parkways on each site of the roadway.

  McAllister Street. Under existing conditions, the portion of McAllister Street that abuts the Project site is improved with 34 feet of travel lanes and an 11-foot parkway on the western edge of the roadway that includes a 5-foot curb-adjacent sidewalk and six feet of landscaping. As part of the Project, this segment of McAllister Street would be improved to its ultimate section as a public Collector roadway with 44 feet of travel lanes and a 15-foot parkway along the eastern edge of the roadway that accommodates a five-foot curb-separated sidewalk with landscaping on either side of the sidewalk. Additionally, a 20-foot trail easement would be provided along the Project's frontage outside of and abutting the proposed McAllister right-of-way that accommodates a 10-foot wide Regional Trail.

- **Street 'A'**. Street 'A' is planned as a private roadway and would serve as the primary access into the Project site. At its intersection with McAllister Street and El Sobrante Road, this roadway would be improved as a private collector roadway, with 40-feet of travel lanes, a 14-foot landscaped median, and 17-foot parkways on each side of the roadway that accommodate



Source(s): MDS (11-14-14)

Figure 3-9

NOT TO SCALE

ROADWAY CROSS-SECTIONS

5-foot curb-separated sidewalks between landscape strips. Within the interior of the Project site, Street 'A' would be constructed as a modified collector at a width of 78 feet, with 44 feet of travel lanes and 17-foot parkways on each side of the roadway that accommodate 5-foot curb-separated sidewalks between landscaped strips. No landscaped medians are proposed along Street 'A' within interior portions of the Project site. As with all proposed roadways within the Project site, Street 'A' is planned as a private roadway that would be maintained by the future Homeowners' Association (HOA).

- **Street 'L'**. Street 'L' is planned as a north-south interior roadway providing primary access to the northeastern portion of the site. This roadway would be improved as a private local roadway with 36 feet of travel lanes and 10-foot landscaped parkways on each side. Between Street 'A' and Street 'H', 5-foot curb-separated sidewalks within a 10-foot landscaped parkway would be provided on both sides of the roadway. Northerly of Street 'H' a sidewalk only would be provided along the eastern edge of the roadway, while the western edge of the roadway would consist entirely of a 10-foot landscaped parkway with no sidewalk.

- **Streets 'B'-'K' and 'M'-'Y';** Streets 'B' through 'K' and 'M' through 'Y' are proposed on-site facilities that would be constructed as private local roadways These roadways would be improved to provide 36 feet of travel lanes and ten foot parkways on each side. Streets 'P' and 'Y' would have a five-foot curb-separated sidewalk within a 10-foot landscaped parkway along the western edge of the roadway, while the eastern edge would consist entirely of a 10-foot landscaped parkway with no sidewalk that accommodates a 3-foot wide v-ditch. The remaining local streets would feature 5-foot curb-separated sidewalks along both sides of the roadway within 10-foot landscaped parkways.

C. *Proposed Drainage and Water Quality Improvements*

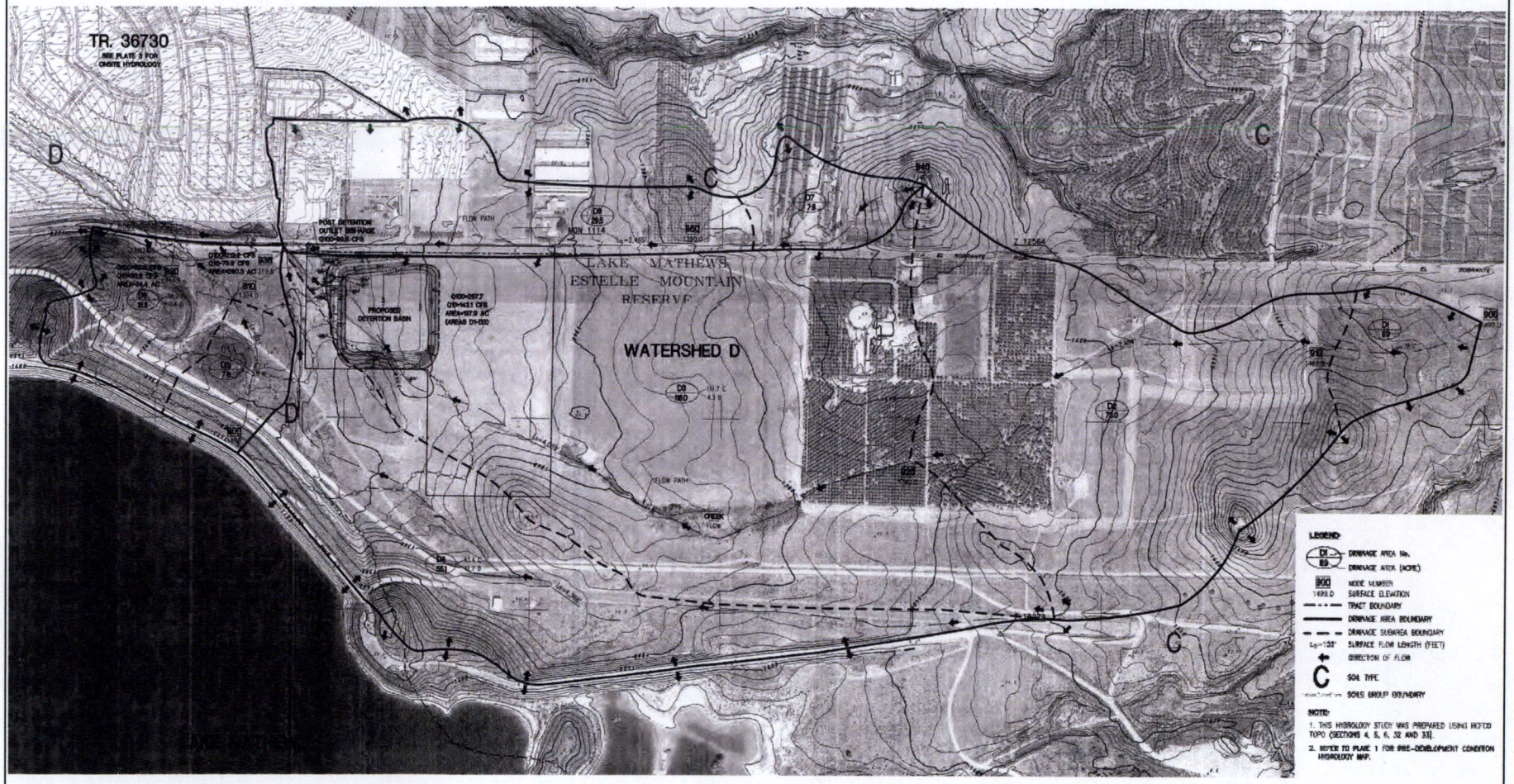
The Project's drainage concept has been designed to convey existing flows tributary to the site from the southeast, while runoff from the on-site areas proposed for development by the Project are conveyed to one of three extended detention/water quality basins. Figure 3-10, *Proposed Off-Site Hydrology Map*, depicts the proposed off-site hydrology concept, while Figure 3-11, *Proposed On-Site Hydrology Map*, depicts the proposed on-site hydrology concept. A description of the on- and off-site drainage improvements is provided below.

Off-Site Drainage and Water Quality Improvements

As shown on Figure 3-12, *Off-Site Detention Basin*, the Project proposes to construct an approximate 7.7-acre Off-Site Basin abutting the southern edge of El Sobrante Road. This basin has been designed to reduce peak runoff flows from approximately 197.9 acres of the approximately 315 acres of off-site watershed that is tributary to the Project site (refer to Figure 3-10).

The proposed detention basin would reduce peak flows from this 197.9-acre area from approximately 257.7 cubic feet per second (cfs) during 100-year storm events to approximately 99.8 cfs. Flows from the detention basin would be discharged and conveyed by a 42-inch storm drain, which runs along El Sobrante Road. Additional flows from offsite areas to the north and south would be collected via a drop inlet and would be conveyed via a 36-inch storm drain to converge with the flows from the detention basin at a junction structure within El Sobrante Road. South of El Sobrante, an inlet structure with headwalls would collect the additional offsite runoff from the southern tributary area and conveyed it via a 48-inch storm drain into the junction structure.

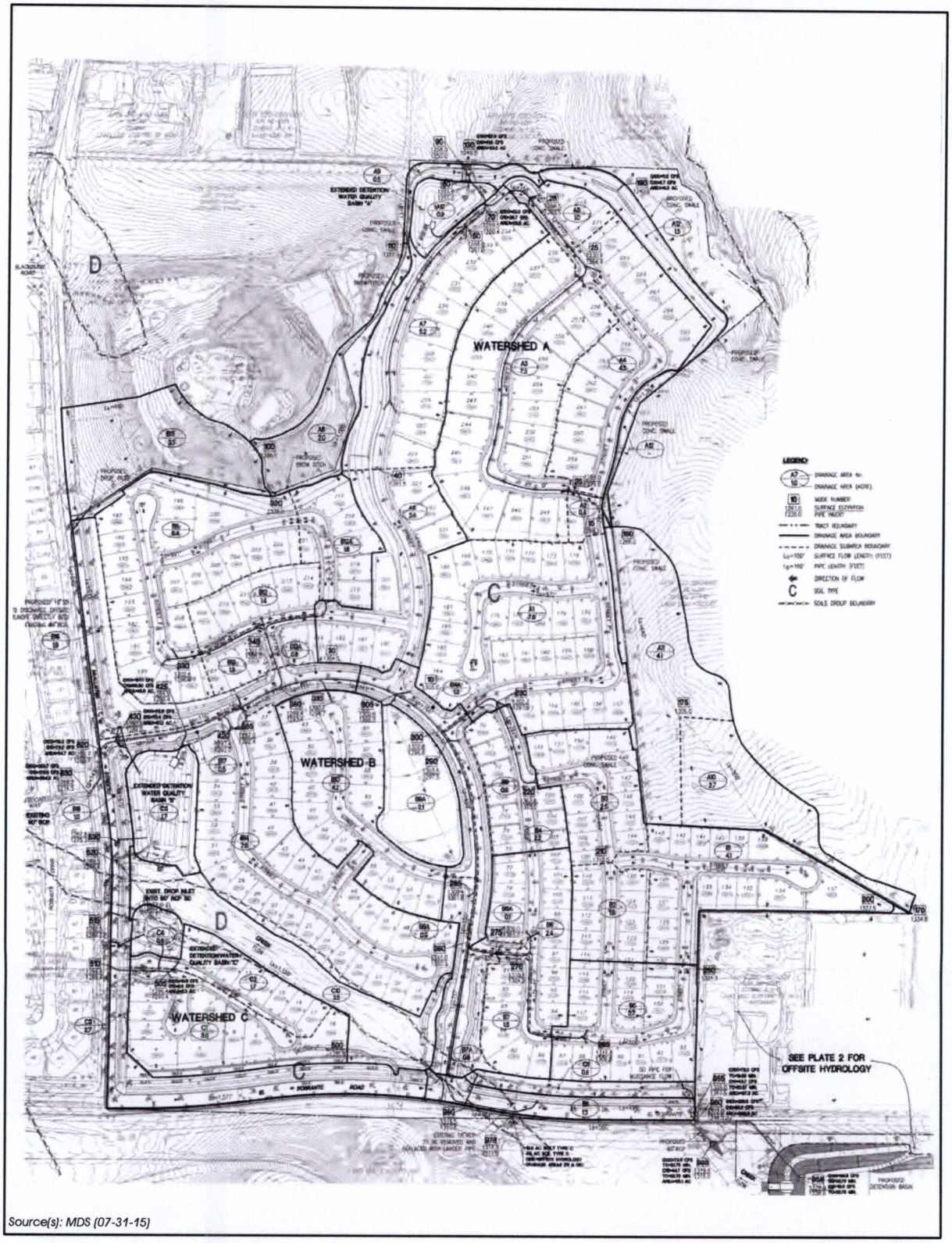
Past the junction structure, the flows would be conveyed by a 66 inch storm drain that travels east-west



Source(s): MDS (12-15-14)

Figure 3-10

PROPOSED OFF-SITE HYDROLOGY MAP



Source(s): MDS (07-31-15)

Figure 3-11

NOT TO SCALE

PROPOSED ON-SITE HYDROLOGY MAP

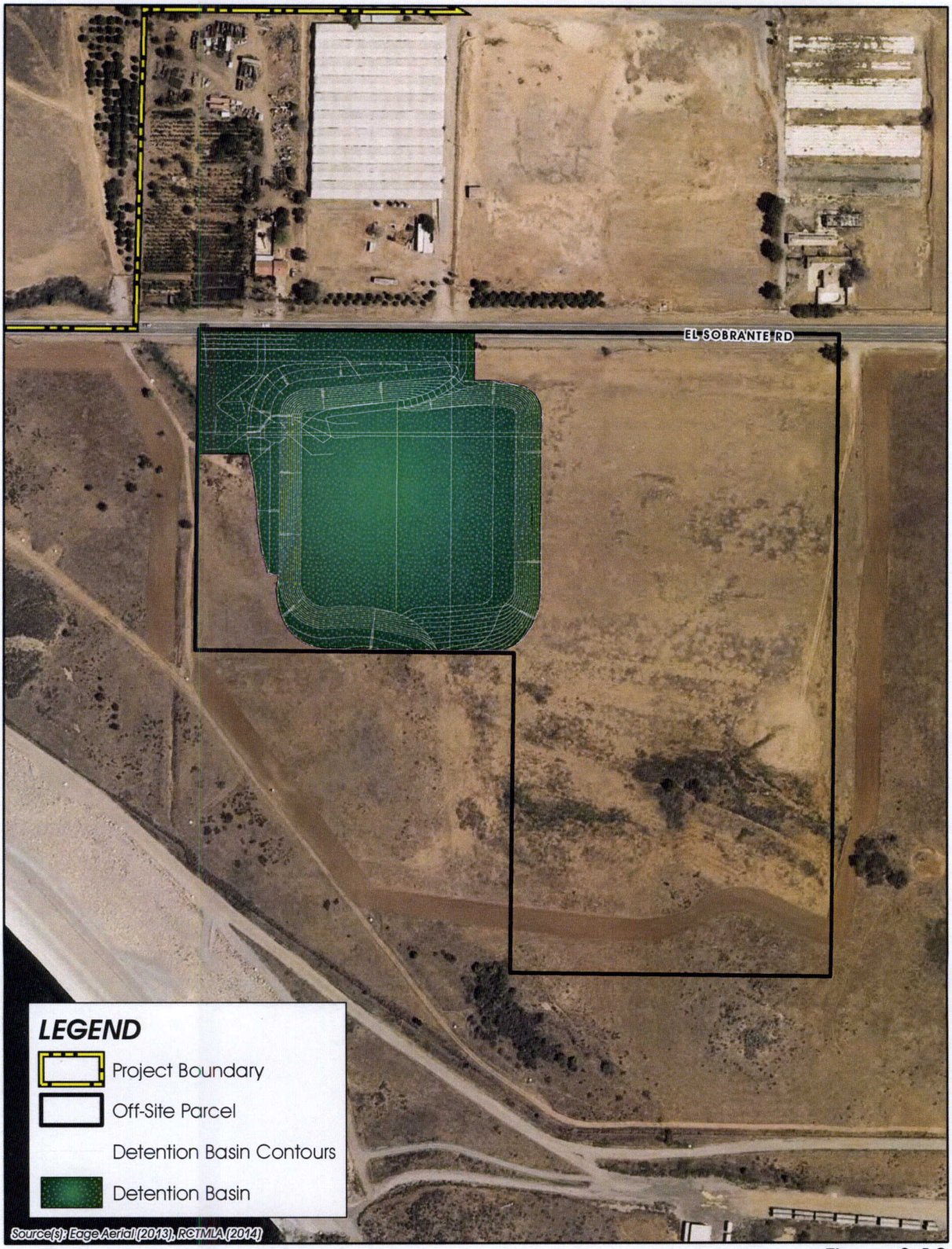


Figure 3-12

OFF-SITE DETENTION BASIN

along El Sobrante Road. An additional 24.4 cfs of offsite runoff from the south would be collected by an inlet structure with headwalls and would then be conveyed to the 66-inch mainline along El Sobrante Road via a 36-inch storm drain. A diversion structure is proposed at intersection of El Sobrante Road and Street 'A' in order to discharge low flows into the existing drainage channel. The higher flows would by-pass the diversion and the low flows would be conveyed into the channel by an 18-inch storm drain. The 66-inch storm drain continues west on El Sobrante Road making a right and turns north on McAllister Street. The 66-inch storm drain increases to a 72-inch, and eventually a 90-inch due to additional flows.

Additional offsite drainage areas would bypass the onsite storm drain system. Natural areas do not require water treatment and therefore are able to be discharged into the storm drain system downstream. Drainage area B15 (refer to Figure 3-11 for drainage area references) would be collected by a drop inlet and conveyed via an 18 inch storm drain to the 54 inch on-site storm drain at the intersection of McAllister Street and Street 'A'. The runoff from areas A8 and A9 would be collected and conveyed by a concrete swale that runs south-north and discharges downstream of Basin 'A'. The flows would be be directed to a riprap energy dissipation structure that would reduce the velocities prior to discharging runoff into a natural drainage course.

An additional 6.8 acres located offsite and adjacent to the project's eastern boundary would be conveyed via concrete swales and would ultimately discharge into a natural drainage course located on the northeastern corner of the project site. (MDS, 2015a, p. 6, Plates 1 through 3).

On-Site Drainage and Water Quality Improvements

As shown on Figure 3-11, under post-developed conditions, the Project site would be separated into three separate watersheds (Watersheds A, B, and C) that largely correspond to the site's existing watersheds, with flows within Lot 'B' comprising a fourth watershed (Watershed D). The majority of first flush runoff within Watershed A, located in the northeastern portion of the Project site, would be collected by catch basins and storm drain pipes ranging in size from 18 to 36 inches. These flows would be conveyed to the proposed extended detention/water quality basin proposed in Lot 276, which would then be discharged following water quality treatment towards the north, where the natural drainage pattern ultimately conveys flows into the existing stream that traverses the northeastern corner of the Project site. Flows from the manufactured slopes within Lot 'M' would be collected by the concrete swale described above under the discussion of off-site drainage improvements, and would be discharged directly into the natural drainage course that traverses the northeastern corner of the Project site.

Most of the first flush runoff from Watershed B, which encompasses the northwest portions and southern +/- half of the Project site (excluding the natural drainage and areas southwest of the drainage) also would be collected by catch basins and storm drain pipes ranging in size from 18 to 54 inches. Street runoff from El Sobrante Road, west of Street 'A' to the eastern project boundary will be collected by a catch basin and diverted into the on-site storm drain system. The on-site first flush will be diverted into the extended detention/water quality basin (Basin 'B'), which is planned on Lot 274. The higher flows will by-pass the diversion and will be conveyed by a 54 inch storm drain that eventually joins with the existing 90 inch storm drain within Avocado Way. Street runoff from McAllister Street will be collected by modified catch basins with diversion structure that will divert the first flush into Basin 'B'. The higher flows will bypass the diversion and will be conveyed by an 18 inch storm drain and discharged into the 54 inch mainline. Following water treatment, the flows will be discharged by a 24 inch storm drain, which joins with the 72 inch at the junction structure located on McAllister Street. The junction structure joins the 24 inch outlet pipe, 72 inch mainline and the existing 90-inch storm drain.

Watershed C encompasses the portion of the Project site located south of the natural drainage in Lot 'B', a small strip along the southern boundary of the site and east of Street 'A', the portions of El Sobrante Road that abut the Project site, and portions of McAlister Street. The majority of flows within Watershed C would be conveyed to the proposed extended detention/water quality basin proposed within Lot 275. A diversion structure will convey the first flush into the basin and the higher flows will by-pass the diversion and discharge into the mainline within McAllister Street. The street runoff along El Sobrante Road, west of Street 'A' will be collected by a flow-by modified catch basin that also has a diversion structure to divert the first flush into Basin 'C'. An 18 inch storm drain will convey the first flush into the basin and the higher flows will by-pass the diversion and discharge into the mainline within McAllister Street. Following water treatment, the flows will be conveyed by a 24 inch storm drain and will discharge into the 72 inch mainline, which ultimately joins with the existing 90 inch storm drain.

On- and off-site flows that would be conveyed through Lot 'B' would be discharged into a proposed drop inlet structure that would abut McAllister Street and into a proposed extension of the existing 90-inch storm drain within McAllister Street and Avocado Way.

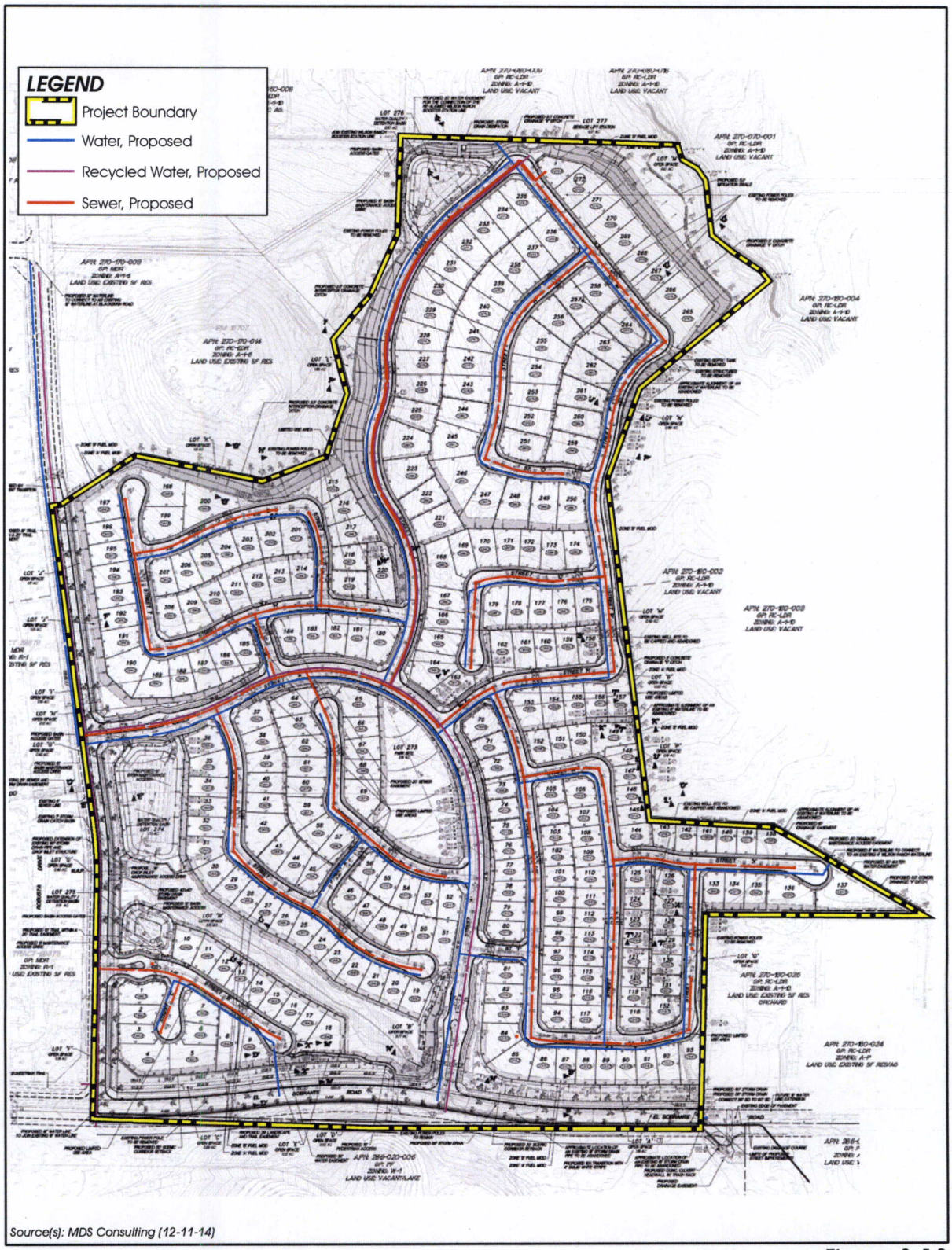
D. Proposed Water Service Improvements

Western Municipal Water District (WMWD) would provide domestic water service to the Project site. Domestic water would be provided via two existing points of connection located in Blackburn Road/McAllister Street and El Sobrante Road. The existing line within Blackburn Road/McAllister Street measures 12 inches in diameter, and is oriented in an easterly (Blackburn Road) and northerly (McAllister Street) alignment, with no existing water lines located in McAllister Street southerly of the intersection of Blackburn Road and McAllister Street. The existing water line in El Sobrante Road measures 18 inches in diameter and terminates at the Project's southwestern boundary. A 22-inch water line also occurs within El Sobrante along the frontage of the Project site, although this 22-inch water line would not serve the Project. Additionally, an existing water line measuring between 4-inches and 6-inches in diameter traverses the site and would be abandoned as part of the Project.

Figure 3-13, *Proposed Domestic Water, Recycled Water, and Sewer Improvements*, depicts the water infrastructure improvements planned as part of the Project. As part of the Project, and as depicted on Figure 3-13, a 12-inch water line is proposed to be constructed within the McAllister Street right-of-way between proposed Street 'A' and Blackburn Road. Within El Sobrante Road, the Project would construct an 18-inch water line between the existing point of connection and the eastern boundary of the site. Within the Project site, a 12-inch water line would be constructed within Street 'A' between McAllister Road and El Sobrante Road. 8-inch water lines would be constructed within all remaining on-site roadways to provide water service to individual lots.

E. Proposed Recycled Water Improvements

WMWD also would provide recycled water service to the Project site. Under existing conditions, a 20-inch recycled water line occurs within El Sobrante Road, while a 24-inch recycled water line occurs within McAllister Street. As shown on Figure 3-13, the Project would construct a recycled water line within Street 'A' between the existing 24-inch line in McAllister Street and the 20-inch line in El Sobrante Road. An additional recycled water line would be constructed in Street 'L' to provide recycled water service to the northern portions of the Project site. Recycled water would be utilized for irrigation of common landscaped areas (i.e., the park site, parkways, and slopes) and the landscaping within the public rights-of-way of McAllister Street and El Sobrante Road. Recycled water would not be utilized for irrigation of individual residential lots.



Source(s): MDS Consulting (12-11-14)

NOT TO SCALE

Figure 3-13
PROPOSED DOMESTIC WATER, RECYCLED WATER, AND SEWER IMPROVEMENTS

F. Proposed Sewer Service Improvements

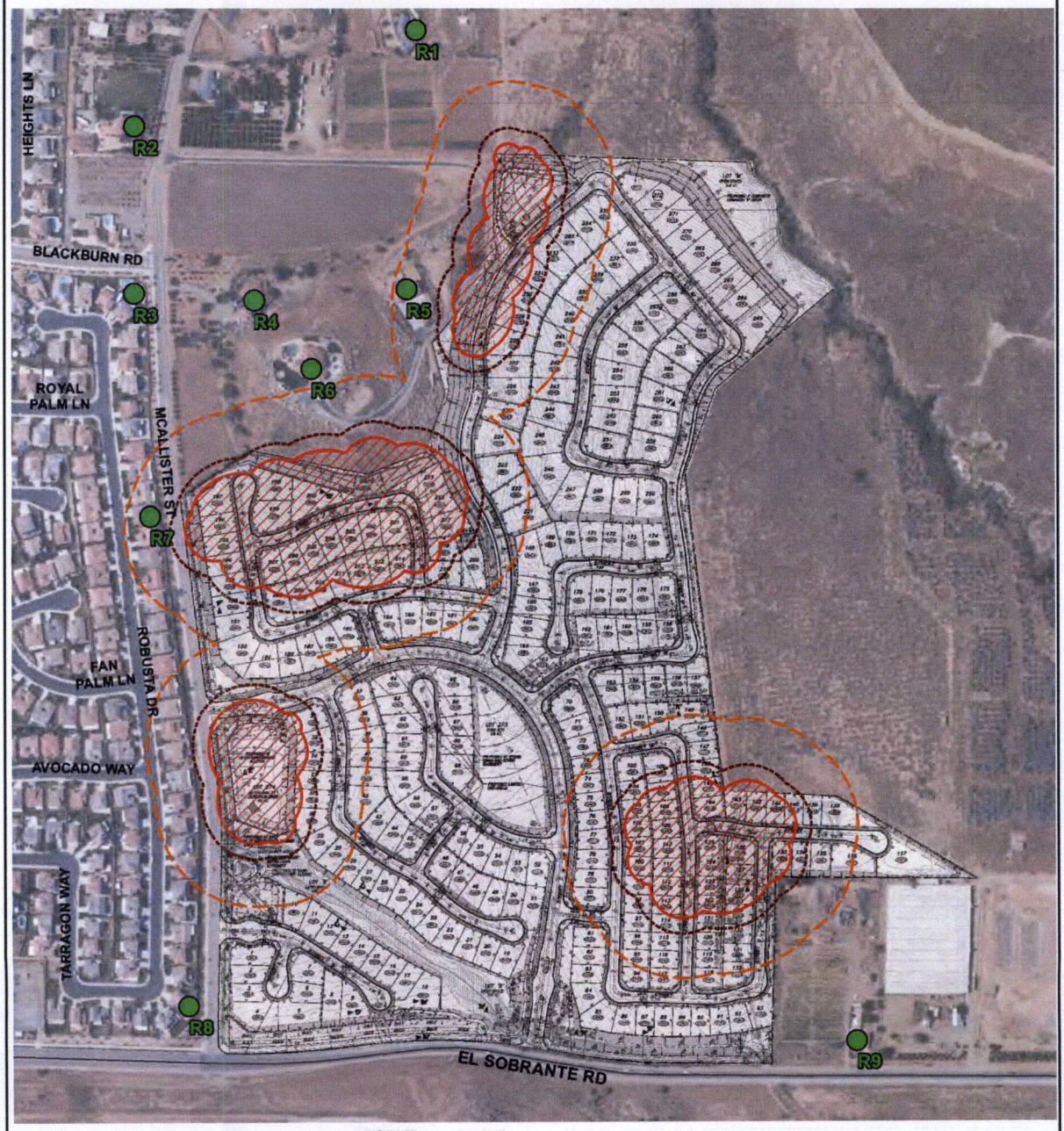
Sanitary sewer service for the proposed Project would be provided by WMWD. As shown on Figure 3-13, wastewater generated on-site would be conveyed via a series of 8-inch gravity sanitary sewer lines to be constructed within the on-site roadways (i.e., Streets 'A' through 'Y'). Within the northern portions of the site (i.e., northerly of proposed Street 'R'), sewer flows would be conveyed to the lift station proposed in the northern most corner of the property. The lift station would be required to provide sewer service to 79 lots at the northern end of the project site. The lift station would convey flows via a proposed 4-inch force main line within Street 'L' to the proposed 8-inch gravity sewer line within Street 'A'. To provide sewer service to the proposed project, a connection is proposed to an existing 8-in gravity main in Avocado Way at McAllister Street. Within the remainder of the site, eight-inch sewer lines would convey flows directly to the gravity sewer proposed within Street 'A', which in turn would convey flows to an existing 8-inch sewer main that extends from Avocado Way and terminates at McAllister Street. 1,134 linear feet of existing 8-inch sewer mains in Willow and Avocado will be replaced by 10-inch sewer mains. (Webb, 2015, pp. 3-6)

Sanitary sewer flows from the site would be conveyed to the Western Riverside County Regional Wastewater Authority (WRCRWA) Treatment Plant, located near the intersection of River Road and Baron Drive approximately 10.5 miles northwest of the Project site. The WRCRWA Treatment Plant is currently undergoing an expansion to increase the capacity from 8 million gallons a day (MGD) to 14 MGD. Proposed expansions to this facility commenced in fall 2014 and are anticipated to take 30 months to complete. (WMWD, 2014a)

G. Earthwork and Grading

The Project proposes to grade a majority of the 103.62-acre site to facilitate development of the property with residential, recreational, and water quality/detention basin uses. A total of 1,027,830 cubic yards (c.y.) of cut and 1,210,707 c.y. of fill, resulting in a need to import approximately 182,877 c.y. of fill materials (MDS, 2014c). However, construction of the proposed 7.7-acre Off-Site Basin south of El Sobrante Road would result in the excavation of 80,000 c.y. of earth material, which would be used on the Project site as part of the proposed grading plan (MDS, 2014d). Thus, the Project would require the import of an additional 102,877 c.y. of earth material from an unknown off-site location that would be located within 10 roadway miles of the Project site (Urban Crossroads, 2015a, p. 50; MDS, 2014d). All proposed slopes would be constructed at a maximum gradient of 2:1 (horizontal:vertical). Within the northwestern portions of the site, cut slopes would be created at a maximum height of approximately 45 feet. In general, the northern portions of the site would be excavated to provide fill material for the southern portions of the site. The deepest area of fill occurs in the southwestern portion of the site adjacent to the drainage within Lot 'B', where pads would be raised by as much as eight feet in height. Several smaller manufactured slopes (i.e., up to approximately 15 feet in height) also are planned between several of the proposed residential lots. All slopes on-site would be constructed at a maximum slope angle of 2:1.

Based on the site's geologic conditions, blasting of bedrock material would be necessary as part of Project grading activities. As shown on Figure 3-14, *Hard Rock Blasting Area Locations*, areas subject to blasting are located along the northern/northwestern boundary of the site; in the area planned for the detention basin in Lot 274; and in the southeastern corner of the site, near the eastern boundary of the Project site. It is estimated that approximately 49,553 c.y. of material on-site would be subject to blasting activities, and that an average of 5,000 square feet (s.f.) of surface area would be subject to blasting on any given day (Urban Crossroads, 2015a, p. 24).



Source(s): Urban Crossroads (12-11-14)

Figure 3-14

NOT TO SCALE

HARD ROCK BLASTING AREA LOCATIONS

3.1.4 Agricultural Preserve Cancellation and Disestablishment No. 01046

Agricultural preserves under the California Land Conservation Act of 1965 (Williamson Act) provide an incentive for land owners to conserve agricultural lands in exchange for reduced tax assessments. The Project site occurs within the El Sobrante No. 3 Agricultural Preserve (Map No. 528 A) and is subject to a Williamson Act Contract. Prior to the development of urban level uses on-site that are not compatible with agricultural uses, the site's existing Williamson Act Contract must be terminated through a petition of non-renewal, which would nullify the contract after a period of 10 years following the filing of a notice of non-renewal. However, the California Land Conservation Act of 1965 also includes a provision allowing for the cancellation of a Williamson Act Contract without completing the ten year process of term nonrenewal. Pursuant to California Government Code § 51282, land owners may petition the Riverside County Board of Supervisors for cancellation, subject to one of the following findings:

- That the cancellation is consistent with the purposes of [Government Code § 51280 et seq.]; or
- That the cancellation is in the public interest.

As part of the Project, an application has been filed by the Project Applicant to cancel the Williamson Act contract on the entirety of the El Sobrante No. 3 Agricultural Preserve and disestablish the El Sobrante No. 3 Agricultural Preserve which is coterminous with the Project site. Upon cancellation and disestablishment of the El Sobrante No. 3 Agricultural Preserve, urban-level development would be permitted, and the County would assess the land owner for the amount of fees that otherwise would have been imposed pursuant to Government Code § 51283.

3.2 SCOPE OF ENVIRONMENTAL ANALYSIS

3.2.1 Construction Characteristics

A. Proposed Physical Disturbance

Figure 3-15, *Proposed Physical Limits of Disturbance*, depicts the areas on- and off-site that are planned for physical improvement as part of the Project. As shown, approximately 98.99 acres of the 103.62-acre site would be subject to disturbance as part of the Project, along with an additional 7.9 acres that would be graded off-site in association with the proposed Off-Site Basin located south of El Sobrante Road (7.7 acres), the construction of an inlet structure to convey flows beneath El Sobrante Road (0.1 acre), and off-site improvements to El Sobrante Road (0.1 acre). (PCR, 2015a) As discussed in Sections 3.1.3.D through 3.1.3.F, off-site improvements within existing roadway alignments also would be necessary to provide domestic water, recycled water, and sewer service to the Project site.

B. Anticipated Construction Schedule

Implementation of the proposed Project would include the following phases of construction:

- Demolition;
- Grading and Import;
- Sewer, Water, Storm Drain;
- Building Construction;
- Street Improvements;
- Architectural Coatings;
- Common Area Landscaping; and
- Hard Rock Blasting and Crushing



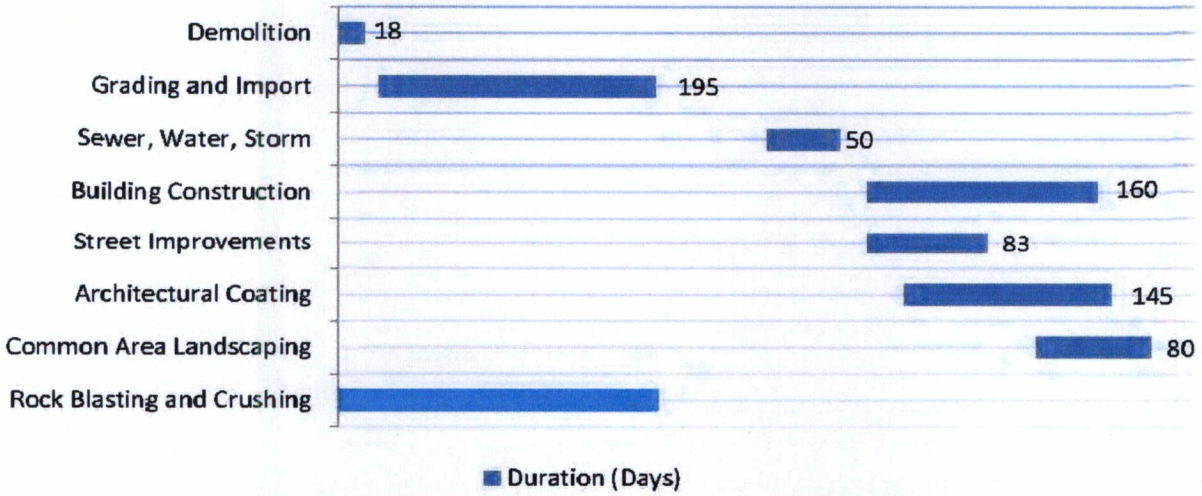
Figure 3-15

PROPOSED PHYSICAL LIMITS OF DISTURBANCE

Demolition is expected to occur over an approximate duration of 18 working days; grading and import activities would occur for a period of approximately 195 working days; sewer, water and storm drain construction is anticipated to last approximately 50 working days; building construction is anticipated to take approximately 160 working days; street improvements would require approximately 83 working days; architectural coatings would occur over a period of approximately 145 working days; and common area landscaping would take approximately 80 working days. Construction activities would occur over a total duration of approximately 20 months. (Urban Crossroads, 2015a, p. 24 and Table 3-2)

Additionally, the proposed Project is anticipated to be developed with overlapping phases of construction activity. As depicted in Table 3-3, *Schedule of Construction Activities*, soil import may overlap with grading activity. Additionally, construction activities associated with building construction, street improvements, and architectural coatings may overlap. Furthermore, it is expected that onsite hard rock blasting and crushing activities could occur at any point within demolition and grading activities. (Urban Crossroads, 2015a, p. 27)

Table 3-3 Schedule of Construction Activities



Note: Hard Rock Blasting and Crushing Activities have the potential to overlap with demolition and grading activity. It should be noted that blasting and crushing activities would occur for a duration of 10 working days.
(Urban Crossroads, 2015a, Table 3-4)

C. Major Construction Equipment

Table 3-4, Anticipated Construction Equipment, indicates the major construction equipment that the Project Applicant anticipates construction contractor(s) would use during each phase of construction.

D. Construction Employees

Based on the California Emission Estimator Model (CalEEMod), up to 97 workers would be employed on site during the building construction phase, with substantially fewer employees on-site during other phases of construction, such as the demolition phase. (Urban Crossroads, 2015a)

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, leisure and maintenance activities occurring on individual residential lots and in the on-site park, and general maintenance of

common areas. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community is expected.

A. Future Population

Implementation of the proposed Project would result in the construction of 272 single-family homes. According to the Appendix E1 to the draft Riverside County General Plan Update, the average number of people per household within the LMWAP area is 3.34. Thus, the 272 dwelling units proposed by the Project would result in a future population of approximately 909 persons. (Riverside County, 2013, Appendix E-1, Table E-2)

B. Future Traffic

Traffic would be generated by the 272 homes planned for the site. As shown in Table 3-5, *Project Trip Generation Summary*, implementation of the proposed Project would result in the generation of approximately 2,589 daily vehicular trips, with 204 trips during the AM peak hour and 272 trips during the PM peak hour.

C. Maintenance Responsibilities

Under long-term operational conditions, all proposed slopes; common open space areas; open space within Lots 'C' through 'L' and 'N' through 'Q; the water quality/detention basins within Lots 274, 275, and 276; the on-site MSHCP mitigation and avoidance areas planned within Lots 'A' and 'B'; and on-site private roadways (Streets 'A' through 'Y') would be maintained by a HOA. On- and off-site domestic water lines, recycled water lines, and sewer lines would be maintained by WMWD. Homeowners would be responsible for maintaining their own lots.

D. Fuel Modification

A Fire Behavior Report and Fuel Modification Design Guidelines has been prepared by Firesafe Planning Solutions for the proposed Project, and is included as IS/MND Appendix H1. Pursuant to Conditions of Approval 50.FIRE.005 and 60.FIRE.001, the Project would be required to comply with the fuel modification standards set forth in the report. Fuel modification features are depicted on Figure 3-16, *Proposed Fuel Modification Zones*. As shown, portions of the site would include a "Zone A" fuel modification zone, with other areas identified as "Zone B." Zone A fuel modification zones would comprise a 10- to 17-foot setback zone in which only non-combustible materials would be provided, with plant materials limited to those approved by the Riverside County Fire Department and excluding any prohibited plants. Zone B would consist of a 15- to 50-foot area that would be permanently irrigated and fully landscaped with approved drought tolerant, deep-rooted moisture material, and hydroseeded per the Riverside County Fire Department's approved plant list. Additionally, in locations where fuel modification zones are not possible without off-site improvements, a block wall/radiant heat wall would be constructed at the property line. These walls would be either block or tempered glass over block materials and constructed at a minimum height of six feet.

As conceptually depicted on Figure 3-16, along the northern edge of the Project site (at Lots 265 through 272 of TTM No. 36730) a minimum 60-foot total fuel modification zone would be provided, which would consist of a 10-foot Zone A fuel modification area within the rear yard of the private homeowner's yard and a 50-foot Zone B fuel modification area along HOA maintained slope, as well as a radiant heat wall at the rear property line. Along the eastern side yard of Lot 265, there would be a 15-foot Zone A fuel modification area on the private homeowner's lots, with the Zone B fuel modification extending to the v-ditch at the toe of slope or Project boundary, as well as a radiant heat wall at the property line. The landscaped areas between Street 'P' and the eastern project boundary

Table 3-4 Anticipated Construction Equipment

Activity	Equipment	Number	Hours Per Day
Demolition	End Dumps	3	8
	Excavators	2	8
	Loaders	1	8
Grading and Import	Bottom Dumps	8	8
	Dozers	3	8
	Scrapers	5	8
	Stomper	1	8
	Water Truck	1	8
Sewer Water Storm	Excavators	3	8
	Loaders	3	8
	Other Construction Equipment	3	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Street Improvements	Blades	1	8
	Scrapers	2	8
	Skips	2	8
Architectural Coatings	Air Compressors	1	8
Common Area Landscaping	Tractors/Loaders/Backhoes	3	8
Hard Rock Blasting Activities	N/A	N/A	N/A

(Urban Crossroads, 2015a, Table 3-3)

Table 3-5 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	272	DU	51	152	204	171	100	272	2,589

(Urban Crossroads, 2014b, Table 4-2)



Source(s): Fire Safe Planning Solutions (12-15-14)

Figure 3-16

NOT TO SCALE

PROPOSED FUEL MODIFICATION ZONES

would consist of a Zone B fuel modification area with a radiant heat wall running the length of the project. From lots 137 to 148 and lot 157 there would be a 15-foot Zone A fuel modification area, as well as a Radiant Heat wall. Lot 149 would have a minimum 20-foot Zone B fuel modification area along the manufactured slope behind the rear yard, with a radiant heat wall constructed at the property line. Along the northwestern edge of the Project site there would be a minimum 40-foot total fuel modification area. At lot 197 the 40-feet would be off-set from the project boundary, with a 12 to 17 foot Zone A on the private homeowner lot and a 23 to 28 foot Zone B along the HOA maintained area, as well as a radiant heat wall between the Zone A and B. Along lots 198, 200 and 215 there would be a 40-foot Zone B with a radiant heat wall at the top of slope at the limits of the fuel modification.

Finally, along the southern portions of the project along lots 10 through 31and 84 through 93, where there will be an adjoining open space within the Project site, there would be a minimum 35-foot total fuel modification consisting of a 15-foot Zone A fuel modification area within the private homeowner lots, and a 10-foot Zone B fuel modification area within the HOA maintained areas, with a radiant heat wall at the rear par property line.

3.2.3 Related Environmental Review and Consultation Requirements

Subsequent to approval of GPA 01127, CZ 07844, TTM 36730, and AG 01046, additional discretionary and/or ministerial 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, storm water permit(s) pursuant to the National Pollutant Discharge Elimination System (NPDES), and state and federal resource agency permits. Table 3-6, *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 3-6 or not.

Table 3-6 Matrix of Project Approvals/Permits

Public Agency	Approvals and Decisions
Riverside County	
Proposed Project – Riverside County Discretionary Approvals	
Riverside County Planning Commission	• Provide recommendations to the Riverside County Board of Supervisors whether to approve General Plan Amendment No. 01127, Change of Zone No. 07844, Tentative Tract Map No. 36730, and Agricultural Preserve Disestablishment No. 01046. • Provide recommendations to the Riverside County Board of Supervisors regarding adoption of this IS/MND.
Riverside County Board of Supervisors	• Approve, conditionally approve, or deny General Plan Amendment No. 01127, Change of Zone No. 07844, Tentative Tract Map No. 36730, and Agricultural Preserve Disestablishment No. 01046. • Reject or adopt this IS/MND along with appropriate CEQA Findings.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	• Approve implementing Final Maps, Plot Plans, and/or Site Plans as may be appropriate. • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans. • Issue Encroachment Permits. • Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
Regional Water Quality Control Board	• Issuance of a stormwater permit and a Section 401 Permit pursuant to the Clean Water Act.
California Department of Fish and Wildlife	• Issuance of a Section 1602 Streambed Alteration Agreement.
U.S. Army Corps of Engineers	• Issuance of a Section 404 Permit pursuant to the Clean Water Act.
Riverside County Flood Control and Water Conservation District	• Approval of planned drainage improvements.
Western Municipal Water District	• Issuance of permits/approvals for required water and sewer improvements.

APPENDIX A:

INITIAL STUDY/ENVIRONMENTAL ASSESSMENT NO. 42710

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42710
Project Case Type (s) and Number(s): General Plan Amendment (GPA01127), Change of Zone (CZ07844), Tentative Tract Map (TTM36730), and Agricultural Preserve Disestablishment (AG01046).

Lead Agency Contact Person:	Damaris Abraham
Telephone Number:	(951) 955-5719
Lead Agency Name:	County of Riverside Planning Department
Lead Agency Address:	P.O. Box 1409, Riverside, CA 92505-1409
Applicant Contact Person:	Bill Holman
Telephone Number:	(949) 729-1221
Applicant's Name:	CF/CDG Lake Ranch Venture, LLC
Applicant's Address:	23 Corporate Plaza Drive, Suite 246; Newport Beach, CA 92660
Engineer's Name:	MDS Consulting
Engineer's Address:	17320 Redhill Avenue, Suite 350, Irvine, CA 92614

I. PROJECT INFORMATION

A. Project Description: The proposed Project consists of applications for a General Plan Amendment (GPA01127), Change of Zone (CZ07844), Tentative Tract Map (TTM 36730), and an Agricultural Preserve Disestablishment (AG01046). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below. Please refer to the introduction to this Initial Study/Mitigated Negative Declaration (IS/MND) for a detailed description of the proposed Project and its associated construction and operational characteristics.

General Plan Amendment No. 01127: General Plan Amendment No. 01127 (GPA01127) proposes to redesignate a portion of the Project site from "Community Development - Commercial Retail (CR)," to "Community Development - Medium Density Residential (MDR)," which would allow for development of the site with residential densities ranging from 2.0 to 3.0 dwelling units per acre (du/ac) pursuant to LMWAP El Sobrante Policy Area Policy 1.2.

Change of Zone No. 07844: Change of Zone No. 07844 (CZ070844) proposes to redesignate the entire 103.62-acre Project site from "Light Agriculture (A-1-10)" to "Planned Residential (R-4)" on the southern 76.75 acres of the site and "One-Family Dwellings (R-1)" on the northern approximately 26.87 acres. The R-1 zoning designation would allow for single-family residential development on minimum 7,200 s.f. lot sizes, while the R-4 zoning designation would allow for planned community residential uses in the southern portions of the site. The proposed zoning designations would implement and be fully consistent with the site's proposed MDR land use designation, which allows for single-family residential development at densities ranging from 2.0 to 3.0 du/ac (pursuant to LMWAP El Sobrante Policy Area Policy 1.2) and lot sizes ranging from 5,500 to 20,000 s.f. in size. It should be noted that although the MDR land use designation indicates lot sizes should not be smaller than 5,500 s.f., the General Plan encourages clustering in all residential designations, indicating that lot sizes smaller than 5,500 s.f. are allowed (Riverside County, 2003a, p. 18).

Tentative Tract Map No. 36730: Tentative Tract Map No. 36730 (TTM 36730) proposes to subdivide the 103.62-acre site into 272 residential lots on approximately 53.32 acres; a park site on 2.18 acres; water quality/detention basins on 3.11 acres; sewage lift station on 0.17 acre; MSHCP Riparian/Riverine Avoidance and Mitigation areas on 7.14 acres; MSHCP

Riparian/Riverine Mitigation Area on 1.19 acres; open space on 6.91 acres; and circulation facilities (including on-site portions of McAllister Street and El Sobrante Road) on 29.60 acres.. Off-site improvements also are proposed as part of TTM 36730 include 7.9 acres that would be graded off-site in association with the proposed Off-Site Basin located south of El Sobrante Road (7.7 acres); improvements to El Sobrante Road along the Project's frontage (0.1 acre); the construction of an inlet structure to convey flows beneath El Sobrante Road (0.1 acre), and off-site improvements within existing roadway alignments to provide domestic water and sewer service to the Project site (<0.1 acre). A detailed description of the various land uses that would result from the approval of TTM 36730 is provided in Section 3.0, *Project Description*, of this IS/MND.

Agricultural Preserve Cancellation and Disestablishment No. 01046: As part of the Project, an application has been filed to cancel the Williamson Act contract on the entirety of the El Sobrante No. 3 Agricultural Preserve and disestablish the El Sobrante No. 3 Agricultural Preserve which is coterminous with the Project site.. Upon cancellation and disestablishment of the El Sobrante 3 Agricultural Preserve, urban-level development would be permitted on-site, and the County would assess the land owner for the amount of fees that otherwise would have been imposed pursuant to Government Code § 51283.

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

C. Total Project Area: 103.62 acres

Residential Acres: 53.32	**Lots:** 272	**Units:** 272	**Projected No. of Residents:** 909
Commercial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other: Water Quality/ Detention Basin (2.97 acres); Park Site (2.18 acres); Sewage Lift Station (0.17 acre); MSHCP Riparian/Riverine Avoidance and Mitigation areas (7.14 acres); MSHCP Riparian/Riverine Mitigation Area (1.19 acres); Open Space (6.91 acres); Local Private Streets (24.21 acres); Proposed McAllister Street (1.56 acres); and Proposed El Sobrante Road (3.83 acres).	**Lots:** 22	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** 0

D. Assessor's Parcel No(s): 270-060-010; 270-160-001; 270-170-(009, 010, 011); 270-180-010; and 285-020-006.

E. Street References: Northeast corner of El Sobrante Road and McAllister Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Southeast portion of Section 31 and Southwest portion of Section 32, Township 3 South, Range 5 West, San Bernardo Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The northern portions of the Project site are being used for agricultural production (citrus groves). In the northeastern portion of the site are two residences and three warehouses. The northernmost residence is currently occupied, and an outhouse, metal canopy, and garden are located adjacent to the residence. The southernmost residence is currently vacant, and a garage is located adjacent to the residence. Three warehouses (two metal and one wooden) are located in a locked, fenced area south of the residences. The site

also contains two (2) groundwater irrigation wells in the southeast and northwest portions of the Project site. All areas of the site are unpaved, with the exception of a concrete pad surrounding the three warehouses. A water-filled reservoir also is located in the east-central portion of the Project site. The remaining portions of the site generally consist of former agricultural lands that have become fallow. In the southernmost portions of the site is an existing ephemeral drainage that conveys water from an existing 18-inch storm drain under El Sobrante Road towards the western boundary of the site where the flows discharge to existing storm drainage facilities located in the existing residential development located west of the site. A drainage also occurs partially on-site in the extreme northeast corner of the site. (Environ, 2013, p. 8; Google Earth, 2015)

Existing surrounding land uses include three existing single-family homes located near the northwest corner of the Project site, to the north of which is a mixture of agricultural lands, greenhouses, and several single-family residences and ancillary structures. Remaining areas located north of the Project site consist of undeveloped lands that appear to be regularly disced and a north-south oriented natural drainage. To the west of the Project site is McAllister Street, beyond which is a medium density single-family residential community. To the south of the Project site is El Sobrante Road, beyond which is Lake Mathews. To the east of the Project site are fallow and active agricultural lands, with greenhouses, a single family residence, and multiple sheds occurring near the Project site's southeastern boundary.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project site and off-site impact areas are located within the Lake Mathews/Woodcrest (LMWAP) of the County of Riverside's General Plan. The Project site is currently designated for "Rural Community – Estate Density Residential (RC-EDR)" in the northwest portion of the site; "Rural Community – Low Density Residential (RC-LDR)" in the northeastern and easternmost portions of the site; "Community Development – Medium Density Residential (MDR)" in the south-central portions of the site; and "Community Development – Commercial Retail (CR)" in the southwest corner of the site. The Project site also is located within the El Sobrante Policy Area. Please refer to the discussion and analysis of Land Use and Planning under Issue 28 of this Initial Study for a discussion and analysis of the Project's consistency with the General Plan Land Use Element, the LMWAP, and associated policies.

2. **Circulation:** The proposed Project was reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and or are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project, although both natural drainages would be partially or wholly preserved on-site. The proposed Project meets all applicable Multipurpose Open Space Element Policies.

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. According to the General Plan Safety Element, the Project site is located within and adjacent to a high fire hazard area; the site is traverse by drainages that are subject to 100-year flood hazards; and the site is subject to inundation hazards associated with the Lake Mathews dam. The site is not located in areas containing slopes greater than 25%,

nor is the site subject to hazards associated with slope instability or subsidence. The proposed Project meets all other applicable Safety Element policies.

5. **Noise:** The proposed Project meets all applicable Noise Element policies. In addition, a Noise Study, dated December 11, 2014 and 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 272 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 April 13, 2015 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):** Lake Mathews/Woodcrest Area Plan

C. **Foundation Component(s):** Community Development and Rural Community

D. **Land Use Designation(s):** Rural Community – Estate Density Residential (RC-EDR); Rural Community – Low Density Residential (RC-LDR); Community Development - Medium Density Residential (MDR); Community Development – Commercial Retail (CR).

E. **Overlay(s), if any:** None

F. **Policy Area(s), if any:** El Sobrante Policy Area

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** General Plan land use designations surrounding the Project site include the following: RC-EDR, RC-LDR, and MDR to the north; MDR to the west; "Public Facilities (PF)" and "Open Space – Water" to the south; and RC-LDR and MDR to the east. Areas east and north of the site are located within the El Sobrante Policy Area. There are no land use overlays affecting surrounding areas.

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not within a Specific Plan.

2. **Specific Plan Planning Area, and Policies, if any:** None.

I. **Existing Zoning:** Residential Agriculture, 10-acre minimum lot size (R-A-10)

J. **Proposed Zoning, if any:** "One Family Dwellings (R-1)" and "Planned Residential (R-4)"

K. Adjacent and Surrounding Zoning: ""Residential Agriculture, 5-acre minimum lot size (A-1-5)" and "Residential Agriculture, 5-acre minimum lot size (R-A-5)" to the north; "One-Family Dwellings (R-1)" and "Specific Plan Zone (SP Zone)" to the west; "Watercourse, Watershed and Conservation Areas (W-1)" to the south; and A-1-10 and "Light Agriculture with Poultry (A-P) to the east.

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.

☐ Aesthetics	☒ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☒ Transportation / Traffic
☒ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems
☒ Biological Resources	☐ Mineral Resources	☐ Other:
☒ Cultural Resources	☒ Noise	☐ Other:
☒ Geology / Soils	☐ Population / Housing	☒ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ 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	Date
Damaris Abraham	For Steve Weiss, Planning Director
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: LMWAP Figure 9, "Lake Mathews/Woodcrest Area Plan Scenic Highways;" On-site Inspection.

Findings of Fact:

a) According to Figure 9 of the LMWAP, El Sobrante Road between Mockingbird Canyon and La Sierra Avenue, and La Sierra Avenue between Cajalco Road and approximately 1.25 miles north of El Sobrante Road, are identified as "County Eligible" scenic highways. Due to the Project site's distance from La Sierra Avenue (approximately 0.85 mile) and intervening topography, landscaping, and development, the Project has no potential to affect views from La Sierra Avenue. Although El Sobrante Road is not an officially designated scenic corridor, the Project nonetheless has the potential to result in adverse visual impacts to nearby segments of this roadway.

To help illustrate the existing aesthetic conditions of the Project site and its immediate surroundings, a photographic inventory was conducted on July 8, 2014 by T&B Planning. Figure EA-2, *Site Photos Key Map*, along with the four (4) site photographs shown on Figure EA-3 and Figure EA-4, depict the existing conditions of the Project site as viewed from the four distinct vantage points, and include views from the Project's southwestern, northwestern, northern, and southeastern boundaries. Provided below is a brief description of the various elements depicted in the photographs.

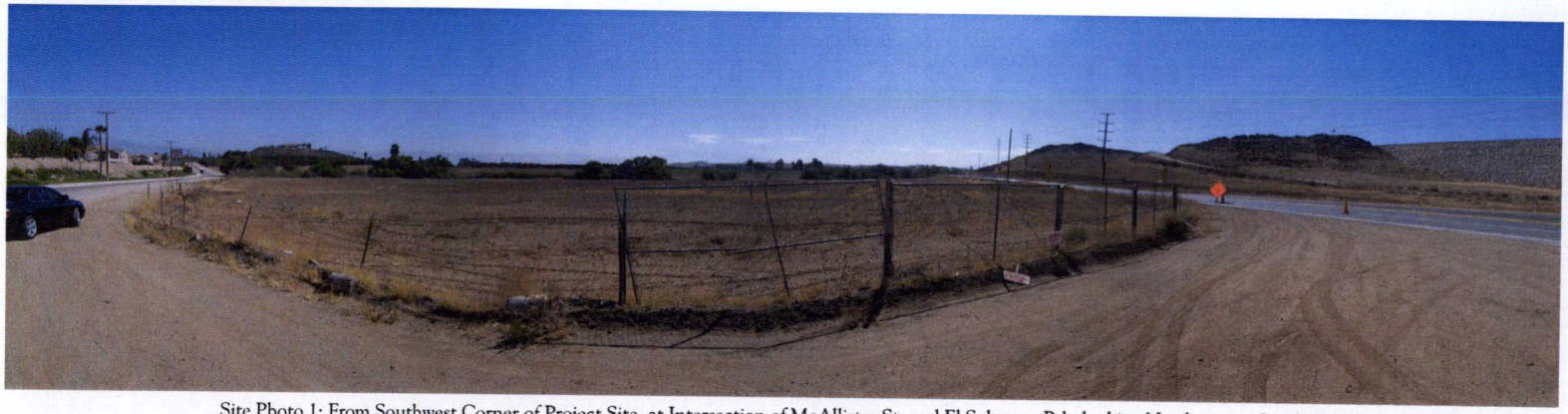
- *Site Photo 1, Figure EA-3*: Site photo 1 depicts the Project site from the southwest corner facing northeast. As seen in this view, the foreground consists of disturbed, non-vegetated ground beyond which is chain link and three wire fencing. Views within the Project site from this vantage are primarily that of disturbed fallow agricultural lands, with vegetation associated with the southern on-site ephemeral stream visible on the horizon. At the right-hand portion of this photo is El Sobrante Road, which is a partially improved roadway with several visible electrical poles along the edge of the roadway. South of El Sobrante Road are several small hillsides, with natural



Figure EA-1

SITE PHOTOS KEY MAP

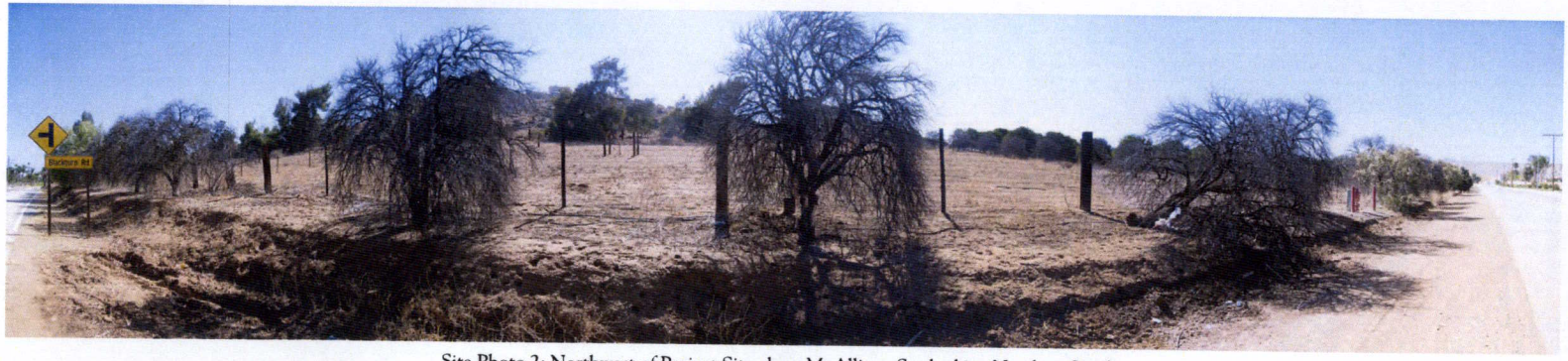
Northwest



Southeast

Site Photo 1: From Southwest Corner of Project Site, at Intersection of McAllister St. and El Sobrante Rd., looking Northwest to Southeast

North

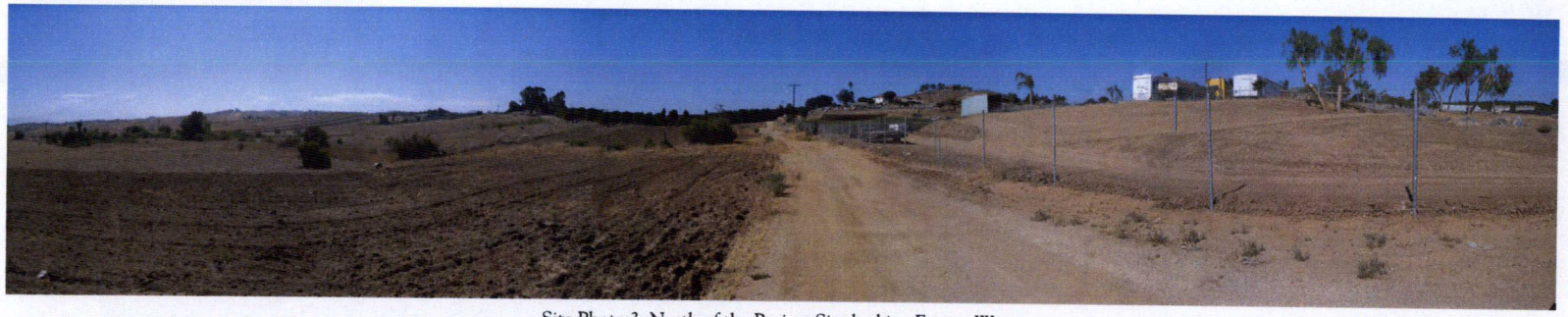


South

Site Photo 2: Northwest of Project Site along McAllister St., looking North to South

Figure EA-2

East



West

Site Photo 3: North of the Project Site looking East to West

West



East

Site Photo 4: From Southeast Corner of Project Site, along El Sobrante Rd., looking West to East

Figure EA-3

SITE PHOTOS 3 AND 4

vegetation visible near the tops of the hill forms. At the extreme right hand side of the photo and south of El Sobrante Road is a rocky embankment associated with Lake Mathews. In the left hand portion of the photo, McAllister Road is visible. Along the western edge of McAllister Street is a landscaped parkway with power poles, a solid block wall, and existing single family residences.

- *Site Photo 2, Figure EA-3*: Site photo 2 depicts the Project site from the northwestern boundary of the site along McAllister Street. As can be seen at the extreme left and right hand portions of the photo, McAlister Road is only partially improved on the western alignment of the roadway, beyond which is a planned residential community surrounded by solid block theme walls. Also shown at the right and left hand portions of this photo, the eastern edge of McAllister Street is bordered by existing trees, with the trees in the foreground of this view comprising dead or dying trees. Beyond the three-wire fencing and wooden poles visible in the foreground is fallow agricultural land, beyond which is a natural hillside. In the distance in the right-center portion of the photograph, the existing on-site orchards are visible. Also visible are a number of power poles along the western edge of the McAllister Street.

- *Site Photo 3, Figure EA-4*: Site photo 3 depicts views towards the Project site from approximately 500 feet north of the north-central Project boundary, looking south. Although this vantage point is located easterly of McAllister Street, this view nonetheless represents distant views of the Project site as would be visible to southbound traffic on McAllister Street. From this vantage, an unimproved roadway dominates the center portion of the photo. To the left (east) of this roadway are fallow agricultural lands that appear to have been recently tilled. At the right hand portion of this photo (and west of the dirt roadway) is a graded and fully disturbed site surrounded by chain link fencing. In the central portion of the photo along the horizon, the existing on-site groves are visible, as are several existing rural residential homes located at the upper elevations of a natural hill form. Vegetation associated with the natural drainage that occurs in the northeastern portion of the Project site also is visible in the left hand portion of the photo.

- *Site Photo 4, Figure EA-4*: Site photo 4 depicts the Project site from the southeastern corner of the Project site looking northwest. As shown in this photo, a dirt roadway is visible in the foreground, beyond which is chain link fencing with an access gate that is covered with hub caps. Power poles are visible along the right side of the dirt road. To the right of the dirt road in the distance are a number of trees, with palm trees associated with an existing nursery site visible at the extreme right portion of the photo. In the left portion of the photo is natural vegetation associated with the on-site ephemeral stream located in the southern portion of the Project site. In the distance in the central portion of the photo, and left of the dirt access road, is fallow agricultural land that characterizes views of the southern portions of the site. In the center of the photo in the horizon is a small hill form with several existing rural residences located at the upper elevations of the hill.

The Project proposes to develop the Project site as a planned community consisting of 272 homes with on-site roadways, residential street lighting, a park site, water quality/detention basins, 14 open space lots, and roadway dedications (including portions of El Sobrante Road and McAllister Street). The on-site portions of the hillside located in the northwestern portion of the site would be contour graded to create 2:1 cut slopes at a maximum height of approximately 45 feet to facilitate residential development. The proposed Project would plant vegetation and landscaping along El Sobrante Road and proposes a buffer of landscaping between El Sobrante Road and the proposed development. Additionally a perimeter block wall would be located between the proposed landscaping along El Sobrante Road and Lot B, which generally would be retained in its natural state. Additionally, the

proposed Project has been designed to control the mass of the proposed homes via articulation of the building facades, attention to rooflines, and variation in vertical and horizontal planes, all of which effectively reduce the visual mass of the proposed homes. Proposed development on-site would be similar in character to the existing medium density residential neighborhood located immediately west of the Project site. Compliance with the Project's Development Plan (as described in IS/MND Section 3.1.2) would ensure that the proposed Project does not result in offensive views that would adversely affect views along El Sobrante Road. Based on the foregoing analysis, the proposed Project would result in a less than significant impact with regards to scenic highways, and no mitigation would be required.

b) The proposed Project calls for a planned residential community that consists of 272 single family residential lots; a park site; three water quality/detention basins; a sewage lift station; three MSHCP Mitigation/Avoidance lots;14 open space lots; local streets; and improvements to McAllister Street and El Sobrante Road, none of which would be considered aesthetically offensive. As discussed in IS/MND Section 3.1.2, the proposed Project would be required to comply with the landscaping plan, wall and fence plan, and architectural design guidelines set forth in the Project's Development Plan. The standards set forth in the Development Plan would ensure that future development on-site does not create an aesthetically offensive site open to public view. Additionally, and as discussed in IS/MND Section 3.2.2.C, all common open space areas on-site would be maintained by the Project's HOA. With respect to the visual character of the surrounding area, the proposed Project would be compatible with the single family homes located to the west of the site. As such, impacts due to the creation of an aesthetically offensive site open to public view would be less than significant.

The topography of the Project site is generally flat with gently rolling hills along the northern boundary. Elevations on the Project site range from the lowest of approximately 1,225 feet above mean sea level (amsl) within an existing drainage (Drainage B) located in the northeastern corner of the Project site, to a high of approximately 1,343 feet amsl on the hillside in the northwestern portion of the project site. The majority of the Project site (i.e., within the central portions of the site) is relatively level and ranges in elevation from approximately 1,240 amsl to 1,300 feet amsl (PCR, 2015a, p. 1). The Project site consists primarily of agriculture fields dominated by agriculture (citrus groves), ruderal, and disturbed areas, with smaller patches of native vegetation including brittle bush scrub, black willow scrub, arroyo willow scrub and mulefat scrub. (PCR, 2015a, p. 17)

The Project site consists of mostly flat, dry dirt/rocky land, with some low lying vegetation scattered throughout. The site does not contain any substantial trees or rock outcroppings; therefore there is no potential for the Project to result in damage to such scenic resources. There are currently orchards on site; however, the removal of these trees would not result in a significant aesthetic impact because the orchards would be replaced by tree-lined streets within the Project site (as depicted in IS/MND Appendix M). The only potentially unique or landform feature in the on the Project site is the hill in the northwest portion of the site. Although the Project proposes to create manufactured slopes along this hillside at heights up to 45 feet, the proposed grading has been designed to contour to approximate the existing conditions of this hillform, while there would be no Project-related impacts to the upper elevations of this hillform. Furthermore, the upper elevations of this hillform already are developed with residential uses. Additionally, future residential development on-site would be limited to a maximum height of 40 feet, as required by Riverside County Zoning Ordinance Article IV 6.2.a. Moreover, due to the lack of improved roadways on-site, the Project site does not offer any public vantage points of this topographic landform under existing conditions. Views of this landform still would be afforded along McAllister Street and from other areas in the County located northerly of the

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

Project site. Accordingly, impacts to scenic vistas resulting from Project implementation would be less than significant. Thus, with implementation of the proposed Project, the visual integrity of this hillform would remain intact and off-site views of this hillform would not be significantly affected. Based on these considerations, impacts to the existing hillform that partially occurs on-site would be less than significant.

As indicated in the above analysis, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view; therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: GIS database (Riverside County, 2013), Ord. No. 655 (Regulating Light Pollution); Ord. No. 915 (Ord. No. 915); LMWAP, Figure 6 (Mt. Palomar Nighttime Lighting Policy).

Findings of Fact: Riverside County Ordinance No. 655, as well as the LMWAP, identify portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 48 miles northwest of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Ord. No. 915) which regulates outdoor lighting and would serve to minimize impacts associated with Project lighting. Because the Project site is located more than 45 miles from the Mt. Palomar Observatory, and because the Project would be subject to the provisions of Ord. No. 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials, Ord. No. 915 (Regulating Outdoor Lighting); Ord. No. 461; Riverside County, 2003a.

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

Findings of Fact:

a & b) All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Ord. No. 915) which regulates outdoor lighting. Compliance with Ord. No. 915 would be assured through future County review of building permit applications. As a proposed residential community, lighting elements that would be installed for the Project would be of low intensity and residential in character, and would not result in the exposure of on-or off-site residential property to unacceptable light levels. Street lights also would be required along the segment of El Sobrante Road and McAllister Street. All proposed street lighting on- and off-site would be required to comply with the provisions of the County's Public Road Standards, which implement the provisions of County Ordinance No. 461. The County's Public Road Standards require that all street lights installed within the public right-of-way must comply with the following requirement: "Luminaires shall be full cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed on- and off-site would not create a new source of substantial light or glare which would affect day or nighttime views, and further would ensure that street lights do not expose residential property to unacceptable light levels. Accordingly, and assuming mandatory compliance with Riverside County Ordinance No. 915 and the County's Public Road Standards, the proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, nor would the Project expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☒	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Source: General Plan, Figure OS-2 (Agricultural Resources); California Department of Conservation Farmland Mapping and Monitoring Program; GIS database; United States Department of Agriculture Soils for Western Riverside County; Project Application Materials.

Findings of Fact:

a) According to the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site includes approximately 0.41 acre classified by the FMMP as "Urban-Built Up Land," approximately 12.07 acres classified by the CDC as "Other Land," approximately 56.57 acres of Farmland of Local Importance, approximately 12.92 acres of Farmland of Statewide Importance, and approximately 12.63 acres of Unique Farmland. Additionally, the off-site area proposed for development with a detention basin contains Farmland of Local Importance and Other Land. Unique Farmland and Farmland of Statewide Importance are considered "Important Farmland" under CEQA. With implementation of the proposed Project, approximately 98.99 acres of the Project site, including areas containing Important Farmland types, would be permanently converted to non-agricultural use. Construction of the Off-Site Basin also would preclude agricultural activities on approximately 7.7 acres, although no Important Farmland types occur within areas subject to disturbance in association with the off-site detention basin.

Although the Project would result in the conversion of Important Farmland to a non-agricultural use, in 2003 Riverside County approved an update to its General Plan as part of the Riverside County Integrated Project (RCIP). The resulting conversion of farmland to non-agricultural use was addressed as part of the Program EIR for the RCIP General Plan (SCH No. 2002051143), which was approved by the Riverside County Board of Supervisors on October 7, 2003. The Program EIR identified several unmitigable significant impacts to the environment, including impacts to agricultural resources. Pursuant to CEQA, Riverside County was required to make certain findings and adopt a Statement of Overriding Considerations for these unmitigable impacts in order to certify the Program EIR. With respect to agriculture, Riverside County made the following finding:

> *While the implementation of proposed General Plan policies would help reduce the conversion of agricultural lands to urban uses, the potential loss of Prime, Unique, or Statewide Important farmland remains a significant unavoidable impact. The Board finds that there are no feasible mitigation measures or alternatives that the Board could adopt at this time which would reduce this impact to a less-than-significant level. This impact, therefore, remains significant and unmitigable. To the extent that this adverse impact will not be eliminated or lessened to an acceptable (less-than-significant) level, the Board finds that specific economic, legal, social, technological, or other considerations identified in the Statement of Overriding Considerations support approval of the Project, despite unavoidable residual impacts.*

The Project site is identified by the adopted General Plan for development with Residential and Commercial Retail land uses, and impacts associated with the site's conversion from agriculture to residential and urban land uses were evaluated and disclosed as significant and unavoidable as part of the analysis contained in the 2003 General Plan EIR. While the proposed Project seeks to change the site's land use designation to allow for development of the site with residential, water quality/detention basin, park, sewage lift station, and open space land uses, the Project's proposed land uses would not result in an increase in impacts to Important Farmland types beyond the significant and unavoidable impacts identified as part of the 2003 General Plan EIR, for which the Board of Supervisors adopted a Statement of Overriding Considerations in accordance with CEQA Guidelines §15093. The County's land use designation of the site for non-agricultural (residential and commercial retail) development as part of the 2003 General Plan represents an explicit policy decision by the Board of Supervisors.

In addition, soils on the Project site are not considered to be highly productive for farming. The California Revised Storie Index is a soil rating based on soil properties that govern a soil's potential for

cultivated agriculture in California. The Storie Index assesses the productivity of a soil through the degree of soil profile development, texture of the surface layer, slope, and management features which include drainage, microrelief, fertility, acidity, erosion, and salt content. A score ranging from 0 to 100 is determined for each factor and the scores are multiplied together to derive an index rating. The Storie Index ratings were combined into six grade classes as follows: Grade 1 (excellent), Grade 2 (good), Grade 3 (fair), Grade 4 (poor), Grade 5 (very poor), and Grade 6 (non-agricultural). According to the Web Soil Survey data provided by the United States Department of Agriculture Natural Resources Conservation Service, approximately 4.6% of the Project site is not applicable for Storie Index rating. Approximately 20.7% of the Project site has a 'Grade 4-Poor' Storie Index. The remaining 74.7% of the Project site has a 'Grade 3-Fair' Storie Index. Although the proposed Project would convert important Farmland to non-agricultural uses, the Storie Index ratings demonstrate that the soil is not highly suitable for agricultural uses. (USDA, 1971) Moreover, lands to the west are currently developed with medium density residential homes and the Project site occurs at a fairly major intersection, further indicating that long-term agricultural use is not viable on the Project site.

Accordingly, although implementation of the proposed Project would permanently impact approximately 12.92 acres of Farmland of Statewide Importance and approximately 12.63 acres of Unique Farmland, the conversion of Important Farmland to non-agricultural land uses was fully accounted for in the County's 2003 General Plan EIR. Additionally, the Storie Index for the approximately 12.92 acres of Farmland of Statewide Importance and approximately 12.63 acres of Unique Farmland is "Grade 3-Fair," which implies the soils in these areas are not ideal for agricultural uses, and would therefore be less suitable to maintain agricultural uses in the long term as compared to other properties that are designated as Important Farmland. Because the Project would not result in any new or more severe impacts to Important Farmland beyond what was evaluated in the RCIP General Plan EIR, and because the USDA Storie soil ratings on-site demonstrate that the site is not highly productive with respect to agricultural resources, Project impacts to Important Farmland would be less than significant.

b) The Project site is currently zoned as "Light Agriculture (A-1-10)", which allows for residential development and limited agricultural uses (Riverside County, 2014, § 348.4773). The Project proposes to change the site's existing zoning designation to "Planned Residential (R-4)" on the southern 76.75 acres of the site and "One-Family Dwellings (R-1)" on the northern approximately 26.87 acres, which would preclude future use of the site for agricultural production. Although the conversion of the site from agricultural production to residential development represents a zoning change, environmental impacts associated with the conversion are evaluated throughout this Initial Study/Mitigated Negative Declaration (IS/MND) and impacts either would not occur, would be less than significant, or would be reduced to below a level of significance with mitigation. Accordingly, although the proposed Project would conflict with the site's existing agricultural use and zoning designation, there would be no additional impacts to the environment beyond what is already identified and mitigated for by this IS/MND.

According to the Department of Conservation Williamson Act mapping, lands on the project site are designated as Williamson Act Non-Prime Agricultural Land and Williamson Act Prime Agricultural Land, both of which are part of the El Sobrante Agricultural Preserve No. 3 (Map No. 528 A) (CDC, 2012). Riverside County recorded a Notice of Nonrenewal for the Project site on April 15, 2014 (County Case No. AGN00165). In addition, the Project Applicant has filed an application to cancel the Williamson Act contract on the entirety of the El Sobrante No. 3 Agricultural Preserve and disestablish the El Sobrante No. 3 Agricultural Preserve, which is coterminous with the Project site. Pursuant to

California Government Code § 51282, land owners may petition the Riverside County Board of Supervisors for cancellation, subject to one of the following findings:

- That the cancellation is consistent with the purposes of [Government Code § 51280 et seq.]; or
- That cancellation is in the public interest.

California Government Code § 51282(b) clarifies that a proposed cancellation would be consistent with the purposes of Government Code § 51280 et seq. if the certain findings can be made by the Riverside County Board of Supervisors. Provided below are the findings, along with the relevant discussion demonstrating Project consistency with each finding.

- Finding 1: That the cancellation is for land on which a notice of nonrenewal has been served pursuant to California Government Code § 51245.

As noted above, Riverside County approved a Notice of Nonrenewal for the Project site on April 15, 2014, consistent with Finding 1.

- Finding 2: That cancellation is not likely to result in the removal of adjacent lands from agricultural use.

There are no components of the proposed Project that would induce urban level development on any nearby properties currently being used for agricultural production. Additionally, many lands in the Project vicinity are subject to separate Williamson Act Contracts, which would discourage their conversion to non-agricultural use.

- Finding 3: That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.

The cancellation proposed by the Project would facilitate the development of urban-level residential development on the property. Although the Project proposes to change a portion of the site's existing General Plan land use designations from "Community Development - Commercial Retail (CR)" to "Community Development - Medium Density Residential (MDR)," such a land use change is substantially conforming to the site's existing General Plan land use designations of "Rural Community – Estate Density Residential (RC-EDR)," "Rural Community – Low Density Residential (RC-LDR)," and "Community Development – Medium Density Residential (MDR)."

- Finding 4: That cancellation will not result in discontiguous patterns of urban development.

As shown on MND Figure 2-1, the Project site abuts existing medium density residential development located to the west.~~; thus, the Project would not result in discontiguous patterns of development.~~ In addition, there are planned residential developments to the north and east of the Project site. Development of the Project site would create a more contiguous pattern of urban development based on the existing and planned uses surrounding the Project site to the north, east, and west of the site. Thus, the Project would not result in discontiguous patterns of development.

- Finding 5: That there is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.

The Project vicinity does not contain any non-contracted land which is both available and suitable for development with medium density residential land uses. This is because surrounding lands are not available for development (including areas immediately surrounding Lake Mathews), many existing properties east of the Project site are subject to Williamson Act Contracts, and lands to the northeast of the Project site contain sensitive drainages and steep hillsides that are not conducive to medium density residential uses. In addition, development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land. Land to the west of the Project site is an existing residential development, and lands to the north and east of the Project site are also planned for residential uses. Thus, development of the contracted land would create a contiguous pattern of urban development in the area.

Accordingly, and based on the foregoing analysis, the Project's proposed cancellation would be consistent with the purposes of Government Code § 51280 et seq., and a conflict with the Williamson Act provisions would not occur. Furthermore, impacts to the environment associated with the cancellation of the existing agriculture preserve and development with medium density residential uses have been evaluated throughout this IS/MND, which concludes that such impacts either would not occur, would be less than significant, or would be reduced to below a level of significance with mitigation. Therefore, Project impacts due to a conflict with Williamson Act contracted lands would be less than significant.

c) Zoning designations surrounding the site include "Residential Agriculture, 5-acre minimum lot size (A-1-5)" and "Residential Agriculture, 5-acre minimum lot size (R-A-5)" to the north; "One-Family Dwellings (R-1)" and "Specific Plan Zone (SP Zone)" to the west; "Watercourse, Watershed and Conservation Areas (W-1)" to the south; and A-1-10 and "Light Agriculture with Poultry (A-P)" to the east. The A-1-5, R-A-5, A-1-10, and A-P zoning designations all allow for varying types and intensities of agricultural use. Land uses surrounding the site include single family residential to the west; vacant land, agriculture, single family residential, greenhouses and open space to the north; open space, fallow agriculture, greenhouses and single family residential to the east; and open space and Lake Matthews to the south.

The existing agricultural uses and zoning to the north and east of the Project site all occur within 300 feet of the Project site. Due to the proximity of existing agriculturally zoned property and agricultural uses, the Project has the potential to directly or indirectly conflict with agricultural operations. However, the proposed Project would be required to comply with Riverside County Ordinance No. 625.1. Ordinance No. 625.1 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Ordinance No. 625 also requires notification to future residents of the Project at the time homes are purchased that agricultural operations are on-going in the area and that such uses may not be the subject of nuisance complaints.

Mandatory compliance with Ordinance No. 625 would ensure that any potential conflicts between proposed residential uses on-site and existing agricultural operations within 300 feet of the site do not occur, thereby ensuring that impacts are less than significant. No mitigation beyond mandatory compliance with Ordinance No. 625 would be required.

d) Implementation of the proposed Project would replace the site's existing agricultural uses with residential development. According to Riverside County GIS, there are lands surrounding the Project site that are designated as Farmland of Local Importance, Unique Farmland, and Farmland of

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

Statewide Importance (Farmland). It could be argued that placing a residential development near existing agricultural uses could result in the conversion of Farmland due to the conflict between the residential and agricultural land uses. However, and as discussed under the analysis of Threshold 4.c), mandatory compliance with Ordinance No. 625 would ensure that implementation of residential uses on-site does not result in conflict with existing agricultural uses. Thus, Ordinance No. 625 would prevent changes that could result in the conversion of Important Farmland to non-agricultural use because the existing agricultural uses could not be considered a nuisance. Accordingly, no impact would occur, and no mitigation would be required beyond mandatory compliance with Ordinance No. 625.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: General Plan, Figure OS-3 (Parks, Forests and Recreation Areas); Project Application Materials.

Findings of Fact:

a, b & c) No lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production. The Project therefore would have no potential to conflict with timberland or forest land zoning designations, nor would the Project result in the loss of forest land or conversion of forest land to non-forest use. There are no components of the proposed Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source: *Lake Ranch (TTM No. 36730) Air Quality Impact Analysis*, Urban Crossroads, Inc., April 13, 2015; *Final 2012 Air Quality Management Plan,* South Coast Air Quality Management District, December 2012; California Air Resources Board, 2009; *SCAQMD Air Quality Significance Thresholds.* South Coast Air Quality Management District, March 2011; LMWAP Figure 3, *Lake Mathews/Woodcrest Area Plan Land Use Plan.*

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP for the SCAB, on December 7, 2012. The 2012 SCAQMD AQMP is based on motor vehicle projections provided by the California Air Resources Board (CARB) in their EMFAC 2011 model and demographics information provided by the Southern California Association of Governments (SCAG). (Urban Crossroads, 2015a, pp. 41-42)

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

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

  Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) were exceeded. As evaluated as part of the Project LST analysis under Thresholds 6.b) and 6.c), the Project's localized construction-source emissions would not exceed applicable LSTs. The Project regional analysis demonstrates that Project operational-source emissions would not exceed applicable thresholds, and would therefore not result in or cause violations of the CAAQS and NAAQS. On the basis of the preceding discussion, the Project is determined to be consistent with the first criterion. (Urban Crossroads, 2015a, p. 42)

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

  The 2012 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the County of Riverside General Plan is considered to be consistent with the AQMP. (Urban Crossroads, 2015a, p. 42)

  Peak daily emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of a majority of the site occurring during construction activities. Thus, construction activities would be consistent with the AQMP assumptions. (Urban Crossroads, 2015a, pp. 42-43)

  A project would conflict with the AQMP if it will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase. The AQMP indicates that key assumptions to use in this analysis are population number and location and a regional housing needs assessment. The parcel-based land use and growth assumptions and inputs used in the Regional Transportation Model run by the SCAG that generated the mobile inventory used by the SCAQMD for the AQMP are not available. However, the Project proposes to develop the site with up to 272 single family homes, resulting in an overall Project density of 2.6 dwelling units/acre.

  Based on the assumptions utilized in the County's Draft 2013 General Plan Update (refer to Draft General Plan Appendix E-1), and utilizing the mid-point buildout projections, development of the Project site with its existing General Plan land use designations of Medium Density Residential (64.4 acres), Rural Community – Estate Density Residential (2.1 acres), and Rural Community – Low Density Residential (22.6), the Project site would be expected to support approximately 260 dwelling units. Additionally, buildout of 12.9 acres of Commercial Retail land uses at its probable floor area ratio (FAR) would yield approximately 194 employees. Based on the population and employment per housing unit specified in Table 6 of Appendix F-1 of the Draft General Plan Update for year 2010, the 194 jobs that would be generated on-site would result in a net increase in the County by 380 residents, which in the Lake Mathews/Woodcrest area would yield approximately 123 new housing units. Thus, development of the property in accordance with its existing General Plan land use designations would result in the equivalent of approximately 383 new homes in the County, which is far more than the 272 dwelling units proposed by the Project. (Riverside County, 2013, Tables E-1, E-3, E-4, E-5, and Appendix F-1, Table 6)

  Because the General Plan identifies the location of future land uses throughout Riverside County, the General Plan serves to identify the future population number and demographic distribution for the County, and is therefore relied upon by SCAQMD for making long-term buildout assumptions. Additionally, and as discussed under the analysis of Threshold 6.b), the Project would not exceed regional thresholds for operational air quality emissions. Accordingly, the proposed Project would be consistent with the growth assumptions used by

the AQMP, and is therefore consistent with the second criterion. (Urban Crossroads, 2015a, p. 43)

As indicated in the above analysis, the Project would not result in or cause NAAQS or CAAQS violations. The Project's proposed land use designation for the subject site also would not increase the development intensities as reflected in the adopted General Plan. As such, the Project would be consistent with the AQMP. Therefore, because the proposed Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant. (Urban Crossroads, 2015a, p. 43)

b & c) The SCAQMD has developed regional and localized significance thresholds for regulated pollutants. Table EA-1, *SCAQMD Regional Thresholds*, summarizes the SCAQMD's regional and localized thresholds. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2011) indicate that any project in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. The proposed Project has the potential to exceed the SCAQMD regional and/or localized emissions thresholds during both Project construction and long-term operation. Each is discussed below. (Urban Crossroads, 2015a, p. 21)

Construction Emissions – Regional Thresholds

Construction activities associated with the proposed Project would result in emissions of Carbon Monoxide (CO), Volatile Organic Compounds (VOCs), Oxides of Nitrogen (NO_x), Oxides Sulfur (SO_X), Particulate Matter ≤ 10 microns (PM_{10}), and Particulate Matter ≤ 2.5 microns ($PM_{2.5}$). Construction related emissions are expected from the following construction activities:

- Demolition
- Grading and Import
- Sewer, Water, and Storm Drain Construction
- Building Construction
- Street Improvements
- Architectural Coatings (Painting)
- Common Area Landscaping
- Hard Rock Blasting Activities
- Hard Rock Crushing Activities
- Construction Workers Commuting (Urban Crossroads, 2015a, p. 24)

For purposes of analysis, it is assumed that construction would commence in May 2015 and will last through December 2016. If construction activities occur at a later date, impacts would be less than disclosed herein due to fleet turnover and greater efficiencies and lower pollutants associated with modern vehicles. Construction duration by phase is shown on Table 3-2 of the Project's Air Quality Impact Analysis (IS/MND Appendix C). The construction schedule utilized in the analysis represents a "worst-case" analysis scenario because if construction were to occur any time after the assumed dates emissions would be lower than estimated, because emission factors for construction activities decrease as the analysis year increases. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per CEQA guidelines. The site-specific construction fleet may vary due to specific needs at the time of construction. The duration of construction activity and associated construction equipment was based on consultation with the Project Applicant. A detailed summary of construction equipment

Table EA-1 SCAQMD Regional Thresholds

Pollutant	Construction	Operations
Regional Thresholds		
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
PM2.5	55 lbs/day	55 lbs/day
Sox	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Localized Thresholds		
CO	1,673.16 lbs/day	1,673.16 lbs/day
NO2	275.12 lbs/day	275.12 lbs/day
PM10	17.32 lbs/day	4.96 lbs/day
PM2.5	8.32 lbs/day	2.16 lbs/day

Note: lbs/day-pounds per day. Localized thresholds for construction and operational emissions are based on SCAQMD look-up tables for a 5-acre disturbance with the nearest sensitive receptors 29 meters away.
(Urban Crossroads, 2015a, Table 3-1)

assumptions by phase is provided in the MND's Project Description in 3.2.1C. (Urban Crossroads, 2015a, p. 23)

The proposed Project is anticipated to be developed with overlapping phases of construction activity. As shown in MND Table 3-3, soil import may overlap with grading activity. Additionally, construction activities associated with building construction, street improvements, and architectural coatings may overlap. Furthermore, it is expected that on-site hard rock blasting and crushing activities could occur at any point during demolition and grading activities. Therefore, the maximum peak daily construction emissions for VOC's, NO_x, SO_2, PM_{10}, and $PM_{2.5}$ in 2015 would be a result of the potential overlap of soil import and grading. In 2016, maximum peak daily construction emissions for VOCs would be due to the potential overlap of building construction, street improvements, and architectural coatings, while the maximum peak daily construction emissions in 2016 for NO_X, CO, SO_2, PM_{10} and $PM_{2.5}$ would be from the potential overlap of soil import and grading activities. As a conservative measure, because hard rock blasting and crushing could overlap with demolition and grading activities, emissions associated with hard rock blasting and crushing were added to the maximum daily emissions. On-site construction equipment from the overlapping construction phase area expected to haul crushed material within the Project site. The emissions associated with on-site hauling of material are thus adequately captured within the analysis due to the fact that scrapers, dozers, and loaders necessary to move blast/crushed material within the Project site are included in the CalEEMod and are reflective of the analysis. (Urban Crossroads, 2015a, p. 27)

Dust is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind

speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). The CalEEMod model was utilized to calculate fugitive dust emissions resulting from this phase of activity. The Project site would require 102,877 cubic yards of soil import in order to balance[1]. (Urban Crossroads, 2015a, p. 23)

It is estimated that the unsuitable rock (hard rock) requiring blasting during construction would comprise approximately 49,553 cubic yards and would generally occur over four distinct areas on the project site. An average of 5,000 s.f. surface area for blasting per day is a reasonable working estimate for analytical purposes. The hard rock/blasting area locations are illustrated on MND Figure 3-14. (Urban Crossroads, 2015a, p. 24)

Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on information from CalEEMod model defaults. (Urban Crossroads, 2015a, p. 25)

SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); Rule 403 (Fugitive Dust); and Rule 1186 / 1186.1 (Street Sweepers). It should be noted that Best Available Control Measures (BACMs) are not mitigation as they are standard regulatory requirements. (Urban Crossroads, 2015a, p. 28)

The estimated maximum daily construction emissions without mitigation are summarized on Table EA-2, *Emissions Summary of Overall Construction (Without Mitigation)*. Construction emissions without mitigation were analyzed assuming model defaults for the hauling distance and the amount of assumed truck trips per day (20 mile two-way haul length / 142 two-way trips per day). Detailed construction model outputs are presented in Appendix 3.2 of the Project's Air Quality Impact Analysis (IS/MND Appendix C). Under the assumed scenario, emissions resulting from the Project construction would exceed criteria pollutant thresholds established by the SCAQMD for emissions of NO_X (before mitigation). This is evaluated as a significant impact of Project construction for which mitigation (in the form of special construction equipment, restricted horsepower-hours per day, and limited truck haul distances/total number of trips per day) would be required. As shown on Table EA-3 through Table EA-8, with implementation of Mitigation Measures M-AQ-2 and M-AQ-3, construction-related emissions would be below the SCAQMD Regional Threshold and would therefore be reduced to a level below significance. (Urban Crossroads, 2015a, p. 28)

[1] It should be noted that the analysis presented in the Project's Air Quality Impact Analysis (IS/MND Appendix C) assumes the net import of approximately 223,000 c.y of earthwork material. As such, impacts associated with the Project's construction phase represent a "worst-case" analysis of potential air quality impacts.

Table EA-2 Emissions Summary of Overall Construction (Without Mitigation)

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	16.27	202.92	137.26	0.23	20.16	11.96
2016	73.16	189.62	130.33	0.23	26.25	13.11
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**73.16**	**202.92**	**137.26**	**0.23**	**31.82**	**14.17**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**YES**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-5)

Table EA-3 Mitigated Construction Emissions at One-Mile Haul Distance and 923 Two-Way Haul Trips per Day

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	12.55	97.34	211.45	0.18	13.49	7.28
2016	69.01	93.59	202.77	0.18	15.50	7.69
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**69.01**	**97.34**	**211.45**	**0.18**	**21.07**	**8.75**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-6)

Table EA-4 Mitigated Construction Emissions at Three-Mile Haul Distance and 513 Two-Way Haul Trips per Day

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	9.47	97.93	151.45	0.19	14.25	7.57
2016	69.01	93.52	146.08	0.19	17.66	8.31
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**69.01**	**97.93**	**151.45**	**0.19**	**23.23**	**9.37**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-7)

Table EA-5 Mitigated Construction Emissions at Five-Mile Haul Distance and 350 Two-Way Haul Trips per Day

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	8.23	97.53	127.49	0.20	14.51	7.67
2016	69.01	93.07	123.45	0.20	18.40	8.52
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**69.01**	**97.53**	**127.49**	**0.20**	**23.97**	**9.58**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-8)

Table EA-6 Mitigated Construction Emissions at Ten-Mile Haul Distance and 204 Two-Way Haul Trips per Day

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	7.18	98.77	106.44	0.20	14.87	7.81
2016	69.01	93.98	103.56	0.20	19.43	8.82
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**69.01**	**98.77**	**106.44**	**0.20**	**25.00**	**9.88**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-9)

Table EA-7 Mitigated Construction Emissions at 15-Mile Haul Distance and 138 Two-Way Haul Trips per Day

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	6.65	97.92	96.60	0.20	14.92	7.82
2016	69.01	93.16	94.26	0.20	19.55	8.85
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**69.01**	**97.92**	**96.60**	**0.20**	**25.12**	**9.91**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-10)

Table EA-8 Mitigated Construction Emissions at 20-Mile Haul Distance and 102 Two-Way Haul Trips per Day

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	6.34	96.77	91.01	0.20	14.88	7.80
2016	69.01	92.10	88.99	0.20	19.46	8.82
Blasting Emissions	--	--	--	--	1.29	0.27
Crushing Emissions	--	--	--	--	4.28	0.79
Maximum Daily Emissions	**69.01**	**96.77**	**91.01**	**0.20**	**25.03**	**9.88**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-11)

Construction Emissions – Localized Significance Thresholds

As previously discussed, the SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs). (Urban Crossroads, 2015a, p. 35) The analysis makes use of methodology included in the SCAQMD Final Localized Significance Threshold Methodology (Methodology) (SCAQMD, 2003).

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of a project are above or below State standards. In the case of CO and NO_2, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. For the nonattainment pollutants PM_{10} and $PM_{2.5}$, background ambient concentrations already exceed state and/or federal standards. LSTs for PM_{10} and $PM_{2.5}$ are therefore based on SCAQMD Rules 403/1303 (construction-source/operational-source

emissions respectively) and are established as an allowable change in concentration. Background concentrations are irrelevant. (Urban Crossroads, 2015a, p. 34)

The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses. (Urban Crossroads, 2015a, p. 34) LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects.

LSTs apply to CO, NO_2, PM_{10}, and $PM_{2.5}$. SCAQMD's Methodology clearly states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs." Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod "on-site" emissions outputs were considered. (Urban Crossroads, 2015a, p. 35)

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, people with preexisting respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather to exercise are defined as "sensitive receptors." The nearest sensitive receptor land uses are the existing residential land uses to the west of the Project site, with the closest sensitive receptor occurring approximately 94 feet (29 meters) from the Project site. (Urban Crossroads, 2015a, p. 35)

Table EA-9, *Maximum Daily Disturbed Acreage*, is used to determine the maximum daily disturbed acreage for use in determining the applicability of the SCAQMD's LST look-up tables. As shown in Table EA-9, the Project could actively disturb approximately 6.5 acres per day during grading activity and thus would exceed the 5 acre per day limit established by the SCAQMD's LST look-up tables. P. (Urban Crossroads, 2015a, p. 38)

Table EA-9 Maximum Daily Disturbed Acreage

Construction Phase	Equipment Type	Equipment Quantity	Acres grader per 8 hour day	Operating Hours per Day	Acres graded per day
Grading	Dozers	3	0.5	8	1.5
	Scrapers	5	1	8	5.0
Total acres graded per day during Grading					6.5

(Urban Crossroads, 2015a, Table 3-15)

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the Federal and/or State Ambient Air Quality Standards. Applicable localized thresholds are as follows (SCAQMD, 2015):

- California State 1-hour CO standard of 20.0 ppm;
- California State 8-hour CO standard of 9.0 ppm;

- California State 1-hour NO_2 standard of 0.18 ppm;
- SCAQMD 24-hour construction PM_{10} LST of 10.4 $\mu g/m^3$; or
- SCAQMD 24-hour construction $PM_{2.5}$ LST of 10.4 $\mu g/m^3$.

Without implementation of applicable mitigation measures, emissions during construction activity would exceed SCAQMD's localized significance thresholds for PM_{10} and $PM_{2.5}$. Table EA-10, *Localized Significance Summary-Construction (without Mitigation),* identifies the unmitigated construction emission levels.. (Urban Crossroads, 2015a, p. 38)

Table EA-10 Localized Significance Summary-Construction (without Mitigation)

On-Site Grading, Blasting, Crushing Emissions	Emissions (pounds per day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Grading Emissions	156.56	100.28	15.89	10.30
Blasting Emissions	–	–	1.29	0.27
Crushing Emissions	–	–	4.28	0.79
Maximum Daily Emissions	**156.56**	**100.28**	**21.46**	**11.36**
SCAQMD Localized Threshold	275.12	1,673.16	17.32	8.32
Threshold Exceeded?	**NO**	**NO**	**YES**	**YES**

(Urban Crossroads, 2015a, Table 3-16)

After implementation of Mitigation MeasureM-AQ-2, emissions during construction activity would not exceed any of the SCAQMD's localized significance thresholds. Table EA-11, *Localized Significance Summary-Construction (with Mitigation),* identifies the localized impacts at the nearest receptor location in the vicinity the Project site after implementation of Mitigation Measure M-AQ-2. (Urban Crossroads, 2015a, pp. 38-39)

Table EA-11 Localized Significance Summary-Construction (with Mitigation)

On-Site Grading, Blasting, Crushing Emissions	Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
Grading Emissions	63.42	63.63	11.66	6.57
Blasting Emissions	–	–	1.29	0.27
Crushing Emissions	–	–	4.28	0.79
Maximum Daily Emissions	**63.42**	**63.63**	**17.23**	**7.63**
SCAQMD Localized Threshold	275.12	1,673.16	17.32	8.32
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-17)

Operational Emissions – Regional Thresholds

Operational activities associated with the proposed Project would result in emissions of ROG, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$. Operational emissions would be expected from the following primary sources (Urban Crossroads, 2015a, p. 31):

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions

Please refer to Section 3.5 of the Project's Air Quality Impact Analysis (IS/MND Appendix C) for a description of the various inputs assumed in the study for each of the above-listed sources. (Urban Crossroads, 2015a, pp. 31-32)

The Project-related operations emissions burdens, along with a comparison of SCAQMD recommended significance thresholds, are shown on Table EA-12, *Summary of Peak Operational Emissions*. Results of the analysis indicate that operation of the Project would not exceed the regional criteria pollutant thresholds established by the SCAQMD, and impacts would therefore be less than significant. It should be noted that the values depicted in Table EA-12 are based on a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards, as required by Mitigation Measure M-AQ-1. (Urban Crossroads, 2015a, p. 32)

Table EA-12 Summary of Peak Operational Emissions (With Project Design Features)

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source	17.89	0.27	22.78	1.19e-3	0.49	0.48
Energy Source	0.24	2.02	0.86	0.01	0.16	0.16
Mobile	11.31	38.65	128.95	0.28	20.34	5.91
Maximum Daily Emissions	**29.43**	**40.93**	**152.59**	**0.29**	**20.99**	**6.55**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Operational Activities – Winter Scenario	Emissions (pounds per day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source	17.89	0.27	22.78	1.19e-3	0.49	0.48
Energy Source	0.24	2.02	0.86	0.01	0.16	0.16
Mobile	11.74	40.24	129.00	0.27	20.35	5.91
Maximum Daily Emissions	**29.87**	**42.52**	**152.65**	**0.28**	**20.99**	**6.56**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-14)

Operational Emissions – Localized Significance Thresholds

Table EA-13, *Localized Significance Summary – Operations (Without Mitigation)*, shows the calculated emissions for the Project's operational activities compared with the applicable LSTs. The LST analysis includes on-site sources only; however, the CalEEMod™ model outputs do not separate on-site and off-site emissions from mobile sources. In an effort to establish a maximum potential impact scenario for analytic purposes, the emissions shown on Table EA-13 represent all on-site Project-related stationary (area) sources, all energy sources, and five percent (5%) of the Project-related mobile sources. Considering that the weighted trip length used in CalEEMod™ for the Project is approximately 16.6 miles, 5% of this total would represent an on-site travel distance for each car and truck of approximately one mile or 5,280 feet; thus, the 5% assumption is conservative and would tend to overstate the actual impact. Modeling based on these assumptions demonstrates that even within broad encompassing parameters, Project operational-source emissions would not exceed applicable LSTs. (Urban Crossroads, 2015a, p. 39) It should be noted that the values depicted in Table EA-13 are based on a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards, as required by Mitigation Measure M-AQ-1.

Table EA-13 Localized Significance Summary – Operations (Without Mitigation)

Operational Activity	Emissions (pounds per day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	**4.47**	**30.16**	**1.69**	**0.96**
SCAQMD Localized Threshold	275.12	1,673.16	4.96	2.16
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

(Urban Crossroads, 2015a, Table 3-12)

The nearest sensitive receptor is located approximately 94 feet (29 meters) west of the Project site within SRA 23. If emissions exceed the LST for a 5-acre site, then dispersion modeling needs to be conducted. Use of the LSTs for a 5-acre site for operational activities is appropriate since this would result in more stringent LSTs because emissions would occur in a more concentrated area and closer to the nearest sensitive receptor than in reality. (Urban Crossroads, 2015a, p. 39)

As shown on Table EA-13, operational emissions would not exceed the LST thresholds for the nearest sensitive receptor. Therefore, the Project would have a less-than-significant localized impact during operational activity. (Urban Crossroads, 2015a, p. 40)

Conclusion

Assuming compliance with Mitigation Measure M-AQ-1, and as indicated in the above analysis, no impacts would occur based on the SCAQMD regional thresholds during long-term operation. Additionally, long-term operation of the proposed Project would not exceed the SCAQMD LSTs. Implementation of the proposed Project does, however, have the potential to exceed both the SCAQMD regional thresholds and localized significance thresholds for PM_{10} and $PM_{2.5}$ during construction activities. Mitigation Measures M-AQ-2 and M-AQ-3 have been imposed on the Project and would reduce the Project's emissions of PM_{10} and $PM_{2.5}$ during construction to below the SCAQMD regional threshold for these pollutants. Accordingly, and as shown in Table EA-3 through Table EA-8, with implementation of the required mitigation, impacts would be reduced to a level below significant.

d) The proposed Project has the potential to expose nearby sensitive receptors to substantial pollutant concentrations during Project construction and long-term operation. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Potential sensitive receptors in the Project vicinity include existing residences that may be located in close proximity to the Project site. Based on an aerial review, the nearest sensitive receptor is an existing residential unit located approximately 94 feet (29 meters) west of the Project site. (Urban Crossroads, 2015a, p. 35)

Construction and Operational LST Analysis

As indicated above under the discussion and analysis of Thresholds 6.b) and 6.c), and as indicated in Table EA-10 and Table EA-11, near-term construction would exceed the SCAQMD's LSTs for PM_{10} and $PM_{2.5}$. After implementation of MM AQ-2, the emissions for near-term construction activity would not exceed the SCAQMD thresholds for PM_{10} and $PM_{2.5}$. Long-term operational activities associated with the proposed Project would not exceed the SCAQMD LSTs for any criteria pollutant, and would be further reduced with implementation of Mitigation Measures M-AQ-2 and M-AQ-3. Accordingly, impacts to nearby sensitive receptors that could occur during construction of the proposed Project would be less than significant. (Urban Crossroads, 2015a, p. 51)

CO "Hot Spot" Analysis

It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when idling at intersections. Vehicle emissions standards have become increasingly more stringent in the last twenty years. Currently, the CO standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations in the Project vicinity have steadily declined, as shown based on historical data presented in Table 2-3 of the Project's Air Quality Impact Analysis (IS/MND Appendix C). (Urban Crossroads, 2015a, p. 40)

A CO "hotspot" would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. At the time of the SCAQMD's 1993 CEQA Air Quality Handbook, the SCAB was designated nonattainment under the California AAQS and National AAQS for CO. As identified within SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of congestion at a particular intersection. To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO "hot spot" analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This hot spot analysis did not predict any violation of CO standards. It can therefore be reasonably concluded that projects (such as the proposed Project) that are not subject to the extremes in vehicle volumes and vehicle congestion that was evidenced in the 2003 Los Angeles hot spot analysis would similarly not create or result in CO hot spots. Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact. The proposed Project would not produce the volume of traffic required to generate a CO hotspot either in the context of the 2003 Los Angeles hot spot study, or based on representative BAAQMD CO

threshold considerations (see Table 3-19 of the Project's air quality impact analysis, IS/MND Appendix C). Therefore, CO hotspots are not an environmental impact of concern for the proposed Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant. (Urban Crossroads, 2015a, pp. 40-41)

Conclusion

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) Under existing conditions, land uses within one mile of the Project site largely consist of residential homes, undeveloped lands, agricultural uses, rural residential uses, and public facilities (including Metropolitan Water District facilities associated with Lake Mathews). There are no uses within one mile of the Project site that comprise a "substantial point source emitter." In addition, according to LMWAP Figure 3, there are no lands within one mile of the Project site that are designated for Industrial land uses. Accordingly, implementation of the proposed Project would not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, and no impact would occur.

f) Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities (Urban Crossroads, 2015a, p. 44).

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction; as such, impacts during construction would be less than significant. Additionally, Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. (Urban Crossroads, 2015a, p. 44) Therefore, odors associated with the proposed Project's construction and long-term operation would be less than significant and no mitigation is required.

Mitigation:

M-AQ-1 (Condition of Approval 80.Planning.019) Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the County Planning Department demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the Project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is

not all-inclusive and other features that would reduce energy consumption and promote energy conservation would also be acceptable):

- Increase in insulation such that heat transfer and thermal bridging is minimized.
- Limit air leakage through the structure and/or within the heating and cooling distribution system.
- Use of energy-efficient space heating and cooling equipment.
- Installation of electrical hook-ups at loading dock areas.
- Installation of dual-paned or other energy efficient windows.
- Use of interior and exterior energy efficient lighting that exceeds the incumbent California Title 24 Energy Efficiency performance standards.
- Installation of automatic devices to turn off lights where they are not needed.
- Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings.
- Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors.
- Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems.
- Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

M-AQ-2 (Condition of Approval 60.Planning.025) The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing the following dust control measures during construction activities.~~" Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust~~, such as earth moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

- During grading activity, all construction equipment (>150 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. The construction contractor shall keep a log of all construction equipment greater than 150 horsepower demonstrating compliance with this requirement, and the log shall be made available for inspection by Riverside County upon request.

- During construction activity, total horsepower-hours per day for all equipment shall not exceed 24,464 horsepower-hours per day. The construction contractor shall keep a log of all gas-powered equipment used during each day of construction, the number of hours each piece of equipment was used, and the total horsepower of all construction equipment used. These logs shall be made available for inspection by Riverside County upon request.

- During grading and ground-disturbing construction activities, the construction contractor shall ensure that all unpaved roads, active soil stockpiles, and areas undergoing active ground disturbance within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete

coverage of disturbed areas by water truck, sprinkler system or other comparable means, shall occur in the mid-morning, afternoon, and after work has been completed for the day.

- Temporary signs shall be installed on the construction site along all unpaved roads and/or unpaved haul routes indicating a maximum speed limit of 15 miles per hour (MPH). The signs shall be installed before construction activities commence and remain in place during the duration of vehicle activities on all unpaved roads unpaved haul routes.

M-AQ-3 (Condition of Approval 60.Planning.026) Prior to issuance of grading permits, the Project Applicant shall identify a location for the importation of soil material. The County shall verify that a note is included on the grading plans indicating that two-way haul trips associated with any soil import activity shall be limited to the following:

- If the haul site location is one mile or less from the Project site, then daily haul trips shall be limited to 923 two-way trips.
- If the haul site location is three miles or less from the Project site, then daily haul trips shall be limited to 513 two-way trips.
- If the haul site location is five miles or less from the Project site, then daily haul trips shall be limited to 350 two-way trips.
- If the haul site location is ten miles or less from the Project site, then daily haul trips shall be limited to 204 two-way trips.
- If the haul site location is 15 miles or less from the Project site, then daily haul trips shall be limited to 138 two-way trips.
- If the haul site location is 20 miles or less from the Project site, then daily haul trips shall be limited to 102 two-way trips.

These notes also shall be specified in bid documents issued to prospective construction contractors. The construction contractor shall keep daily logs of all soil import-related haul trips to and from the Project site, and shall make these logs available to County staff for inspection upon request.

M-AQ-4 (Condition of Approval 10.Planning.023) Prior to issuance of building permits, the Project Applicant shall submit Project design features to the County Planning Department demonstrating that Project design features would satisfy the following:

- Reduce outdoor water use by 30%, consistent with Riverside County Ordinance No. 859.
- Reduce indoor water use by 20% consistent with Division 4.3 of the 2013 CalGreen Residential Mandatory Measures.

Monitoring:

M-AQ-1 Prior to building permit issuance, the County Planning Department shall review the energy demand calculations to verify that the Project achieves a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards.

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

M-AQ-2 Prior to grading or building permit issuance, the County shall verify that the required notes are included on grading plans. During construction activities, the construction contractor shall be responsible for compliance with the idling restriction. The construction contractor also shall allow for inspection by Riverside County staff or its designee to verify compliance.

M-AQ-3 Prior to grading permit issuance, the Project Applicant shall identify a location for the importation of material. The Riverside County Planning Department shall verify that the appropriate note(s) are included on the grading plans based on the distance between the Project site and the haul site. During construction activities, the construction contractor shall be responsible for compliance with the two-way trip restriction. The construction contractor also shall allow for inspection by Riverside County staff or its designee to verify compliance.

M-AQ-4 Prior to building permit issuance, the County Planning Department shall review the Project design features to verify that design features reduce outdoor water use by 30%, consistent with Riverside County Ordinance No. 859 and reduce indoor water use by 20% consistent with Division 4.3 of the 2013 CalGreen Residential Mandatory Measures.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: GIS database (Riverside County, 2014); MSHCP (WRCRCA, 2003); On-site Inspection; *Biological Resources Assessment,* PCR Services Corporation, July 2015; *Results of Focused Burrowing Owl Surveys for the Lake Ranch Project*, PCR Services Corporation, May 21, 2014; *Determination of Biologically Equivalent or Superior Preservation,* PCR Services Corporation, January 2015; *Results of the Special-Status Plant Surveys for the Lake Ranch Off-Site Basin Area*, PCR Services Corporation, July 15, 2015; *Results of the Burrowing Owl Surveys for the Lake Ranch Basin Area*, PCR Services Corporation, June 8, 2015.

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation/planning program for Western Riverside County. The Project site and off-site areas occur within the Lake Mathews/Woodcrest Area Plan portion of the MSHCP but are not within a Criteria Cell, a designated Cell Group, or a subunit within the Lake Mathews/Woodcrest Area Plan that requires conservation of land for inclusion in the MSHCP Conservation Area. The Project site also is not within any cores or linkages (i.e., Special Linkage Areas) as identified on MSHCP Figure 3-2. (PCR, 2015a, p. 56) As such, the Project would only be required to contribute MSHCP Mitigation Fees pursuant to County Ordinance No. 810 (and as enforced by Mitigation Measure M-BR-6).

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

Project Compliance with MSHCP Section 6.1.2

Riparian/Riverine Areas

Section 6.1.2, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*, of the MSHCP provides for the protection of Riparian/Riverine Areas within the MSHCP Plan Area. Riparian/Riverine areas are defined in the MSHCP as "lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year." (PCR, 2015a, p. 56)

The Project site and off-site drainage easement support 2.93 acres of MSHCP Riparian/Riverine Areas associated with Drainages A and B that is equivalent to the CDFW jurisdiction for these drainages. Both of the on-site drainages meet the definition of a Riparian Area because they support habitat dominated by trees and shrubs, mostly consisting of mule fat, black willow, and arroyo willow. The off-site portion of Drainage A (0.01 acre) also meets the definition of a Riverine Area due to the ephemeral flow and limited vegetation that consists of weedy, non-native dominated species typical of ruderal areas. (PCR, 2015a, p. 56) To address impacts to the

Riparian/Riverine habitat that would be affected by the Project, a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report was prepared and is included as IS/MND Appendix D3. The DBESP Report discusses the unavoidable impacts to riparian/riverine areas and recommends mitigation to replace lost functions and values as it pertains to the MSHCP Covered Species.

According to the DBESP, the Project would result in permanent direct impacts to 1.16 acres of the MSHCP Riparian/Riverine Areas, including 1.15 acres of on-site Riparian Areas in Drainage A and 0.01 acre of off-site Riverine Areas associated with Drainage A (PCR, 2015b, p. 47). The DBESP identified one mitigation measure, included herein as Mitigation Measure M-BR-8, to reduce impacts to the on-site Riparian and off-site Riverine habitats. The mitigation requires the enhancement and creation of 2.58 acres of riparian, riparian transition, and upland areas within both Drainages A and B. Furthermore, within Drainage A, the Project has designated 4.84 acres as a "MSHCP Riparian/Riverine Avoidance/Mitigation Area." With implementation of required mitigation, and in conformance with MSHCP Volume 1, Section 6.1.2, the Project would achieve equivalent or superior preservation as compared to what would occur if the riparian/riverine resources on- and off-site were to be avoided. As such, the Project would result in a less-than-significant impact. (PCR, 2015b, p. 53).

Riparian/Riverine Plant Species

A habitat assessment was conducted for species listed in Section 6.1.2, Pro*tection of Species Associated with Riparian/Riverine Areas and Vernal Pools*, of the MSHCP. The results are presented in Table 4 of the Project's biological resources assessment (IS/MND Appendix D1). The results of the habitat assessment indicate that no Riparian/Riverine plant species are expected to occur within the Project site, the Off-Site Basin, or off site inlet structure due to the lack of suitable habitat, the location of these areas outside of the species range, or based on the negative results of focused surveys conducted for the site in April and July 2014, while surveys of the Off-Site Basin were conducted in March through July, 2015.(PCR, 2015a, pp. 48-49 and 59-61) Accordingly, the Project has no potential to conflict with Section 6.1.2 as it pertains to riparian/riverine plant species.

Riparian/Riverine Wildlife Species

Habitat assessments were conducted for wildlife species listed in MSHCP Section 6.1.2, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*. Two species have the potential to occur within the Project site, namely the American peregrine falcon and least Bell's vireo, as indicated in Table 5 of the Project's Biological Resources Assessment (see IS/MND Appendix D1). The American peregrine falcon has a very low potential to forage only within the Project site; no suitable breeding habitat (cliffs or tall buildings) occur on-site. This species can be found foraging in nearly any open habitat, but most likely near areas such as lake edges and mountain chains. The nearest of these areas is Lake Mathews approximately 0.30 mile to the south of the Project site. The off-site inlet structure site is limited in size, disturbed and with limited vegetation, and is not suitable for foraging. No Riparian/Riverine habitat occurs within the Off-Site Basin area. (PCR, 2015a, p. 61 and Figure 11)

Despite the presence of willow scrub habitat on the Project site, least Bell's vireo was determined to only have the potential to occur in the northern drainage (Drainage B) and has no potential to occur within the willow scrub habitat in the drainage located in the southern portion (Drainage A) of the Project site based on the extent and composition of the vegetation community. The

vegetation in Drainage A is not contiguous as it is broken up by ruderal vegetation and lacks an understory. Moreover, the willow scrub habitat in Drainage A was not considered suitable for nesting least Bell's vireo due to the ambient noise levels (the habitat is adjacent to El Sobrante Road, which is a busy and well-traveled road) and structure of the vegetation. Least Bell's vireos are known to require a dense, stratified canopy for foraging with a typical territory size of between 0.5 and 7.5 acres. In consideration of these factors, this species was considered to have no potential to occur within the willow scrub associated with Drainage A. (PCR, 2015a, pp. 61-62)

Due to the presence of suitable habitat on the Project site, focused surveys for the least Bell's vireo were conducted during which a pair of this species was observed foraging within the on-site portion of Drainage B on two occasions. No nesting least Bell's vireo, or signs of nesting, was observed. Based on observation made during the surveys, the least Bell's vireo appear to only utilize Drainage B on-site for foraging. (PCR, 2015a, pp. 62-63) Because residential lots nearest Drainage B would be set back from the riparian habitat by between 68 feet and 140 feet, there would be no direct impacts to the least Bell's vireo (PCR, 2015a, p. 81). However, the Project has the potential to indirectly impact the least Bell's vireo, and this is evaluated as a significant indirect impact for which mitigation would be required. Implementation of Mitigation Measure M-BR-1 would reduce indirect impacts to least Bell's vireo to below a level of significance. (PCR, 2015a, pp. 89-90)

No other riparian/riverine wildlife species are expected to occur due to the lack of suitable habitat on-site and in the off-site areas. (PCR, 2015a, p. 63) With implementation of the required mitigation, the Project would be consistent with MSHCP Section 6.1.2 as it pertains to riparian/riverine wildlife species.

Vernal Pools

Section 6.1.2, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*, of the MSHCP provides for the protection of vernal pools within the MSHCP Plan Area. Vernal pools are defined in the MSHCP as "seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season" (PCR, 2015a, p. 56). Vernal pools are not present within the Project site or off-site areas (PCR, 2015a, p. 59). Accordingly, the Project has no potential to conflict with MSHCP Section 6.1.2 as it pertains to vernal pools.

Fairy Shrimp

The Project site and off-site areas do not exhibit aquatic features that could provide suitable habitat for fairy shrimp (i.e., vernal pools, swales, vernal pool-like ephemeral ponds, seasonal ponds, stock ponds, or other human-modified depressions such as tire ruts, etc.) (PCR, 2015a, p. 59). Accordingly, the Project has no potential to conflict with MSHCP Section 6.1.2 as it pertains to fairy shrimp.

Based on the foregoing analysis, and assuming the incorporation of Mitigation Measures M-BR-1 and M-BR-8, the proposed Project would result in less-than-significant impacts to MSHCP riparian/riverine areas, sensitive riparian/riverine plant and animal species, and vernal pools; therefore, the proposed Project would not conflict with MSHCP Section 6.1.2 and impacts would be less than significant.

Project Compliance with MSHCP Section 6.1.3

Volume I, Section 6.1.3 of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species are required for all public and private projects where appropriate soils and habitat are present. The Project site and off-site areas are not within the Narrow Endemic Plant Species Survey Area; therefore, no surveys were required for Narrow Endemic plant species. As such, the Project has no potential to conflict with MSHCP Section 6.1.3. (PCR, 2015a, p. 63)

Project Compliance with MSHCP Section 6.1.4

Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*, of the MSHCP presents a number of guidelines that are intended to address indirect effects associated with locating developments in proximity to a Western Riverside County MSHCP Conservation Area. These guidelines address the quantity and quality of any runoff generated by the development (i.e., drainage and toxics), night lighting, noise, non-native invasive plant species, barriers to humans and animal predators, and grading/land development encroachment. The Project site and off-site areas are not within or in the vicinity of any Criteria Cells and, as such, development of the site is not expected to result in indirect effects to MSHCP Conservation Areas related to night lighting, noise, and grading/land development, and barriers would not be necessary. (PCR, 2015a, p. 64)

Both on-site drainages, Drainage A and Drainage B, ultimately drain to the Santa Ana River where Criteria Cells are located. Runoff from the site therefore has the potential to affect the quantity and quality of water downstream, in addition to the transport of plant seeds. Since the Project would be required to comply with flood and water quality standards, no indirect effects from the quantity and quality of run-off would occur to downstream areas. At minimum, no invasive, non-native plant species listed in Table 6-2 of the MSHCP, *Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area*, would be utilized in the landscape plans (as required pursuant to Mitigation Measure M-BR-7). (PCR, 2015a, p. 64) This would avoid dispersal of invasive plant seeds in the watershed. Although the Project site is not within any Criteria Cells or adjacent to any MSHCP Conservation Areas, it does support the two MSHCP Riparian Areas associated with Drainages A and B. The above measures would avoid indirect impacts to these drainages from runoff and invasive species. Furthermore, measures would be implemented to avoid any indirect impacts to the least Bell's vireo foraging habitat associated with the Riverine Area, Drainage B (refer to Mitigation Measure M-BR-1), including the designation of 3.49 acres within Drainage B as an "MSHCP Riparian/Riverine Avoidance and Mitigation Area". Based on the preceding analysis, and assuming implementation of the required mitigation, the Project would be consistent with MSHCP Section 6.1.4.

Project Compliance with MSHCP Section 6.3.2

MSHCP Section 6.3.2 requires special surveys for certain plant species for lands located within the Criteria Area Plant Species Survey Areas (CAPSSA). MSHCP Section 6.3.2 also identifies lands requiring surveys for certain animal species (burrowing owl, mammals, and amphibians). The Project site and off-site areas occur within the burrowing owl survey area, but do not occur within the amphibian or mammal survey areas, or within the CAPSSA. (PCR, 2015a, p. 63)

Focused burrowing owl surveys were conducted for the Project site, and no burrowing owls were detected. Focused burrowing owl surveys also were conducted for the Off-Site Basin area and no burrowing owls were detected. (PCR, 2015c, p. 4) However, there is a potential that the Project site and Off-Site Basin area could be occupied by burrowing owl individuals prior to the

commencement of grading or ground disturbing activities. If present, impacts to the burrowing owl would represent a significant impact due to a conflict with the MSHCP and mitigation would be required in the form of pre-construction surveys. This is evaluated as a potentially significant impact for which mitigation would be required. Implementation of Mitigation Measure M-BR-2, which enforces the requirement to conduct pre-construction burrowing owl surveys, would reduce potential impacts to the burrowing owl to a level below significant. (PCR, 2015a, pp. 81-82)

Based on the analysis provided above, and with the incorporation of mitigation, the proposed Project would not conflict with MSHCP Section 6.3.2.

As indicated in the above analysis, and assuming the incorporation of mitigation measures, the proposed Project would be consistent with, or otherwise would not conflict with, all applicable provisions of the MSHCP. Accordingly, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan, and impacts would be less than significant with the incorporation of mitigation measures.

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

Impacts to Sensitive Plant Species

Development of the Project would result in the direct removal of numerous common plant species. A list of plant species observed within the Project site and off-site improvement areas is included in Appendix A to the Project's Biological Resources Assessment (IS/MND Appendix D1). Common plant species present within the Project site occur in large numbers throughout the region and their removal would not be considered a substantial adverse effect on sensitive plant species. Therefore, impacts to common plant species would be less than significant and no mitigation measures would be required. (PCR, 2015a, p. 69)

A total of 34 sensitive plant species are identified as occurring in the Project vicinity in available databases. Of these, 20 sensitive plant species are not expected to occur within the Project site of the off-site areas due to the lack of suitable habitat or because the site is outside the known distribution or elevation range for the species. These species are listed in Appendix C to the Project's Biological Resources Assessment (IS/MND Appendix D1). The remaining 14 sensitive plant species were determined to have a potential to occur on-site and, as such, focused sensitive plant surveys were conducted in April and July 2015 by PCR to determine the presence/absence of these sensitive species. No sensitive plant species were found to occur on-site. Focused special-status plant surveys were conducted by the Project biologists (PCR) on April 21, 2015 and July 13, 2015 on the Off-Site Basin area to determine the presence or absence of 15 special-status plants species having the potential to occur within the Off-Site Basin area (PCR, 2015d). These species are listed in Appendix A of the Project's Special Status Plants Survey (refer to MND Appendix D5). Results of the focused surveys conducted within the Off-Site Basin area did not identify any special-status plants species (PCR, 2015d, p. 4).

Therefore, no impacts to sensitive plant species would occur as a result of Project development and no mitigation measures would be required. (PCR, 2015a, p. 69)

Impacts to Sensitive Animal Species

Development of the Project site and off-site areas would result in the disruption and removal of habitat and the loss and displacement of non-sensitive common wildlife species. A list of wildlife species observed within the Project site is included in Appendix A to the Project's Biological Resources Assessment (IS/MND Appendix D1). Due to the limited amount of native habitat to be removed and the level of existing disturbance from human activity within the vicinity (e.g., nearby development), these impacts would not be expected to reduce the general wildlife populations below self-sustaining levels within the region and impacts. Therefore, impacts to common wildlife species would be less than significant and no mitigation measures are required. (PCR, 2015a, p. 69)

A total of 43 species are identified as occurring in the Project vicinity in available databases. Of these, 25 sensitive wildlife species are not expected to occur within the Project site of off-site areas due to the lack of suitable habitat or because the site is outside the known distribution range for the species. These species are listed in Appendix D to the Project's Biological Resources Assessment (see IS/MND Appendix D1). Since these species are not expected to be present on the Project site or off-site areas, no impacts would occur as a result of Project development and no mitigation measures are required. (PCR, 2015a, p. 70)

The remaining 17 sensitive wildlife species were determined to have a potential to occur on-site and also off-site for a few species. Of these species one, the least Bell's vireo, was observed on-site and is discussed in further detail below. Other sensitive wildlife species with potential to occur on-site and/or off-site include western spade foot toad, coast horned lizard, orangethroat whiptail, northern harrier, white-tailed kite, burrowing owl (with the potential to also occur within the Off-Site Basin area), long-eared owl, loggerhead shrike, yellow warbler, yellow breasted chat, tricolored blackbird, Stephan's kangaroo rat, San Diego, San Diego desert woodrat, southern grasshopper mouse, American badger, western mastiff bat, and pocketed free-tailed bat. The Project site and off-site areas also have the potential to support migratory birds and raptors that are discussed further below. (PCR, 2015a, p. 70)

Ten of the 17 species are covered by the MSHCP with no survey requirements, including western spade foot, coast horned lizard, orangethroat whiptail, northern harrier, white-tailed kite, loggerhead shrike, yellow warbler, yellow breasted chat, Stephan's kangaroo rat, and San Diego blacktailed jackrabbit. Therefore, assuming payment of the MSHCP Local Development Mitigation Fee (as required by Mitigation Measure M-BR-6), no additional mitigation is required for these species. Least Bell's vireo and burrowing owl are conditionally covered by the MSHCP with additional surveys and mitigation required, as discussed in further detail below. (PCR, 2015a, p. 70)

The remaining five species, the western mastiff bat, long-eared owl, southern grasshopper mouse, San Diego desert woodrat, and American badger, are not covered by the MSHCP. These species are listed as species of special concern by the CDFW and do not carry a federal or state listing as threatened or endangered. These species are considered to have a low to very low potential to occur on the Project site based on the limited habitat and/or quality of the habitat, and impacts to these species would be less than significant as follows: (PCR, 2015a, pp. 70-71)

- **Western Mastiff Bat**: Impacts to western mastiff bat foraging habitat would be less than significant due to the limited, isolated open scrub areas and disturbed nature of the Project site from agricultural and ongoing maintenance activities that would not be expected to

support a large food source for foraging. As such, any impacts to foraging habitat for this species, if present, would be less than significant and no mitigation measures are required. (PCR, 2015a, p. 70)

- **Long-Eared Owl**: Impacts to long-eared owl would be less than significant due to the low suitability of the riparian habitat on the Project site. In addition, a large proportion of riparian habitat would be avoided on the project site and mitigation is proposed as compensation for impacted habitat (refer to Mitigation Measure M-BR-3). Measures to avoid impacts to migratory birds would also be expected to avoid impacts to this species, if present (see Mitigation Measure M-BR-5). (PCR, 2015a, p. 71)

- **Southern Grasshopper Mouse, San Diego Desert Woodrat, and American Badger**: Impacts to southern grasshopper mouse, San Diego desert woodrat, and American badger would be less than significant based on the limited and isolated nature of the habitat within the Project's boundaries and disturbance on the Project site from agricultural and ongoing maintenance activities that would not be expected to support large populations of these species, if present. Furthermore, no records of southern grasshopper mouse and American badger occur within 10 and 20 miles of the Project site, respectively, since 1908. Potentially suitable habitat adjacent to Drainage B would be avoided as part of the project. (PCR, 2015a, p. 71)

The above five species were not considered for coverage under the MSHCP, indicating that regionally significant populations of these species do not exist within the MSHCP boundaries. Based on the above discussion, the Project site is not capable of supporting large populations of these species and a loss of a few individuals, if present, would not expect to reduce regional population numbers. Therefore, any impacts to these species would be less than significant and no mitigation measures would be required. (PCR, 2015a, p. 71)

Impacts to the following sensitive wildlife species would be considered potentially significant prior to mitigation, as follows:

- **Least Bell's Vireo**. One sensitive wildlife species, the least Bell's Vireo (Federally Endangered, State Endangered), was observed foraging on-site in Drainage B during two surveys; no nesting birds were observed or are expected based on observations made during the surveys. Drainage B would be avoided as part of the Project including a setback of between 68 feet and 140 feet that is proposed as open space between the drainage and the development. As such, no direct impacts to least Bell's vireo birds or their nests would occur. There is a potential for indirect noise impacts if construction occurs during the breeding season and post-construction from human influences (breeding season starts April 10, depending on their arrival from wintering areas, and continues until they leave around July 31). This is considered a potentially significant indirect impact of the proposed Project requiring mitigation, in the form of avoidance and minimization measures (refer to Mitigation Measure M-BR-1). With implementation of the required mitigation, indirect impacts to this species would be reduced to below a level of significance. (PCR, 2015a, p. 71)

- **Burrowing Owl**. The Project site and off-site areas support potentially suitable burrowing owl (Species of Special Concern) habitat, but no burrowing owl burrows, signs, or individuals were found on-site during the Step I and Step II surveys conducted by PCR.

Although the Project site does not currently support burrowing owls, a pre-construction survey would be required in compliance with the MSHCP. Specifically, in accordance with the County requirements, a pre-construction survey for burrowing owl would be required within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future. Accordingly, impacts to the burrowing owl are considered potentially significant requiring pre-construction surveys and additional avoidance measures as mitigation to avoid impacts to this species (refer to Mitigation Measure M-BR-2). With implementation of the required mitigation, impacts to the burrowing owl would be reduced to less-than-significant levels. (PCR, 2015a, p. 72)

- **Impacts to Nesting Birds**: In addition to the above-listed wildlife species, the Project site and off-site areas support potential nesting and foraging habitat for migratory birds, in addition to potential foraging habitat for raptors. Based on the disturbed nature of the site from agriculture and ongoing maintenance activities, the quality of foraging habitat is considered to be low. Higher quality foraging habitat is considered to occur associated with Lake Mathews to the south of the Project site. The loss of foraging habitat as a result of the Project would not be expected to impact the foraging of these species. Therefore, impacts to foraging habitat would be considered less than significant and no mitigation measures would be required. (PCR, 2015a, p. 80)

  However, the Project site and off-site areas have the potential to support songbird and raptor nests due to the presence of shrubs, ground cover, and limited trees. Nesting activity typically occurs from February 15 to August 31. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA, 16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. As such direct impacts to breeding birds (e.g. through nest removal) or indirect impacts (e.g. by noise causing abandonment of the nest) is considered a potentially significant impact for which mitigation, in the form of construction timing restrictions and/or avoidance, would be required (refer to Mitigation Measure M-BR-5). Implementation of the required mitigation would reduce impacts to nesting birds to a level below significance. (PCR, 2015a, p. 80)

d) The Project site and off-site areas support potential live-in and movement habitat for species on a local scale (i.e., some limited live-in and at least marginal movement habitat for reptile, bird, and mammal species), but it likely provides little to no function to facilitate wildlife movement for wildlife species on a regional scale, and is not identified as a regionally important dispersal or seasonal migration corridor (PCR, 2015a, pp. 79-80). Movement on a local scale likely occurs with species adapted to urban environments due to the development and disturbances in the vicinity of the Project site and off-site areas. Although implementation of the Project would result in disturbances to local wildlife movement within the Project site and off-site areas, those species adapted to urban areas would be expected to persist on-site following construction, particularly within the open space areas. The Project also would avoid the entirety of Drainage B and a portion of Drainage A through designation of 8.33 acres of land within the drainages as "MSHCP Riparian/Riverine Avoidaince/Mitigation Areas", which would allow the continuation of any local scale wildlife movement that may currently occur (PCR, 2015a, pp. 79-80). Additionally, as discussed and analyzed under Threshold 7.b & c), the Project would be required to comply with all of the provisions of the MSHCP, including payment of the MSHCP Local Development Mitigation Fee and compliance with MSHCP Section 6.1.2 pertaining to Riparian/Riverine Areas; thus, the potential impacts to movement on a local scale would be reduced to less-than-significant levels (refer to Mitigation Measures M-BR-1

through M-BR-8). In addition, the MSCHP does not identify any existing or proposed linkages or constrained linkages within the vicinity of the Project site or off-site impact areas (WRCRCA, 2003, Figure 3-2). Therefore, assuming implementation of the required mitigation, impacts associated with the movement of wildlife species would be less than significant.

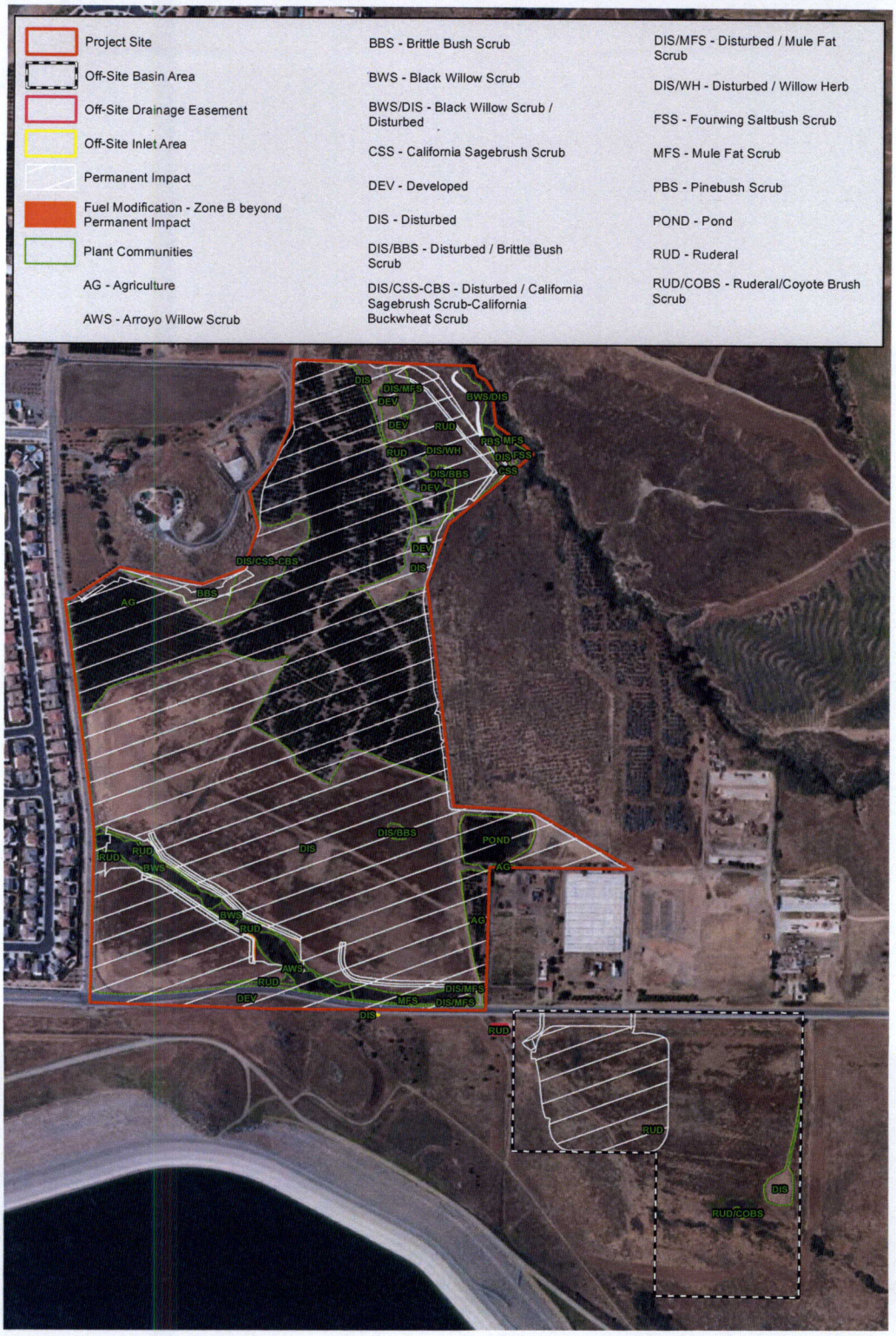
e) Figure EA-5, *Impacts to Plant Communities*, depicts the Project's anticipated impacts to all on-site plant communities, including riparian habitats, while Figure EA-6, *Impacts to Sensitive Plant Communities*, depicts the Project's impacts to sensitive plant communities. The Project's impacts to sensitive plant communities and riparian habitat are discussed below.

Impacts to Sensitive Plant Communities

The Project site supports eight native plant communities totaling 4.40 acres, including arroyo willow scrub (0.97 acre), brittle bush scrub (1.06 acres), black willow scrub (1 acre), black willow scrub/disturbed (0.32 acre), California sagebrush scrub (0.02 acre), fourwing saltbush scrub (0.14 acre), mule fat scrub (0.76 acre), and pinebush scrub (0.13 acre). The remainder of the Project site supports non-native communities including agriculture, developed, disturbed, disturbed/brittlebush scrub, disturbed/California sagebrush scrub-California buckwheat scrub, disturbed/mule fat scrub, disturbed/willow herb, pond, and ruderal areas. Three of the plant communities on-site are considered sensitive pursuant to CDFW, namely arroyo willow scrub, black willow scrub, and black willow scrub/disturbed. A total of 0.57 acre of sensitive native communities would be impacted by the proposed Project (25 percent of the total 2.29 acres of sensitive communities on-site). These impacts include 0.48 acre of arroyo willow scrub (49.5 percent of the total 0.97 acre on-site) and 0.09 acre of black willow scrub (9 percent of the total one acre on-site). No impacts are proposed to the black willow scrub/disturbed community totaling 0.32 acre of avoidance. Acreages of impacts are summarized in Table EA-14, *Existing and Permanent Impacts to Plant Communities*. Following impacts, a total of 1.72 acres of sensitive communities would be avoided (75 percent of the total 2.29 acres of sensitive communities on-site), including 0.49 acre of arroyo willow scrub, 0.91 acre of black willow scrub, and 0.32 of black willow scrub/disturbed. (PCR, 2015a, p. 72)

The Off-Site Basin area consists primarily of large ruderal areas (PCR, 2015d, p. 3). Specifically, the Off-Site Basin area contains three (3) non-native vegetation communities as mapped by the Project biologist (PCR) as Disturbed/Coyote Brush Scrub, Ruderal, and Disturbed. (PCR, 2015d, pp. 3-4)

The riparian plant communities that would be impacted by the Project (arroyo willow scrub and black willow scrub) are associated with Drainage A in the southern portion of the site and are not considered high quality due to the disturbed/non-contiguous composition and the lack of a native understory. These riparian communities do not support or have the potential to support any protected plant or animal species. As a result, impacts to the arroyo willow scrub and black willow scrub communities would not threaten the existence of high quality stands of this vegetation community. Nevertheless impacts to these vegetation communities would be considered potentially significant since they are identified as sensitive plant communities by CDFW, and are also CDFW, USACE, and RWQCB jurisdictional and are considered MSHCP Riparian/Riverine areas. Mitigation would be required through compensatory mitigation at a 2:1 ratio through creation, restoration, and/or enhancement of riparian habitat on- and off-site (refer to Mitigation Measures M-BR-3 and M-BR-8). The higher quality riparian vegetation associated with Drainage B in the northeastern portion of the site that supports foraging habitat for least Bell's vireo would be avoided by the Project through designation as a "MSHCP Riparian/Riverine Avoidance and Mitigation Area". With implementation of the required mitigation, impacts to sensitive plant communities would be reduced to less-than-significant levels. (PCR, 2015a, p. 72 and p. 75)



Source(s): PCR (02-15)

Figure EA-4

NOT TO SCALE

IMPACTS TO PLANT COMMUNITIES



Source(s): PCR (02-15)

Figure EA-5

NOT TO SCALE

IMPACTS TO SENSITIVE PLANT COMMUNITIES

Table EA-14 Existing and Permanent Impacts to Plant Communities

Plant Community	Existing (acres)		Impacts (acres)	
	Project Site	Off-Site	Project Site	Off-Site
California Sagebrush Scrub	0.02	-	-	-
Brittle Bush Scrub	1.06	-	0.96	-
Arroyo Willow Scrub	0.97	-	0.48	-
Black Willow Scrub	1.00	-	0.09	-
Mule Fat Scrub	0.76	-	0.66	-
Pinebush Scrub	0.13	-	0.02	-
Fourwing Saltbush Scrub	0.14	-	-	-
Black Willow Scrub/Disturbed	0.32	-	-	-
Disturbed/Brittle Bush Scrub	0.34	-	0.34	-
Disturbed/Mule Fat Scrub	0.51	-	0.50	-
Disturbed/California Sagebrush-California Buckwheat Scrub	1.86	-	1.80	-
Disturbed/Willow Herb	0.01	-	0.01	-
Agriculture	34.49	-	34.22	-
Pond	1.58	-	1.58	-
Ruderal	5.78	29.70	4.39	7.72
Ruderal/Coyote Bush Scrub	-	0.03	-	-
Disturbed	50.31	0.52	49.47	0.02
Developed	4.34	-	4.34	-
Total	**103.62**	**30.25**	**98.86**	**7.74**

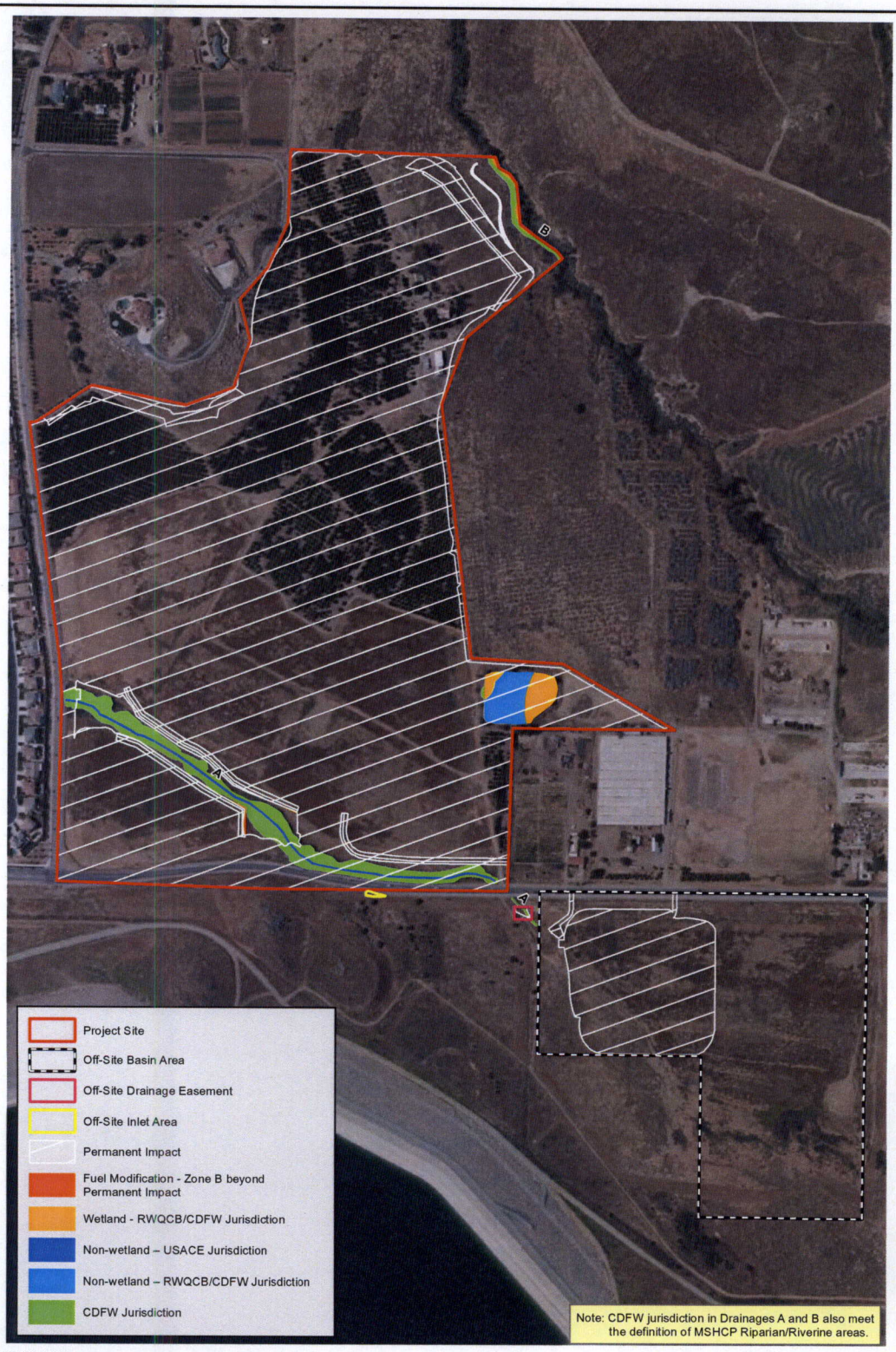
(PCR, 2015a, Table 6)

Impacts to CDFW Jurisdictional Areas

The Project site and off-site drainage easement supports drainages that are considered jurisdictional streambed pursuant to Section 1602 of the California Fish and Game Code, as regulated by CDFW. This includes Drainage A and Drainage B, of which impacts are only proposed to Drainage A totaling 1.15 acres on-site (39.4percent of the total 2.92 acres of CDFW jurisdiction on-site within Drainages A and B), and 0.01 acre off-site, as shown in Figure EA-7, *Impacts to Jurisdictional Features*. Existing and impact acreages are summarized in Table EA-15, *Existing and Permanent Impacts to CDFW Jurisdictional Features*. A total of 1.77 acres of CDFW jurisdiction would be avoided by the Project (60.6 percent of the total 2.92 acres of CDFW jurisdiction on-site within Drainages A and B). Impacts to CDFW jurisdictional drainages therefore total 1.16 acres. (PCR, 2015a, p. 75 - p. 76)

Impacts to CDFW jurisdictional features are evaluated as a potentially significant impact of the proposed Project, requiring a permit from the CDFW and compensatory mitigation in conformance with Section 1602 of the California Fish and Game Code (refer to Mitigation Measure M-BR-4). Compliance with Section 1602 of the California Fish and Game Code would reduce impacts to a less-than-significant level. (PCR, 2015a, p. 76)

The pumping of water into the isolated man-made pond and use of the water for irrigation was terminated in July 2014 and the pond has since dried out (PCR, 2015a, p. 17). As such, the pond no longer exists and no longer supports jurisdictional indicators. Accordingly, impacts to the former pond would be less than significant requiring no mitigation. (PCR, 2015a, p. 27)



Source(s): PCR (02-15)

Figure EA-6

NOT TO SCALE

IMPACTS TO JURISDICTIONAL FEATURES

Table EA-15 Existing and Permanent Impacts to CDFW Jurisdictional Features

Feature	Existing (acres)	Impacts (acres)
Drainage A (On-site)	2.65	1.15
Drainage A (Off-site)	0.01	0.01
Subtotal	***2.66***	***1.16***
Drainage B	0.27	-
Total	***2.93***	***1.16***

(PCR, 2015a, Table 7)

f) Drainage B supports USACE/RWQCB federally protected wetlands and Drainage A supports USACE/RWQCB non-wetland jurisdiction, both of which are regulated under Sections 404/401 of the Clean Water Act (CWA). Impacts are proposed to 0.06 acre of USACE/RWQCB non-wetland jurisdiction in Drainage A only (30 percent of the total USACE/RWQCB jurisdiction on-site in Drainages A and B' off-site acreages are negligible), as shown on Figure EA-7. Existing and impact acreages are summarized in Table EA-16, *Existing and Permanent Impacts to USACE/RWQCB Jurisdictional Drainages*. A total of 0.14 acre of on-site wetland and non-wetland USACE/RWQCB jurisdiction would be avoided by the project (60 percent of the total 0.20 acre of USACE/RWQCB jurisdiction on-site within Drainages A and B, including all of the 0.06-acre of wetlands in Drainage B). . Impacts to USACE/RWQCB jurisdictional drainages total 0.06 acre; thus, impacts to jurisdictional areas regulated by the USACE and/or RWQCB represent significant impacts of the Project requiring mitigation. (PCR, 2015a, p. 76 and p. 79)

Table EA-16 Existing and Permanent Impacts to USACE/RWQCB Jurisdictional Drainages

		Area (acres)[a]		
Feature	Length (ft)	Existing	USACE/RWQCB Impacts[c]	Flow
Drainage A (On-Site, non-wetland)	1,968	0.14	0.06	Ephemeral
Drainage A(Off-Site, non-wetland)	70	0.00[b]	0.00[b]	Ephemeral
Drainage B (wetland)	241	0.06	-	Perennial
Total	***2,279***	***0.20***	***0.06***	

[a] Jurisdictional acreages overlap and are not additive (e.g. USACE/RWQCB acreages are included in the total CDFW jurisdictional acreages provided in Table EA-15).
[b] The acreages are negligible with 0.000422 acre of existing and 0.000422 acres of impacts.
[C] Impacts to linear feet include 920 feet within the on-site portion of Drainage A and 60 feet within the off-site portion of Drainage A, for a total of 980 linear feet. (PCR, 2015a, Table 8)

Impacts to USACE and/or RWQCB jurisdictional features would be required to comply with Sections 404 and 401 of the CWA, respectively, including applying for a permit and mitigation subject to approval by USACE and/or RWQCB. Compensatory mitigation comprising creation, enhancement, and/or restoration of jurisdictional habitat would be required pursuant to Sections 404 and 401 of the CWA (refer to Mitigation Measure M-BR-4). The compensatory mitigation also would be subject to approval by the USACE and RWQCB. Implementation of the required mitigation would reduce impacts to a less-than-significant level. (PCR, 2015a, p. 79)

The pumping of water into the isolated man-made pond and use of the water for irrigation was terminated in July 2014. As such the pond is anticipated to dry out and may not exist and/or may

cease to support jurisdictional field indicators at the time of regulatory permitting. If at the time of regulatory permitting it is determined the pond no longer exists and/or does not support jurisdictional indicators, and pursuant to Sections 404 and 401 of the CWA and USACE and RWQCB requirements, the compensatory mitigation would not be required for impacts to the man-made pond. (PCR, 2015a, p. 79)

g) Aside from the MSHCP (which is addressed above under Threshold 7.a), the County of Riverside also has tree ordinances and codes in place that require permits prior to removing or severely trimming any trees planted in the right of way of any County highway (Ordinance No. 499); prior to removing any living native tree on any parcel or property greater than one-half acre in size and above 5,000 feet in elevation (Ordinance No. 559.7); or prior to removing certain native desert species (Food and Agricultural Code Section 80071-80075). An oak tree management guidelines report has also been prepared by the County of Riverside and was approved by the Board of Supervisors on March 2, 1993. (PCR, 2015a, p. 48)

Under existing conditions, there are no trees located within the rights-of-way of any County highway; as such, the Project has no potential to conflict with Ordinance No. 499. Additionally, the Project site does not occur at elevations above 5,000 feet above mean seal level (amsl); accordingly, the Project has no potential to conflict with Ordinance No. 559.7. The Project site also does not contain any native desert species; thus, there would be no potential to conflict with Food and Agricultural Code Section 80071-80075.

The Riverside County Oak Tree Management Guidelines requires surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. Based on the results of the site-specific Biological Resources Assessment (see IS/MND Appendix D1), the Project site and off-site impact areas do not contain any oak trees or oak woodland habitat.

Accordingly, and based on the foregoing analysis, the proposed Project has no potential to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no impact would occur. (PCR, 2015a, p. 81)

Mitigation:

M-BR-1 (Condition of Approval 60.EPD.007, 80.EPD.001, 50.EPD.004) Due to the presence of least Bell's vireo in the avoided drainage located in the northeastern portions of the Project site (Drainage B), the following avoidance and minimization measures shall be adopted to avoid impacts to the species during construction and following completion of construction during the breeding season (approximately April 10 until July 31, depending on when the birds arrive from and depart to wintering areas):

Mitigation Prior to and During Construction

A. Prior to the issuance of grading or building permits during the breeding season, a survey to determine the presence of potential nesting least Bell's vireo on-site shall be conducted by a qualified biologist three (3) days before any grading or ground disturbance activity commences in the vicinity of Drainage B during the breeding season, and all results shall be forwarded to the USFWS, CDFW, and the Riverside County Environmental Programs Department.

B. The qualified biologist shall identify a 300-foot avoidance buffer from the habitat in Drainage B for construction occurring during the breeding season. If work is required within 300-feet during the breeding season, the biologist shall monitor all work to ensure no impacts occur to the least Bell's vireo. Written documentation shall be prepared and submitted to CDFW, USFWS, and Riverside County Environmental Programs Department on completion of construction during the breeding season to outline any monitoring activities.

C. Construction limits in and around least Bell's vireo habitat associated with Drainage B shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the habitat and/or the 300-foot avoidance buffer during the breeding season.

D. Prior to grading and construction, a training program shall be developed and implemented by the qualified biologist to inform all workers on the project about the listed species, its habitat, and the importance of complying with avoidance and minimization measures. A copy of the training materials shall be included in bid documents issued to prospective construction contractors.

E. Prior to the issuance of grading or building permits, the County of Riverside Building and Safety Department shall ensure the following note is included on the grading and/or building plans: "All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May." This note also shall be specified in bid documents issued to prospective construction contractors.

F. During any excavation and grading within or immediately adjacent to the 300-foot avoidance buffer for Drainage B, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment so that emitted noise is directed away from the least Bell's vireo habitat within Drainage B. The construction contractor shall keep logs demonstrating that all construction equipment utilizes properly maintained mufflers, and shall make these logs available to County staff for inspection upon request.

G. The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and Drainage B during all Project construction occurring during the breeding season. To ensure this requirement is enforced, the construction contractor shall provide a map to the Riverside County Environmental Programs Department depicting the location of staging areas in relation to Drainage B. The construction contractor also shall permit inspection by Riverside County staff upon request to verify compliance with this requirement.

H. If the monitoring biologist determines that noise from the construction activities may be affecting the normal expected breeding behavior of the birds, the construction supervisor shall be informed and work within no less than 300 feet of construction areas shall be ceased until appropriate measures are implemented. This may include monitoring by a qualified acoustician to verify noise levels are below 60 decibels (dBA) within the least Bell's vireo habitat. If the 60 dBA requirement is exceeded the acoustician shall make operational changes, utilize technology to reduce construction noise such as mufflers, and/or install a barrier to alleviate noise levels during the breeding season. Installation of noise barriers and any other corrective actions taken to mitigate noise during the construction period shall be communicated to the USFWS, CDFW, and Riverside County Environmental Programs Department.

I. If after all corrective actions are implemented the monitoring biologists determines that the normal expected breeding behavior of the birds is being affected, work within no less than 300 feet shall be ceased and the USFWS, CDFW, and Riverside County Environmental Programs Department shall be contacted to discuss the appropriate course of action.

Mitigation for Post-Construction Impacts

J. Prior to building permit final inspection, the Project Applicant shall demonstrate that cat-proof fencing has been installed at the perimeter of development adjacent to the open space for Drainage B.

K. Access to the Drainage B open space area shall be restricted to conservation activities only. Prior to building permit final inspection, signs shall be installed prohibiting public access, including dogs.

L. Prior to building permit final inspection, the Riverside County Building and Safety Department shall ensure that all night lighting within development areas are directed away from the open space area associated with Drainage B (Lot 'M'). The Riverside County Building and Safety Department shall also verify that Project has been designed to minimize exterior night lighting while remaining compliant with local ordinances related to street lighting. Any necessary lighting (e.g., to light up equipment for security measures) shall be shielded or directed away from the habitat area in Drainage B and are not to exceed 0.5 foot-candles. Monitoring by a qualified lighting engineer (attained by the Project Applicant and subject to spot checking by Riverside County staff) shall be conducted as needed to verify light levels are below 0.5 foot-candles required within identified occupied least Bell's vireo habitat following construction. If the 0.5 foot-candles requirement is exceeded, the lighting engineer shall make operational changes and/or install a barrier to alleviate light levels during the breeding season.

M. An awareness program shall be implemented to educate residents about the conservation values associated with the Drainage B open space. A copy of the awareness program shall be provided to the Riverside County Environmental Programs Department for review and approval. The approved awareness

program literature shall be included in sales documentation for individual units and provided to each homeowner within the proposed development.

M-BR-2 (Condition of Approval 60.EPD.004) Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to initial grading or clearing activities, a qualified biologist shall conduct a survey of the Project site and off-site area and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report that shall be reviewed and approved by the County of Riverside prior to the issuance of a grading permit, subject to the following provisions:

a) In the event that the pre-construction survey identifies no burrowing owls on the property or within the off-site area, a grading permit may be issued without restriction.

b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then grading permits shall be conditioned to avoid occupied burrows to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (March 7, 2012) including, but not limited to, conducting pre-construction surveys; avoiding occupied burrows during the nesting and non-breeding seasons; implementing a worker awareness program; biological monitoring; establishing avoidance buffers; and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by the County of Riverside Environmental Programs Department (EPD), in coordination with the CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP. In accordance with the MSHCP, take of active nests shall be avoided. Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) shall occur when owls are present outside the nesting season. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. The EPD may require translocation sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, shall be identified in consultation with EPD and/or CDFW taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.

c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owl, the requirements of MSCHP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed.

Objective 5 states that if the site (including adjacent areas and the off-site area) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable Habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall only be issued, either:

- Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or

- A determination by the biologist that the Project site and off-site area is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.

M-BR-3 (Condition of Approval 60.EPD.006) Prior to the issuance of a grading permit, a habitat mitigation and monitoring plan (HMMP) for impacts to two sensitive native communities (arroyo willow scrub and black willow scrub) shall be prepared. The HMMP shall offset impacts to these habitats by focusing on the creation, enhancement, and/or restoration of riparian habitats within disturbed habitat areas of the Project site and/or off-site. The functions and values of the mitigation areas shall be equivalent or superior to the impacted habitat. The HMMP shall provide details as to the implementation of the mitigation, performance standards, maintenance, and future monitoring. Prior to grading permit final inspection, compensatory mitigation for impacts to the three sensitive native communities shall be provided at a 2:1 ratio for impacts to arroyo willow scrub and black willow scrub by creating, enhancing and/or restoring riparian habitat. Mitigation is proposed both on-site and off-site at an agency approved mitigation bank or land acquired for the purpose of mitigation. The riparian mitigation shall also satisfy compensatory mitigation required pursuant to regulatory permits (as required by Mitigation Measure M-BR-4) and Section 6.1.2 of the MSHCP (as required by Mitigation Measure M-BR-8). Mitigation for impacts shall occur in one or more of the following ways:

1. Transplantation of arroyo willow scrub and black willow scrub habitat species from impact areas, if feasible;

2. Seeding of arroyo willow scrub and black willow scrub species, in addition to species associated with these habitat types;

3. Planting of container plants and/or stakes of arroyo willow and black willow species and/or other species associated with these habitat types; or

4. Salvage of duff and topsoil from impact areas and subsequent dispersal into the mitigation areas.

M-BR-4 (Condition of Approval 60.EPD.006) Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:

1. On-site and off-site creation, enhancement, and/or restoration of USACE/ RWQCB jurisdictional "waters of the U.S."/"waters of the State" within the Santa Ana Watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank.

2. Off-site replacement and/or restoration of CDFW jurisdictional streambed and associated riparian habitat within the Santa Ana Watershed at a ratio no less than 2:1 or within an adjacent watershed at a ratio no less than 3:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank.

Purchase of mitigation credits through an agency-approved mitigation bank or in-lieu fee program shall occur prior to any impacts to jurisdictional drainages. Mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the preservation, creation, restoration, and/or enhancement of similar habitat pursuant to a Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to jurisdictional features, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring. The goal of the mitigation shall be to preserve, create, restore, and/or enhance similar habitat with equal or greater function and value than the impacted habitat.

M-BR-5 (Condition of Approval 60.EPD.005) Prior to the issuance of any grading permit that would remove potentially suitable nesting habitat for raptors or songbirds, the Project applicant shall demonstrate to the satisfaction of the County of Riverside that either of the following have been or will be accomplished.

1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds.

2. Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete. The buffer may be modified and/or other recommendations proposed as determined appropriate by the biological monitor to minimize impacts.

M-BR-6 (Condition of Approval 10.Planning.010) Prior to building permit final inspection, the Project applicant shall demonstrate that payment of the MSHCP Local Development Mitigation Fee has occurred pursuant to Riverside County Ordinance No. 810.

M-BR-7 (Condition of Approval 10.EPD.001) Prior to issuance of building permits, a final landscaping plan shall be submitted to the Riverside County Environmental Programs Department (EPD) for review. The EPD shall review the list of plant species to verify that none of the plant species listed in Table 6-2 of the MSHCP, *Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area*, are identified in the landscape plans.

M-BR-8 (Condition of Approval 60.EPD.006) Prior to issuance of grading permits, a habitat mitigation and monitoring plan (HMMP) shall be prepared to address mitigation for MSHCP Riparian/Riverine resources. The HMMP shall provide details as to the implementation of the mitigation, performance standards, maintenance, and future monitoring of the proposed Riparian/Riverine habitat restoration and enhancement, Prior to grading permit final inspection, compensatory mitigation for impacts to 1.16 acres of the MSHCP Riparian/Riverine Areas in on-site and off-site portions of Drainage A shall be provided at a minimum 2:1 ratio by creating and enhancing habitat, as set forth in the Project's Determination of Biologically Equivalent or Superior Preservation (DBESP) prepared by PCR Services Corporation and dated November 2015. The riparian mitigation shall satisfy compensatory mitigation required pursuant to regulatory permits (as required by Mitigation Measure M-BR-4) and Section 6.1.2 of the MSHCP (as required by Mitigation Measure M-BR-1). As summarized in IS/MND Table EA-17, *Acres of Proposed Mitigation Type and Habitat Per Drainage*, Project compensatory mitigation shall consist of the following:

- enhancement to 0.27 acre of riparian habitat in Drainage A;
- enhancement to 0.43 acre of riparian transition in Drainage A and enhancement to 0.29 acre of riparian transition in Drainage B (for a total of 0.72 acre of riparian transition enhancements);
- enhancement to 0.09 acre of upland habitat within Drainage A and 0.71 acre of upland habitat in Drainage B (for a total of 0.80 acre of upland habitat enhancements);
- creation of 0.07 acre of riparian habitat in Drainage A and creation of 0.05 acre of riparian habitat in Drainage B (for a total of 0.12 acre of riparian habitat creations); and

- creation of 0.64 acre of riparian transition in Drainage A and creation of 0.03 acre of riparian transition in Drainage B (for a total of 0.67 acre of riparian transition creations).

Table EA-17 Acres of Proposed Mitigation Type and Habitat Per Drainage

		Area (acres)		
Mitigation Type	**Habitat Type**	**Drainage A**	**Drainage B**	**Total**
Enhancement	Riparian	0.27	-	**0.27**
	Riparian-transition	0.43	0.29	**0.72**
	Upland	0.09	0.71	**0.80**
Subtotal		***0.79***	***1.00***	***1.79***
Creation	Riparian	0.07	0.05	**0.12**
	Riparian Transition	0.64	0.03	**0.67**
	Upland	-	-	
Subtotal		***0.71***	***0.08***	***0.79***
Total		***1.50***	***1.08***	***2.58***

(PCR, 2015b, Table 7)

Monitoring:

M-BR-1 Prior to issuance of grading permits and building permit final inspection, the Riverside County Environmental Programs Department and Building and Safety Department shall ensure that all requirements related to construction or post-construction impacts have been fulfilled.

M-BR-2 Prior to commencement of grading activities, the Riverside County Environmental Programs Department shall ensure that a pre-construction burrowing owl survey is completed within 30 days prior to initial grading or clearing activities, and shall enforce the identified requirements should any burrowing owl(s) be identified on-site.

M-BR-3 Prior to issuance of grading permits, the County Building and Safety Department shall verify that the required habitat mitigation and monitoring plan (HMMP) has been approved by the Riverside County Environmental Programs Department. Prior to grading permit final inspection, the Project Applicant shall provide evidence to the Riverside County Environmental Programs Department demonstrating that the required compensatory mitigation has been achieved per the required HMMP.

M-BR-4 Prior to issuance of grading permits, the Project Applicant shall provide evidence to the Riverside County Environmental Programs Department demonstrating that the required regulatory permits have been obtained from the USACE, RWQCB, and CDFW.

M-BR-5 Prior to issuance of grading permits, the Riverside County Environmental Programs Department shall verify that either construction activities have been scheduled outside the nesting season, or that a pre-construction survey during the nesting season has taken place and that appropriate buffers have been established from any occupied nests.

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

M-BR-6 Prior to building permit final inspection, the Riverside County Building and Safety Department shall verify payment of the MSHCP Local Development Mitigation Fee.

M-BR-7 Prior to issuance of building permits, the Riverside County Environmental Programs Department shall verify that the landscape plans do not contain any plant species listed in Table 6-2 of the MSHCP.

M-BR-8 Prior to issuance of grading permits, the County Building and Safety Department shall verify that the required habitat mitigation and monitoring plan (HMMP) has been approved by the Riverside County Environmental Programs Department. Prior to grading permit final inspection, the Project Applicant shall provide evidence to the Riverside County Environmental Programs Department demonstrating that the required compensatory mitigation has been achieved.

CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: Site Inspection; *Phase I and II Cultural Resources Report for the Lake Ranch Project,* Brian F. Smith and Associates, Inc., February 10, 2015.

Findings of Fact:

a & b) A collection of structures in the northeast corner of the property includes some buildings that meet the minimum age threshold under CEQA to be historic. As part of the investigation of the property, a focused historic research effort was conducted to provide information concerning the ownership and age of the structures. Within the compound of structures that were inventoried during the field survey, two structures, a residence and a bunkhouse, appear to date to the 1920s and 1940s, and are therefore considered to be historic. Although the residence was originally built in 1926 and meets the age threshold for possible significance, none of the property owners could be definitively named as ever having resided in the home. Because of the lack of an apparent link to any significant persons, architects, builders, historical events, or specific architectural style, the structure has been evaluated as not significant under CEQA criteria. (BFSA, 2015a, p. 4.0-12)

Only the residence, the garage with attached washroom, and the bunkhouse and sleeping quarters were determined to be old enough for historic consideration. After being evaluated by BFSA, none of the structures were determined to be architecturally unique or significant, and all three were determined to be in an advanced stage of disrepair and near collapse. (BFSA, 2015a, p. 4.0-17)

Based on the information provided in the Phase I and Phase II Cultural Resources Report, the Project site does not contain any historic sites or historical resources as defined in California Code of Regulations, Section 15063.5. Accordingly, there would be no impact to historic resources as a result of the proposed Project.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring is required.				
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	☐	☐	☒	☐

Source: *Phase I and II Cultural Resources Report for the Lake Ranch Project*, Brian F. Smith and Associates, Inc., February 10, 2015 (PDA 04857R3)

Findings of Fact:

a & b) A Phase I and II Cultural Resources Report was prepared for the proposed Project by Brian F. Smith & Associates, the results of which are contained in Appendix E1 to this IS/MND. The Phase I and II Cultural Resources Report includes the results of the cultural resources survey and significance testing program conducted by BFSA for the proposed Project. BFSA conducted the assessment to locate and record any cultural resources present within the Project area in compliance with CEQA, and following County of Riverside Cultural Resource Guidelines.

During the survey, one previously unrecorded prehistoric bedrock milling site (RIV-11,737) was identified and two recorded prehistoric bedrock milling sites (RIV-4,442 and RIV-4,443) were relocated. Significance testing was conducted at each of the three bedrock milling sites. The subsurface excavations at all three prehistoric sites were negative, providing data that confirmed that these sites were temporary use sites for food gathering and processing (BFSA, 2015a, p. 1.0-1)

Because Site RIV-11,737 did not contain any artifacts, it was evaluated as not significant under CEQA criteria due to a lack of both a subsurface deposit and the ability to provide any further research potential. Because Site RIV-4,442 did not produce any artifacts or evidence of subsurface cultural deposits, it was evaluated as not significant under CEQA criteria due to a lack of both a subsurface deposit and the ability to provide any further research potential. Because Site RIV-4,443 did not contain any artifacts, it also was evaluated as not significant under CEQA criteria due to a lack of both a subsurface deposit and the ability to provide any further research potential. (BFSA, 2015a, p. 1.0-2)

Although these sites were evaluated as not CEQA-significant, the potential still exists for buried cultural resources to be impacted during construction activities. When land is cleared, disked, or otherwise disturbed, evidence of surface artifact scatters is typically lost, especially with regards to prehistoric sites. The current status of the Project site appears to have affected the potential to discover any additional scatters of surface artifacts. Additional cultural materials that may have been on-site could have been masked by clearing, orchard operations, disking, and the construction of the dirt roads. Given the prior disturbance within the project that might mask archaeological deposits and the moderate frequency of cultural resources within the property, there is a potential that buried

archaeological materials may be present. This is evaluated as a potentially significant impact for which mitigation, in the form of preparation and implementation of a Cultural Resources Mitigation Monitoring and Reporting Program (CRMMRP), would be required. To ensure that the CRMMRP is implemented, Mitigation Measure M-CR-1 has been imposed on the Project. (BFSA, 2015a, pp. 1.0-3, 6.0-2, and 6.0-3)

c) The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. Field surveys conducted on the Project site did not identify the presence of any human remains and no human remains are known to exist beneath the surface of the site. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Mandatory compliance with these requirements would ensure that potential impacts associated with the discovery of human remains would be less than significant and mitigation is not required.

d) There are no religious or sacred uses occurring within the proposed Project site or off-site impact areas. The Project area has largely been disturbed by agricultural activities since at least the 1930s. Accordingly, no impact to religious or sacred uses would occur.

e) The provisions of Public Resources Code § 21074 were established pursuant to California Assembly Bill 52 (AB 52) and the provisions of AB 52 apply to projects, such as the proposed Project, that have a notice of preparation (NOP) or notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Pursuant to AB 52 as well as the provision of Senate Bill 18 (SB 18), Riverside County as Lead Agency is required to conducted consultation with any interested Tribes regarding the Project's potential impacts to tribal cultural resources, including tribal cultural resources as defined in Public Resources Code § 21074. The proposed Project complies with both Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52) requirements for notification and consultation with Native American tribes. A list of 10 tribes as provided by the Native American Heritage Commission were initially sent requests for consultation on March 24, 2014 pursuant to SB 18 requirements. Subsequently requests for notification were sent to 4 tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Both the Pechanga Band of Luiseno Indians and Soboba Band of Luiseno Indians requested consultation with Riverside County. In person meetings with Pechanga representatives were held on April 18, 2013 and May 14, 2014 and in person meetings with Soboba representatives were held on January 27, 2014, May 1, 2014, July 28, 2014. The Project Cultural Resource Report and applicable mitigation and conditions of approval was provided to both tribes. No response has been received from either tribe with comments or concerns on the report, mitigation measures, or conditions of approval. A letter confirming conclusion of consultation was sent on February 18, 2016. Thus, potential impacts

associated with causing a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code § 21074 would be less than significant.

Mitigation:

M-CR-1 (Condition of Approval 60.PLANNING.023) Prior to issuance of a grading permit, the Project Applicant shall prepare and submit to the County Archaeologist for review and approval a Cultural Resources Mitigation Monitoring and Reporting Program (CRMMRP). The CRMMRP shall include, but not necessarily be limited to, the following actions:

1) Prior to issuance of a grading permit, the Project Applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the Project archaeologist to the Riverside County Planning Department.

2) The Project Applicant shall enter into an agreement with the Pechanga Tribe to provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials.

3) The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.

4) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

5) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

6) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be

contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

7) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

8) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

9) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

Monitoring:

M-CR-1 Prior to issuance of any grading permits, the CRMMRP shall be reviewed and approved by the County Archaeologist. During ground-disturbing activities, the provisions of the CRMMRP shall be implemented. Prior to grading permit final inspection, the report documenting the field and analysis results shall be provided to the Riverside County Planning Department.

10. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☐	☒

Source: General Plan, Figure OS-8 (Paleontological Sensitivity); Riverside County GIS (Riverside County, 2013); *Paleontological Resource Impact Assessment for the Lake Ranch Project site*, Brian F. Smith and Associates, January 22, 2015; (PDP01465).

Findings of Fact: According to Riverside County General Plan Figure OS-8, the proposed Project site is determined to have a "Low" potential for uncovering paleontological resources (Riverside County, 2003a) In addition, and partly due to past disturbance associated with agricultural activities, there are no unique geologic features within the proposed Project site or off-site impact areas. Nonetheless, there is a potential that during grading of the property, unique paleontological resources or sites could be uncovered.

In order to address the site's potential for containing paleontological resources, a paleontological resources assessment was conducted by Brian F. Smith and Associates, the results of which are contained in IS/MND Appendix E2. As noted in the paleontological resources impact assessment, the Project site comprises surface exposures of Lower Cretaceous (~ 110 ± million year old) granitic rocks

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

of the Cajalco pluton in the very northeast corner, gabbroic rocks of the Peninsular Ranges batholith across most of the northern half of the property, and associated metamorphic rocks and Quaternary very old alluvial fan deposits across the southern portion of the property. The mapped granitic and gabbroic exposures consist entirely of mixed and undifferentiated granodiorite and hornblende gabbro. These rocks do not have any possibility of ever yielding fossils of any sort. (BFSA, 2015b, pp. 1-2) Thus, no impact to paleontological resources would occur with development of the northern one-half to two-thirds of the site.

The southern one-third to one-half of the Project site is mapped as lower Pleistocene (~ 1 to ~ 2 million year old) very old alluvial fan sediments that are capped by moderate to well-developed pedogenic soils with subsoil horizons as much as six to 10 feet thick. The deep pedogenic soils developed on the proximal fanhead exposures of the relic alluvial fan sediments found there are also regarded as having a low paleontological resource potential and resource sensitivity by Riverside County GIS (Riverside County, 2015; BFSA, 2015b, p. 2). Thin patches of unmapped Quaternary alluvium of late Holocene age may also be present, but are too limited to be mapped on-site and are too young to have any paleontological resource potential. A pedestrian field survey of the entire property conducted by personnel of Brian F. Smith and Associates, Inc. on March 4, 2014 did not reveal any materials that could be considered fossiliferous.

According to BFSA, a museum collections and records search would not yield any paleontological resource information contrary to the information presented above. BFSA concludes that a paleontological mitigation and monitoring program is not required for any portion of the Project site prior to development because impacts to paleontological resources would not occur. (BFSA, 2015b, p. 2) Accordingly, no impacts to paleontological resources would occur as a result of the Project, and no mitigation would be required.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

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

Source: General Plan, Figure S-2 (Earthquake Fault Study Zones); GIS database (Riverside County, 2013); *Geotechnical EIR-Level Assessment, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., October 27, 2014; *Tentative Map Review, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., September 18, 2015.

Findings of Fact:

a & b) As is the case with most locations in Southern California, the subject site is located in a region that is characterized by moderate to high seismic activity. The Project site and vicinity have

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

experienced strong ground shaking due to earthquakes on a number of occasions in historic time. The Project site is not located within an "Alquist-Priolo" Special Studies Zone, nor is the site identified within a County fault hazard zone. The nearest active fault zone to the Project site that is identified as an Alquist-Priolo Earthquake Fault Zone is the Elsinore fault, located approximately 7.5 miles southwest of the Project site. The last major rupture along the Elsinore fault was a magnitude 6 event in 1910. No surface rupture was associated with this event. The last surface rupture event likely occurred in the 18th century. (Petra, 2014, pp. 6-9; Riverside County, 2003a, Figure S-2; Petra, 2015, pp. 4-5) Additionally, Petra Geotechnical indicates that the nearest fault that would generate the most severe site ground motions is the Oak Ridge fault (Onshore segment), located approximately 3.9 miles from the site; however, the Oak Ridge fault is not mapped as an Alquist-Priolo Special Studies Zone.

Ground shaking hazards caused by earthquakes along nearby fault zones and other active regional faults do exist. However, Section 1613 of the 2013 California Building Code (CBC) identifies design features required to be implemented to resist the effects of seismic ground motions. With mandatory compliance to the 2013 California Building Code requirements, or applicable building code at the time of Project construction, future Project residents and structures would not be exposed to substantial adverse ground-shaking effects associated with Alquist-Priolo Earthquake Fault Zones or County Fault Hazard Zones. Accordingly, impacts would be less than significant. (Petra, 2014, pp. 14-15; Petra, 2015, pp. 16-17)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: General Plan, Figure S-3 (Generalized Liquefaction); Riverside County GIS (Riverside County, 2013); *Geotechnical EIR-Level Assessment, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., October 27, 2014; *Tentative Map Review, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., September 18, 2015.

Findings of Fact: Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure. In general, the more recent that sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are: groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking.

Riverside County GIS shows that only the southern portions of the Project site have a "low" liquefaction potential, with no potential for liquefaction identified in the northern portions of the site. (Riverside County, 2015). Based on a review of the site conducted by Petra Geotechnical, the southern portions of the site are identified as having a low potential for liquefaction, requiring no special design requirements beyond mandatory compliance with the 2013 CBC. (Petra, 2015, pp. F-1 and F-2)

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

Accordingly, and based on information available from Riverside County GIS and a site-specific analysis conducted by the Project geologist (Petra Geotechnical), the proposed Project would not be subject to seismic-related ground failure, including liquefaction, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: General Plan, Figure S-4 (Earthquake-Induced Slope Instability Map); General Plan Figures S-12 through S-21 (showing General Ground Shaking Risk); *Geotechnical EIR-Level Assessment, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., October 27, 2014; *Tentative Map Review, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., September 18, 2015.

Findings of Fact: According to information contained in the Project-specific geotechnical evaluations (IS/MND Appendices F1 and F2), the closest known fault considered capable of causing strong ground motion at the subject site is the Elsinore fault. Located approximately 7.5 miles southwest of the Project site, the Elsinore fault is a series of right-lateral strike slip faults which trend to the northwest from the Salton Sea to the Santa Ana river basin. Published investigations reveal that this fault offsets Holocene stratigraphy. For this reason, this fault is considered active and is included within the boundaries of an Alquist-Priolo Earthquake Fault zone. The last major rupture was a magnitude 6.0 event in 1910. No surface rupture was associated with this event. The last surface rupture event likely occurred in the 18th century. Two additional faults, Whittier and San Jacinto, are considered to be significant seismogenic sources are located in relatively close proximity to the subject site. (Petra, 2014, pp. 7-9; Petra, 2015, pp. 4-5)

As discussed above under the analysis of Threshold 11.a), ground shaking hazards caused by earthquakes along the Elsinore, Whittier, and San Jacinto Fault Zones and other active regional faults do exist. However, Section 1613 of the 2013 California Building Code (CBC) identifies design features required to be implemented to resist the effects of seismic ground motions. With mandatory compliance to the 2013 California Building Code requirements, or the applicable building code at the time of Project construction, impacts due to strong seismic ground shaking would be less than significant, and no mitigation would be required. (Petra, 2014, p. 14; Petra, 2015, pp. 16-17)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: General Plan, Figure S-4 (Earthquake-Induced Slope Instability Map); *Geotechnical EIR-Level Assessment, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., October 27,

2014; *Tentative Map Review, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., September 18, 2015.

Findings of Fact:
The Project site does not lie within a designated seismically-induced landslide hazard zone. Proposed slopes are planned at 2:1 slope ratios to heights of 25 to 45 feet. Provided that remedial and design grading within the site are performed in accordance with local grading ordinances, current standards of practice in the area, and mandatory compliance with the site-specific recommendations to be provided by the Project's geotechnical evaluations (IS/MND Appendices F1 and F2), the potential for gross or surficial slope instability will be reduced to a less than significant level. (Petra, 2014, pp. 17-18; Petra, 2015, pp. 8-10)

Secondary effects of seismic activity that are typically considered as possible hazards to a particular site include several types of ground failure as well as induced flooding. The general types of ground failure that can occur as a consequence of severe ground shaking include landsliding, ground subsidence, ground lurching, shallow ground rupture, lateral spreading, liquefaction, and soil strength loss. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from the causative fault, topography, soil, and groundwater conditions, in addition to other factors. (Petra, 2014, p. 17) Given that the site does not contain significant thicknesses of loose compressible soils and that the Project's geotechnical reports recommend that these soils be removed and replaced with engineered fill, lateral spreading, and soil strength loss (collapse) are not considered potential hazards. (Petra, 2015, p. 5)

Additionally, and as indicated under Threshold 12, the Project is not subject to significant hazards associated with liquefaction.

Accordingly, and assuming mandatory compliance with the recommendations of the Project's geotechnical evaluation (IS/MND Appendices F1 and F2) and the 2013 CBC requirements, impacts due to geologic units or soils that are unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards, would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: General Plan, Figure S-7 (Documented Subsidence Areas); *Geotechnical EIR-Level Assessment, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., October 27, 2014; *Tentative Map Review, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., September 18, 2015.

Findings of Fact: Riverside County General Plan Figure S-7 indicates that the proposed Project site is not susceptible to ground subsidence and that no documented subsidence has occurred on the Project site. There are no components of the Project or the Project site's geotechnical characteristics

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

that could lead to unstable geologic conditions that could result in ground subsidence. As such, impacts due to ground subsidence would be less than significant requiring no mitigation. (Riverside County, 2003a; Petra, 2015, p. 5)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: On-site Inspection; Project Application Materials; General Plan, Figure S-10 (Dam Failure Inundation Zones). Petra Geotechnical Inc, *Geotechnical EIR-Level Assessment Tentative Tract 36730 Lake Ranch Project,* October 27, 2014*; Tentative Map Review, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., September 18, 2015.

Findings of Fact: There are no active or dormant volcanoes within Riverside County; thus, no impacts resulting from volcano-related hazards would occur. Although the Project site contains a steep hillside in the northwestern corner of the site, a site-specific geotechnical evaluation conducted by Petra Geotechnical (IS/MND Appendix F1) concluded that the hillform consists of exposed bedrock; as such, this hillform has no potential to expose future structures or residences to hazards associated with mudflow (Petra, 2014, p. 6). There are no other hillforms abutting the Project site with the potential to result in mudflow that could pose a threat to future residents or structures.

According to Riverside County General Plan Figure S-10, the Project site would be subject to water inundation in the event that there is a structural failure of the Lake Mathews Dam, including dam failures that could occur from seismically-induced seiches. The Lake Mathews Dam and spillway are located approximately 0.20 kilometers south of the southern boundary of the Project site. If a seismically-induced seiche were to occur within Lake Mathews when the dam basin is filled to capacity, water could breach and/or physically damage the dam and cause flooding through a majority of the southern portions of the project. In recognition of this possibility, the Lake Mathews/Woodcrest Area Plan includes three policies intended to attenuate the risk of dam failure to persons or property. Specifically, Policy LMWAP 14.2 requires adherence to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458, which regulates flood hazards. Additionally, Policy LMWAP 14.3 requires proposed development projects (such as the proposed Project) to undergo review by the Riverside County Flood Control and Water Conservation District. Moreover, County Ordinance No. 457 establishes building standards and codes that apply to development that is subject to inundation. Compliance with the above-reference regulations and policies would ensure that any potential dam inundation hazards associated with future development would be less than significant. Nonetheless, the potential for inundation due to seismically-induced seiches at the Lake Mathews Dam represents a significant impact for which mitigation would be required. With implementation of the required mitigation, which requires review of implementing building permits to ensure flood hazards are attenuated and education of future homeowners, impacts due to seismically-induced seiches that may pose a threat to future residents and/or structures would be reduced to a level below significance. M-GEO-1 requires the homeowner be informed about their home being located within a dam inundation area through several disclosure mechanisms. M-GEO-1 would ensure that all future residents on the Project site are aware of their home being located in a dam inundation hazard area, the risks associated with the home being

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

located in an inundation zone, and the public service resources in place to help address dam inundation effects in the event the Lake Mathews Dam fails. Therefore, with mandatory compliance to LMWAP policies, and mitigation measure M-GEO-1, the Project's impacts due to seismically-induced seiche hazards would be less than significant.

Mitigation:

~~M-GEO-1 (Condition of Approval XX.XX.XX) Prior to the issuance of building permits, the County of Riverside Building and Safety Department shall review the construction drawings and verify that the structural foundations of every habitable structure are designed to withstand flooding events associated with potential failure of the Lake Mathews Dam.~~

M-GEO-1~~2~~ (Condition of Approval 80.Planning.022) Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that all home deeds include a disclosure about the Project site's location within a dam inundation hazard area. Additionally, as part of future home sale documentation, the Project Applicant shall provide each new homeowner a copy of the Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)." Additionally, each new homeowner shall be provided with informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Mathews Dam.

Monitoring:

~~M-GEO-1 Prior to the issuance of a building permit, the County of Riverside Building and Safety Department shall verify that all structures on-site have been designed to ensure that dam-related hazards would not result in the loss of or substantial damage to any future home on-site.~~

M-GEO-1~~2~~ Prior to building permit final inspection, the Project Applicant shall provide evidence to Riverside County demonstrating that the disclosure has been provided on all deeds, and that the sales documentation includes the FEMA and CERT informational materials.

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

Source: Project Application Materials; Petra Geotechnical Inc, *Geotechnical EIR-Level Assessment Tentative Tract 36730 Lake Ranch Project,* October 27, 2014; *Tentative Map Review, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., September 18, 2015.

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

Findings of Fact:

a) Under existing conditions, elevations on-site generally decrease from northwest to southeast. Implementation of the proposed Project would require grading activities involving the lowering of the northwestern portions of the site and the raising of the southern, southeastern, and eastern portions of the site as necessary to accommodate residential development. As part of the Project's grading plan, the hillside in the northwestern portion of the site would be graded at a maximum 2:1 gradient to increase areas suitable for residential development while providing fill material to facilitate the construction of residential pads in other portions of the site. Although the Project would result in a change to the site's existing topography, there would be no adverse effects to the environment resulting from site grading beyond what is already evaluated and disclosed throughout this IS/MND. Accordingly, impacts due to changes to the site's topography and ground surface relief features are a less-than-significant impact.

b) As shown on TTM 36730, all slopes proposed as part of the Project would be constructed at a maximum slope angle of 2:1. The only slopes that would be constructed at a height exceeding ten feet occurs in the northwestern portion of the site and between the residential development and the MSHCP Riparian/Riverine Area in Lot 'A.' Along the slope in the northwestern portion of the site, grading would lower the elevation of the southeastern face of the hillside. The Project's geologist (Petra Geotechnical) evaluated these slopes and determined that the slopes are expected to be grossly stable as designed (Petra, 2014, pp. 17-18; Petra, 2015, pp. 9-10). The slope proposed northerly of Lot 'A' would be constructed at a gradient of 2:1 and would measure up to approximately 17 feet in height. This slope would be constructed with hardened slope protection (of a type to be determined with future implementing grading permits) along the first two feet of the base of the slope, which would assure that this slope is grossly stable. Accordingly, although the Project would result in the creation of slopes exceeding 10 feet in height, based on the analysis conducted by the Petra Geotechnical, such slopes would not result in any adverse impacts to the environment. Accordingly, impacts associated with the creation of cut or fill slopes greater than 2:1 or higher than 10 feet in height would be less than significant.

c) There are no subsurface sewage disposal systems within the areas that would be permitted for physical disturbance as part of the proposed Project. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☒	☐	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Source: Project Application Materials; Riverside County Municipal Code Chapter 15.12; *Hydrology Report*, MDS Consulting, July 31, 2015; *Project Specific Water Quality Management Plan*, MDS Consulting, August 3, 2015; *Tentative Map Review, Tentative Tract 36730, Lake Ranch Project*, Petra Geotechnical, Inc., September 18, 2015.

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that water and wind erosion impacts would be less than significant. Mitigation is not required.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. As detailed in the Hydrology Report prepared for the proposed Project, the proposed detention basin to be located southeast of the Project site (south of El Sobrante Road) would provide the necessary runoff detention in order to mitigate for urban flows generated by the proposed development. Based on the analysis presented in the Project's Hydrology Report (IS/MND Appendix I1), post development runoff from the site would decrease during the 100 year (Q100) storm events (i.e., from 535.7 CFS under pre-development conditions to 421.1 CFS under post-development conditions). Accordingly, total runoff from the site would not substantially increase with Project implementation, thereby demonstrating that the Project would not substantially increase erosion hazards as compared to the existing condition. Since the drainage associated with the Project would be fully controlled via the on-site drainage plan and/or would be similar to existing conditions, soil erosion and the loss of topsoil would not increase substantially as compared to existing conditions.

In addition, the Project Applicant is required to prepare and submit to the County for approval of a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of

erosion control and sediment control measures (i.e., Best Management Practices, or BMPs) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project's required WQMP (refer to IS/MND Appendix I2) and site-specific SWPPP would further ensure that potential erosion and sedimentation effects would be less than significant.

b) Expansive soils are soils that experience volumetric changes in response increases or decreases in moisture content. Relatively thin, rigid structural elements such as building floor slabs and exterior concrete flatwork may experience uplift, shifting, or cracking as a result of swelling or contraction of expansive soils. In recognition of these issues, Section 1808 of the California Building Code contains provisions for design of building foundations and floor slabs to mitigate the potential detrimental effects of expansive soils. Based on the analysis included in the Project's geotechnical reports, (IS/MND Appendices F1 and F2) most onsite soil and bedrock material will typically possess "very low" to "medium" expansion potential (Petra, 2015, p. 19). Furthermore, based on the preliminary grading plan, imported soil material may be required to establish the planned finished grade elevations. Depending on the source of the imported soil, it is possible that expansive soils may be incorporated into onsite fills and ultimately be exposed at finished grades within proposed building pad areas. This is evaluated as a potentially significant impact for which mitigation would be required.

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

Mitigation:

M-GEO-2~~3~~ (Condition of Approval 60.Planning.003) In the event that imported soil material is required to establish the design finished grades within the site, adequate control shall be provided prior to and during import operations to ensure that the imported soil material is compatible with onsite soils in terms of expansion potential. If, after completion of grading, it is determined that near-surface soils within building pad areas exhibit an elevated expansion potential, then grading plans shall demonstrate that the proper design of building foundations, floor slabs and exterior improvements are designed to alleviate the potential uplift forces that can develop in expansive soils..

Monitoring:

M-GEO-2~~3~~ A qualified geotechnical consultant shall be responsible for monitoring imported soils materials for their expansive potential. If soils are determined to contain expansive properties, then the Project's geologist shall ensure appropriate measures are incorporated to protect building foundations, floor slabs, and other exterior improvements.

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

Source: Project Application Materials; On-site Inspection; *Hydrology Report*, MDS Consulting, July 31, 2015; *Project Specific Water Quality Management Plan*, MDS Consulting, August 3, 2015

Findings of Fact:

a & b) As indicated under the discussion and analysis of Threshold 18.a), above, proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property As detailed in the Hydrology Report prepared for the proposed Project (IS/MND Appendix I1), the proposed detention basin to be located southeast of El Sobrante Road would provide the necessary runoff detention in order to mitigate for urban flows generated by the proposed development. Based on the analysis presented in the Project's Hydrology Report, post development runoff from the site would decrease during the 100 year (Q100) storm events (i.e., from 535.7 CFS under pre-development conditions to 421.1 CFS under post-development conditions). Accordingly, total runoff from the site would not substantially increase with Project implementation, thereby demonstrating that the Project would not substantially increase erosion hazards as compared to the existing condition. Since the drainage associated with the Project would be fully controlled via the on-site drainage plan and/or would be similar to existing conditions, the rate and amount of erosion would not increase substantially as compared to existing conditions; thus, impacts due to water erosion would be less than significant under long-term conditions. Furthermore, because the Project would not substantially alter the drainage patterns of the site as compared to the existing condition, there would be no impact due to changes in the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake, and no impact would occur.

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

Mitigation: No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP, which would be enforced as part of the Project's conditions of approval.

Monitoring: Annual inspections will verify compliance with the Project's conditions of approval.

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

Source: General Plan, Figure S-8 (Wind Erosion Susceptibility Map); Ord. 460, Sec. 14.2; Ord. 484

Findings of Fact:

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

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

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

Mitigation: No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP, which would be enforced as part of the Project's conditions of approval.

Monitoring: Construction contractors shall ensure compliance with the BMPs specified in the site-specific WQMP. The Riverside County Building and Safety Department shall verify that the various BMPs have been adhered to during both construction and prior to final grading inspection.

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

Source: *Lake Ranch (TTM No. 36730) Greenhouse Gas Analysis,* Urban Crossroads, Inc., April 13, 2015;

Findings of Fact: ***Background***

Global Climate Change (GCC) refers to the change in average meteorological conditions on the Earth with respect to temperature, wind patterns, precipitation, and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO_2 (Carbon Dioxide), NO_2 (Nitrous Oxide), CH_4 (Methane), hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the Earth's atmosphere, but prevent radioactive heat from escaping, thus warming the Earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages. According to the California Air Resources Board (CARB), the climate change since the industrial revolution differs from previous climate changes in both rate and magnitude. (Urban Crossroads, 2015b, p. 10).

Gases that trap heat in the atmosphere are often referred to as GHG's. GHG's are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect, the Earth's average temperature would be approximately 61° Fahrenheit cooler than it is currently. The cumulative accumulation of these gases in the Earth's atmosphere is considered to be the cause for the observed increase in the Earth's temperature. (Urban Crossroads, 2015b, pp. 10-11).

Although California's rate of growth of GHG emissions is slowing, the state is still a substantial contributor to the U.S. emissions inventory total. In 2004, California is estimated to have produced 492 million gross metric tons of carbon dioxide equivalent (CO_2e) GHG emissions. Despite a population increase of 16 percent between 1990 and 2004, California has substantially slowed the rate of growth of GHG emissions due to the implementation of energy efficiency programs as well as adoption of strict emission controls (Urban Crossroads, 2015b, p. 11).

An individual project like the proposed Project cannot generate enough GHG emissions to effect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHG combined with the world-wide increase of all other sources of GHG, which when taken together constitute potential influences on GCC (Urban Crossroads, 2015b, p. 9).

Methodology

CEQA Guidelines Section 15064.4 (b) (1) states that a lead agency may use a model or methodology to quantify GHG emissions associated with a project. On October 2, 2013, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) released the latest version of the California Emissions Estimator Model ™ (CALEEMOD™) v2013.2.2. The purpose of this model is to more accurately calculate construction-source and operational-source criteria pollutants (NO_X, VOC, PM_{10}, $PM_{2.5}$, SO_X, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures. As such, the latest version of CALEEMOD™ was used for this Project to determine construction and operational air quality impacts. (Urban Crossroads, 2015b, pp. 33-34).

Thresholds for Determining Significance

In order to assess the significance of a proposed project's environmental impacts it is necessary to

identify quantitative or qualitative thresholds which, if exceeded, would constitute a finding of significance. While Project-related GHG emissions can be estimated, the direct impacts of such emissions on climate change and global warming cannot be determined on the basis of available science. There is no evidence at this time that would indicate that the emissions from a project the size of the proposed Project would directly affect global climate change. The CEQA Guideline amendments do not identify a threshold of significance for greenhouse gas emissions, nor do they prescribe assessment methodologies or specific mitigation measures. Instead, they call for a "good faith effort, based on available information, to describe, calculate, or estimate the amount of greenhouse gas emissions resulting from a project." The amendments encourage lead agencies to consider many factors in performing a CEQA analysis and preserve lead agencies' discretion to make their own determinations based upon substantial evidence. (Urban Crossroads, 2015b, pp. 27-28).

The CEQA Guidelines indicate that a project would potentially result in a significant impact on climate change if a project were to: a) generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, or b) conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. (Urban Crossroads, 2015b, p. 27).

A 30% reduction from BAU conditions is utilized as the significance threshold for GHG impacts, based on the Riverside County Planning Department's Standard Operating Procedure. The "Standard Operating Procedure" released in May 2010 by the County of Riverside Planning Department states that, "until such time as a binding regulatory guidance or a more specific threshold is adopted by a regulatory agency, a demonstration by the project applicant that the project has reduced GHG emission by 30% or more below a business-as-usual standard shall suffice for demonstrating the project has a less than significant impact." The SOP later states that "for purposes of this Standard Operating Procedure, "business-as-usual" shall mean those emissions that would occur in 2020 if the average baseline emissions during the 2002-2004 period were grown to 2020 levels without control" (Urban Crossroads, 2015b, p. 31) Based on discussion within the Riverside County Planning Department's Standard Operating Procedure, the analysis approach applied herein is appropriate and applicable in answering the two CEQA questions related to GHG emissions for the proposed Project (Urban Crossroads, 2015b, p. 33).

Project-Related Greenhouse Gas Emissions

In order to assess the Project's potential to result in significant impacts due to GHG emissions, a Project-specific greenhouse gas analysis was conducted for the Project. A copy of the greenhouse gas analysis is provided as Appendix G to this IS/MND. Provided below is a summary of the findings from the Project's GHG analysis.

Project-Related Greenhouse Gas Emissions

On October 2, 2013, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2013.2.2. The purpose of this model is to more accurately calculate construction-source and operational-source criteria pollutant (NO_X, VOC, PM_{10}, $PM_{2.5}$, SO_X, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures. Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction and operational air quality impacts. Output from the model runs for both construction and operational activity are provided in Appendix 3.1 of the Project's Greenhouse Gas Analysis (IS/MND Appendix G). (Urban Crossroads, 2015b, pp. 33-34)

Construction Emissions

Construction activities associated with the proposed Project will result in emissions of CO_2 and CH_4 from construction activities. The types of construction equipment and material use would be very similar for buildout of the currently adopted zoning and the proposed Project. As such, GHG emissions related to construction activity identified in the report, *Lake Ranch (TTM No. 36730) Air Quality Impact Analysis Report*, prepared by Urban Crossroads, Inc., would represent construction activity for both the business as usual (BAU) and Project scenarios. For the construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total greenhouse gas emissions for the construction activities, dividing it by the a 30 year project life then adding that number to the annual operational phase GHG emissions. As such, construction emissions were amortized over a 30 year period and added to the annual operational phase GHG emissions (Urban Crossroads, 2015b, p. 34).

Operational Emissions

Operational activities associated with the proposed Project would result in emissions of CO_2, CH_4, and N_2O from the following primary sources (Urban Crossroads, 2015b, p. 34):

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- Solid Waste
- Water Supply, Treatment and Distribution

Please refer to Section 3.5 of the Project's greenhouse gas analysis (IS/MND Appendix G) for a detailed description of the various sources of GHGs associated with the above operational characteristics. (Urban Crossroads, 2015b, pp. 35-36)

Emissions Summary

The total amount of Project-related GHG emissions for BAU scenario would total 6,501.69 $MTCO_2e$, as shown on Table EA-18, *Total Annual Project Greenhouse Gas Emissions (BAU Year 2005)*. The total amount of Project-related GHG emissions for the year 2020, which accounts for compliance with regulations adopted to reduce GHGs as well as project design features that would be imposed by Mitigation Measures M-GG-1 and M-GG-2, would total 4,519.46 $MTCO_2e$ as shown on Table EA-19, *Total Annual Project Greenhouse Gas Emissions (BAU Year 2005)* (Urban Crossroads, 2015b, pp. 36-37). Regulations that would apply to the proposed Project and that would serve to reduce GHG emissions include the following (Urban Crossroads, 2015b, p. 6):

- Global Warming Solutions Act of 2006 (AB 32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB 1493). Establishes fuel efficiency ratings for new vehicles.
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction.
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.

Table EA-18 Total Annual Project Greenhouse Gas Emissions (BAU Year 2005)

Emission Source	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	Total CO_2E
Construction Emissions (amortized over 30 years)	100.38	0.017	--	100.74
Area	69.90	8.59e-3	1.20e-3	70.45
Energy	1,155.17	0.04	0.02	1,160.86
Mobile Sources	4,891.83	0.42	--	4,900.60
Waste	64.75	3.83	--	145.11
Water Usage	107.18	0.58	0.01	123.93
Total CO_2E (All Sources)	6,501.69			

Source: CalEEMod™ model output, See Appendix 3.1 of the Greenhouse Gas Analysis for detailed model outputs.
Notes: Totals obtained from CalEEmod™ and may not total 100% due to rounding. Table results include scientific notation. e is used to represent times ten to the power (which would be written as 10^{b11}) and is followed by the value of the exponent.
(Urban Crossroads, 2015b, Table 3-2)

Table EA-19 Year 2020 Greenhouse Gas Emissions Summary (With Project Design Features)

Emission Source	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	Total CO_2E
Construction Emissions (amortized over 30 years)	100.38	0.017	--	100.74
Area	69.90	5.72e-3	1.20e-3	70.39
Energy	844.36	0.03	0.01	849.16
Mobile Sources	3,277.73	0.11	--	3,280.04
Waste	64.75	3.83	--	145.11
Water Usage	60.64	0.47	0.01	74.02
Total CO_2E (All Sources)	4,519.46			

Source: CalEEMod™ model output, See Appendix 3.1 of the Greenhouse Gas Analysis for detailed model outputs.
Notes: Totals obtained from CalEEmod™ and may not total 100% due to rounding. Table results include scientific notation. e is used to represent times ten to the power (which would be written as 10^{b11}) and is followed by the value of the exponent.
(Urban Crossroads, 2015b, Table 3-3)

- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

As shown in Table EA-20, *Summary of GHG Emissions for BAU vs Project*, with implementation of Mitigation Measures M-GG-1 and M-GG-2 and mandatory compliance with the above-listed regulations, the Project would achieve an emissions reduction of 30.49% when compared to the BAU scenario. This reduction meets the target reduction percentage of 30% based on the Riverside County Planning Department's SOP. (Urban Crossroads, 2015b, p. 36)

Would the Project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

As shown in Table EA-20, with implementation of Mitigation Measures M-GG-1 and M-GG-2 and compliance with standard regulatory requirements, the Project would achieve a GHG reduction of approximately 30.49% below BAU, which exceeds the County's threshold of significance of 30% below BAU. Accordingly, the Project's GHG emissions would be less than significant on both a direct and cumulative basis, and additional mitigation (beyond M-GG-1 and M-GG-2) would not be required.

Table EA-20 Summary of GHG Emissions for BAU vs Project

Category	CO2e Emissions	
	BAU, Year 2005 Without Project Design Features	Project, Year 2020 With Project Design Features
	Metric Tons per Year	
Construction	100.74	100.74
Area	70.45	70.39
Energy Use	1,160.86	849.16
Mobile Sources	4,900.60	3,280.04
Waste Disposed	145.11	114.11
Water Use	123.93	74.02
Total	**6,501.69**	**4,519.46**
Project Improvement over BAU	**30.49%**	

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

As indicated above, the Project would be subject to the following regulatory requirements related to GHG emissions:

- Global Warming Solutions Act of 2006 (AB 32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction.

- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB 1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

Assuming mandatory compliance with the above-listed regulatory measures, the following provides a discussion and analysis of the Project's consistency with the provisions of AB 32 and SB 375.

Project Consistency with AB 32

AB 32 requires California to reduce its GHG emissions to 1990 levels by 2020. CARB identified reduction measures to achieve this goal as set forth in the CARB Scoping Plan. To evaluate the Project's GHG impacts the proposed Project's emissions are compared with the BAU scenario to determine if the development is likely to be consistent with the Scoping Plan designed to implement AB 32 in California, which calls for an approximate 30% reduction from BAU. (Urban Crossroads, 2015b, p. 1)

On February 10, 2014, CARB released a Draft Proposed First Update of the Scoping Plan. The draft recalculates 1990 GHG emissions using new global warming potentials identified in the IPCC Fourth Assessment Report released in 2007. Based on the revised 2020 emissions level projection identified in the 2011 Final Supplement and the updated 1990 emissions levels identified in the discussion draft of the First Update, achieving the 1990 emissions level in 2020 would require a reduction of 78 $MTCO_2e$ (down from 509 $MTCO_2e$), or approximately 15.3 percent (down from 30 percent), from the BAU condition. (Urban Crossroads, 2015b, pp. 1-2)

Although CARB has released an update to the Scoping Plan and reduction targets from BAU, it is still appropriate to utilize the previous 30% reduction from BAU since the modeling tools available are not able to easily segregate the inclusion of the renewable portfolio standards, and Pavley requirements that are now included in the revised BAU scenario. The proposed Project would generate GHG emissions from a variety of sources which would all emit CO_2, CH_4, and N_2O. GHGs could also be indirectly generated by incremental electricity consumption and waste generation from the proposed Project. (Urban Crossroads, 2015b, p. 2)

As stated previously, the Scoping Plan recommends strategies for implementation at the statewide level to meet the goals of AB 32. The Scoping Plan recommendations serve as statewide strategies to reduce the state's existing GHG emissions and contributions from proposed projects. Table EA-21, *Project Consistency With Scoping Plan Greenhouse Gas Emission Reduction Strategies*, highlights measures that have or will be developed under the Scoping Plan and that would be applicable to the Project. Therefore, the Project would not conflict with or obstruct implementation of AB 32. (Urban Crossroads, 2015b, p. 2)

Project Consistency with SB 375

Senate Bill 375 (SB 375) creates a formal process that builds on the experience of voluntary regional

visioning initiatives in California, often referred to as "Regional Blueprints." Furthering the goals of AB 32, SB 375 relies on the regional collaboration by local officials to address California's goals for reducing the portion of the emissions of greenhouse gases that stems from automobile travel (light duty auto and light duty trucks only). SB 375 requires local metropolitan planning agencies to prepare a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its GHG reduction targets through integrated land use, housing, and transportation planning. More specifically, SB 375 provides CEQA relief for residential and mixed-use projects that are consistent with an approved SCS or Alternative Planning Strategy (APS). (Urban Crossroads, 2015b, p. 2)

The Southern California Association of Governments (SCAG) is the metropolitan planning agency for the project area. The SCS for the southern California region, including Riverside, Los Angeles, Orange, and San Bernardino counties was prepared by SCAG and approved on April 4, 2012. The SCS incorporates goals to concentrate future development and provide residential and mixed use developments in proximity to transit hubs in order to reduce vehicle miles traveled and, thereby, reduce GHG emissions from light duty auto and light duty trucks. (Urban Crossroads, 2015b, p. 2)

The Governor's Office of Planning and Research published the guidance document Senate Bill 375 CEQA Provision Flow Charts to assist in understanding SB 375's CEQA options. Based on Chart 1, since the Project is not consistent with general plan land use designations, density, and building intensity, the Project does not qualify for SB 375 CEQA provisions and the lead agency should use the standard CEQA process. (Urban Crossroads, 2015b, p. 2)

Inconsistency with SB 375 does not in itself constitute a significant impact to GHGs, largely because SB 375 targets a very specific sector for GHG reductions (passenger cars and light-duty trucks). Thus, if a Project's emissions overall (when considering all sectors) are less than an applicable threshold, then a finding of less than significant can also be made. As such, a Project's GHG emissions may be found to be less than the identified threshold despite being inconsistent with the land use designations or densities found in a SCS. (Urban Crossroads, 2015b, p. 3)

For purposes of analysis, the applicable threshold utilized for determining significance is whether or not the Project can reduce emissions by 30% from BAU consistent with the County of Riverside's SOP. This reduction target is also consistent with the overall AB 32 reduction target of approximately 30 percent. It should be noted that SB 375 is a small piece of the State's overall reduction target pursuant to AB 32. For this Project, although the SB 375-specific targets are not met, an evaluation of the Project's overall GHG emissions including all emission sectors (including light duty auto and light duty trucks only and other sectors of vehicles) indicates that the Project is consistent with the applicable threshold adopted by the lead agency, and consistent with the overall reduction targets set forth by AB 32. Consequently the Project would result in a less than significant GHG impact. (Urban Crossroads, 2015b, p. 3)

Conclusion

As indicated in the above analysis, the proposed Project would be consistent with, or otherwise would not conflict with, the provisions of AB 32 and SB 375. Additionally, and as demonstrated under the analysis of Threshold 21.a), with the implementation of Mitigation Measures M-GG-1 and M-GG-2 and mandatory compliance with applicable regulations to reduce GHG emissions, the Project would achieve an emissions reduction of 30.49% when compared to the BAU scenario. This reduction meets the target reduction percentage of 30% based on Riverside County Planning Department's SOP. Other than the provisions of AB 32, SB 375, and the County's SOP, there are no other plans, policies, or regulations adopted for the purpose of reducing GHG emissions that are applicable to the

Project. Accordingly, with implementation of Mitigation Measures M-GG-1 and M-GG-2 the Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases, and a less-than-significant impact would occur.

Table EA-21 Project Consistency With Scoping Plan Greenhouse Gas Emission Reduction Strategies

Scoping Plan Measure	Measure Number	Project Consistency
Pavley Motor Vehicle Standards (AB 1493)	T-1	The project's residents would purchase vehicles in compliance with CARB vehicle standards that are in effect at the time of vehicle purchase.
Limit High GWP Use in Consumer Products	H-4	The project's residents would use consumer products that would comply with the regulations that are in effect at the time of manufacture.
Motor Vehicle Air Conditioning Systems – Reduction from Non-Professional Servicing	H-1	The project's residents would be prohibited from performing air conditioning repairs and required to use professional servicing.
Tire Pressure Program	T-4	Motor vehicles driven by the project's residents would maintain proper tire pressure when their vehicles are serviced.
Low Carbon Fuel Standard	T-2	Motor vehicles driven by project's residents would use compliant fuels in the future.
Water Use Efficiency	W-1	The project includes measures to minimize water use and maximize efficiency.
Green Buildings	GB-1	The project will be required to be constructed in compliance with state or local green building standards in effect at the time of building construction.
Air Conditioning Refrigerant Leak Test During Vehicle Smog Check	H-5	Motor vehicles driven by the project's residents would comply with the leak test requirements during smog checks.
Renewable Portfolios Standard (33% by 2020)	E-3	The electricity used by residents in the proposed project will benefit from reduced GHG emissions resulting from increased use of renewable energy sources.
Energy Efficiency Measures (Electricity)	E-1	The project will comply with energy efficiency standards for electrical appliances and other devices at the time of building construction.
Energy Efficiency (Natural Gas)	CR-1	The project will comply with energy efficiency standards for natural gas appliances and other devices at the time of building construction through compliance of the 2013 Title 24 and CalGreen code.
Greening New Residential and Commercial Construction	GB-1	The project's buildings would meet green building standards that are in effect at the time of design and construction.

(Urban Crossroads, 2015b, Table 1-2)

Mitigation:

M-GG-1 (Condition of Approval 80.Planning.019): Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the County demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 10% increase in energy efficiencies beyond 2013

California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the Project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would reduce energy consumption and promote energy conservation would also be acceptable):

- Increase in insulation such that heat transfer and thermal bridging is minimized;
- Limit air leakage through the structure and/or within the heating and cooling distribution system;
- Use of energy-efficient space heating and cooling equipment;
- Installation of electrical hook-ups at loading dock areas;
- Installation of dual-paned or other energy efficient windows;
- Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
- Installation of automatic devices to turn off lights where they are not needed;
- Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;
- Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;
- Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems;
- Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

M-GG-2 (Condition of Approval 10.Planning.023): To reduce water consumption and the associated energy-usage, the Project will be designed to:

- Reduce outdoor water use by 30%, consistent with Riverside County Ordinance No. 859.
- Reduce indoor water use by 20% consistent with Division 4.3 of the 2013 CalGreen Residential Mandatory Measures.

Monitoring:

M-GG-1 Prior to the issuance of building permits, the energy calculations showing the required energy use reduction shall be submitted to the Riverside County Planning Department for review and approval. Compliance with the energy reduction measures assumed in the calculations shall be verified by Riverside County prior to building permit final inspection.

M-GG-2 Prior to the issuance of building permits, the Project Applicant shall demonstrate that the target reduction in outdoor water demand has been accommodated by the Project's plans.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☒	☐	☐
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: Project Application Materials; Riverside County GIS; *Phase I Environmental Site Assessment and Limited Phase II Subsurface Investigation, Lake Ranch*, Environ, September 2013.

Findings of Fact:

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

Impact Analysis for Existing Conditions

An environmental site assessment was conducted for the property by Environ to assess existing conditions (refer to IS/MND Appendix H2). Based on the results of this analysis, Environ identified one "recognized environmental condition" (REC) in connection with the site. Specifically, the Project site has been used for agriculture, including orchards and row crops, since at least the 1930s. While agricultural use has ceased on the southern portions of the site, the northern portions of the site have been used continuously for agriculture since that time. Details regarding the historical use of agricultural chemicals such as pesticides and herbicides are limited. Facility personnel indicated that although only "Round Up" brand weed killer is currently used at the site, insecticides (possibly including sabadilla and another chemical known only as "Saigon") were formerly applied over the growing areas of the site from the air. Less is known about applications of agricultural chemicals early in the site's history. (Environ, 2013, p. 1)

Based on the information reviewed, and the extended agricultural history of the site, Environ performed a limited subsurface investigation of the site concurrent with the Phase I ESA, to assess the potential presence of agricultural chemicals in soil at the site. During the limited Phase II subsurface investigation conducted in August and September 2013, 40 soil borings were drilled and soil samples were collected and selectively analyzed for pesticides, metals, and other compounds (including volatile organic compounds [VOCs] and total petroleum hydrocarbons [TPH]). (Environ, 2013, p. 1)

With the exception of arsenic, all detected metals concentrations were below applicable residential scenario California Human Health Screening Levels (CHHSLs). Arsenic was detected at similarly low

concentrations in analyzed samples; the presence of arsenic in the samples is attributed to naturally occurring background concentrations of arsenic in California soils. (Environ, 2013, p. 1)

A number of pesticides were detected in at least one soil sample collected at the site; however, of the pesticides detected, only 4,4-DDE and toxaphene exceeded their respective health based screening levels in at least one sample. Such exceedances were limited to soil samples obtained from 0.5 feet below ground surface (bgs). 4,4-DDE exceeded its residential soil CHHSL (1,600 micrograms per kilogram [µg/kg]) in four soil samples. However, detections of 4,4-DDE appear to correspond to a cancer risk of approximately 1 x 10^{-6}, at the conservative end of the acceptable United States Environmental Protection Agency (EPA) cancer risk range of 10^{-4} to 10^{-6}. Toxaphene exceeded its residential soil CHHSL (460 µg/kg) in two soil samples. Detections of toxaphene appear to correspond to a cancer risk of approximately 5 x 10^{-6}; again at the conservative end of the acceptable US EPA risk range of 10^{-4} to 10^{-6}. (Environ, 2013, pp. 1-2)

The sample locations where 4,4-DDE and toxaphene were detected in soil at elevated concentrations at 0.5 feet bgs are located in the southwestern portion of the site, an area historically used for lettuce production. It appears that there was pesticide use related to the vegetable growing operations and that residual concentrations of pesticides remain in surface soil in this area. For sampling locations where deeper soil samples were collected at 2 feet bgs and laboratory-analyzed, concentrations of 4,4-DDEand toxaphene decline significantly with increasing depth, indicating that the pesticide residues are limited to surface soils.

Based on the results of the soil samples collected, and because the detections of both compounds are within the acceptable USEPA risk range, it is Environ's opinion that further assessment and/or remediation of the soils is not warranted. However, the presence of residual agricultural chemicals, such as pesticides, may be a potential concern with respect to worker exposure during such activities as grading and foundation excavation work. This is evaluated as a potentially significant impact for which mitigation, in the form of dust control during construction, is required. With appropriate dust control measures during construction (as required by Mitigation Measure M-AQ-2), impacts would be reduced to below a level of significance. (Environ, 2013, p. 2)

There are no other existing site conditions that have the potential to create a significant hazard to the public or environment.

Impact Analysis for Project Construction Activities

Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during construction of the Project. This heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the EPA, California Department of Toxic Substances Control (DTSC), SCAQMD, and Santa Ana Regional Water Quality Control Board (RWQCB). Because compliance with these regulatory requirements by

construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction would be less than significant.

Impact Analysis for Long-Term Operational Activities

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

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

c) The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction of the proposed Project, improvements are planned along the Project frontage with McAllister Street and El Sobrante Road, both of which are Circulation Element roadways that likely serve as emergency access for emergency service providers. Both of these roadways would be improved as part of the Project (as explained in MND Section 0.B). During construction of the improvements to these roadways, there is a potential that emergency response times in the local area could be adversely affected. This is evaluated as a potentially significant impact for which mitigation, in the form of a traffic control plan during construction, is required. Implementation of a traffic control plan would ensure that the Project's improvements to these roadways do not significantly affect emergency service response times, thereby reducing impacts to a level below significant.

Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles via El Sobrante Road, McAllister Street, and connecting on-site roadways as required by the County. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan during long-term operation, no impact would occur.

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

d) The nearest school to the Project site is the Lake Mathews Elementary School, located at 12252 Blackburn Road, or approximately 0.35 mile west of the Project site. There are no existing schools located within 0.25 mile of the Project site. Additionally, and according to Riverside County GIS, there are no school facilities planned within 0.25 mile of the Project site (Riverside County, 2015). Accordingly, the Project would have no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and no impact would occur.

e) The Project site and off-site improvement areas are not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Environ, 2013, pp. 13-20). Accordingly, no impact would occur.

Mitigation:

Mitigation Measure M-AQ-2 (refer to Issue 6., *Air Quality*, of this Initial Study), which requires measures to control fugitive dust during construction and compliance with SCAQMD Rule 403, shall apply to address potential health impacts to workers during the Project's construction phase.

M-HM-1 (Condition of Approval 10.Planning.024)—Continued vehicular access shall be maintained along El Sobrante Road and/or McAllister Street during construction of improvements to these roadways. Full lane closures are not permitted.~~Prior to issuance of grading permits, encroachment permits, or improvement plans affecting El Sobrante Road and/or McAllister Street, the Project Applicant shall prepare and submit for review to the Riverside County Transportation Department a Traffic Control Plan that identifies measures to be undertaken to ensure continued vehicular access along El Sobrante Road and/or McAllister Street during construction of improvements to these roadways.~~

Monitoring:

Monitoring shall occur as specified for Mitigation Measure M-AQ-2 (refer to Issue 6, *Air Quality*, of this Initial Study).

M-HM-1 Prior to issuance of grading permits, encroachment permits, or improvement plans affecting El Sobrante Road and/or McAllister Street, a traffic control plan shall be approved by the Riverside County Transportation Department and shall be implemented throughout the duration of construction activities affecting one or both roadways.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: General Plan, Figure S-19 (Airport Locations); GIS database (Riverside County, 2014).

Findings of Fact:
a & b) According to Riverside County GIS, the Project site is not located within the airport influence area (AIA) or Master Plan for any private or public airport facility (Riverside County, 2015). The nearest airport to the Project site is the Riverside Municipal Airport, which is a public use airport located approximately 5.7 miles north of the Project site. As such, the Project has no potential to result in an inconsistency with an Airport Master Plan, and the Project would not require review by the Airport Land Use Commission (ALUC). Accordingly, no impact would occur.

c) As indicated above under the discussion of Threshold 23.b), the Project site is not located within the AIA of any public airport or public use airport. As such, the Project has no potential to result in a safety hazard for people residing or working in the area, and no impact would occur.

d) A small, private airstrip is located approximately 0.4 mile south of the Project site (north of Lake Mathews); however, based on aerial photographs from Google Earth, this airstrip has not been operational since at least 2011 – a large yellow "X" is painted at the beginning of the runway (a universal aviation symbol for a runway closed to all operations) and the runway is covered in dirt and used as a construction materials staging area (Google Earth, 2015) The Project site is not located within the vicinity of any active private airports or heliports. Accordingly, implementation of the proposed Project has no potential to result in a safety hazard for people residing or working in the Project area associated with private airstrips and heliports. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Lake Ranch Fire Behavior Report and Fuel Modification Design Guidelines

Findings of Fact: The Lake Ranch site is located in a Moderate Fire Hazard Severity Zone in Riverside County and within State Responsibility Area (SRA). State law requires development in SRA within any fire hazard zone to comply with the WUI (Wildland Urban Interface) codes contained in the California Residential Code (Chapter 3, Section R327), California Building Code (Chapter 7A), and California Fire Code (Chapter 49) (Firesafe, 2014, p. 4).

A Fire Behavior Report and Fuel Modification Design Guidelines has been prepared by Firesafe Planning Solutions for the proposed Project, and is included as IS/MND Appendix H1. Firesafe Planning Solutions used a computer software program (BehavePlus Fire Modeling System 5.0.4) to predict the level of wildfire intensity for a fire approaching the proposed Project site (Firesafe, 2014,

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

pages 5-6). This report assesses the risks related to wildland fire and establishes appropriate criteria for a defensible space installation and maintenance program that would reduce the intensity of a wildfire approaching the proposed Project (Firesafe, 2014, p. 3).

Based on the results of the modeling efforts, Firesafe Planning Solutions identified fuel modification requirements that are intended to protect future Project residents and structures from wildland fires even without fire department suppression activities. The Project's recommended fuel modification components are described in IS/MND Section 3.2.2.D and graphically depicted on IS/MND Figure 3-16, and would be enforced pursuant to Condition of Approval 50.FIRE.005. Based on the scientific fire behavior analysis, Firesafe Planning Solutions concludes that compliance with the fuel modification requirements would ensure that exterior portions of future structures or attic spaces would not ignite from the exterior fire exposure associated with a wildland vegetation fire. This is primarily because the greatest fire energy is too far away from the structures due to the low plant densities within the defensible space zones and the proposed fuel modification requirements. Therefore, and assuming compliance with the fuel modification recommendations (as would be assured by pursuant to Condition of Approval 60.FIRE.001), the proposed Project would have a less than significant impact regarding exposure of persons to wildland fires. (Firesafe, 2014, p. 29, pages 5-6)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	☐	☐	☐	☒

Source: *Hydrology Report*, MDS Consulting, July 31, 2015; *Project Specific Water Quality Management Plan*, MDS Consulting, August 3, 2015; *Urban Water Management Plan*, Western Municipal Water District, 2010.

Findings of Fact:

a) Under existing conditions, and as shown on Plate 1 of the Project's hydrology study (IS/MND Appendix I1), the Project site conveys runoff from an approximately 315-acre area located to the southeast of the Project site, primarily from lands located south of El Sobrante Road. Flows from these off-site areas are combined with flows from the southern portions of the Project site and are conveyed via a natural drainage to an existing drop inlet structure that connects to a 90-inch reinforced concrete pipe (RCP) storm drain. Flows from the northwest portion of the site are conveyed to a man-made drainage ditch that outlets directly onto McAllister Street. Flows from the northeastern portion of the Project site are conveyed off-site to the north, and eventually drain into the existing stream that traverses the extreme northeastern corner of the Project site. (MDS, 2015a, p. 4)

As proposed by the Project, the Project site would be graded to facilitate the construction of 272 single-family residential lots. Additionally, the Project would include two water quality detention basins, a sewage lift station and a 2.2 acre community park. Associated exterior improvements are expected to include asphalt-paved access streets, concrete driveways and pedestrian sidewalks, surface drainage controls, perimeter fencing, common landscaped areas, extensive underground infrastructure, and required storm water quality devices.

As shown previously on IS/MND Figure 3-11, under post-developed conditions, the Project site would be separated into three separate watersheds (Watersheds A, B, and C) that largely correspond to the site's existing watersheds, with flows within Lot 'B' comprising a fourth watershed (Watershed D). Additionally, and as shown previously on IS/MND Figure 3-12, the Project proposes to construct an approximate 7.7-acre Off-Site Basin abutting the southern edge of El Sobrante Road. This basin has been designed to reduce peak runoff flows from approximately 197.9 acres of the approximately 315 acres of off-site watershed that is tributary to the Project site (refer to IS/MND Figure 3-10). The purpose of this detention basin is to off-set increased peak runoff from the developed portions of the Project site. Flows from the detention basin would be conveyed towards the proposed on-site open space in Lot 'B' via a proposed drop inlet structure (that includes a trash rack) that outlets into a 60-inch RCP storm drain to be constructed beneath El Sobrante Road. Please refer to Section 3.1.3.C for a detailed description of the Project's proposed drainage system. (MDS, 2015a)

As indicated in the Project's hydrology study, runoff tributary to the Project site discharges at two locations under existing conditions: along the northern boundary in the northeastern portion of the Project site (i.e., Node 130), where runoff drains towards the north and discharges into the existing stream that traverses the northeastern corner of the Project site; and along the western boundary of the site (Note 995), where flows from the existing drainage traversing the site are conveyed to an existing 84-inch RCP storm drain constructed in association with the residential development to the west of the Project site. (MDS, 2015a)

With development of the Project site as proposed, runoff in the northern portions of the site would discharge at the same location as occurs under existing conditions (i.e., Node 130), and the post-development runoff rate during peak storm events would be reduced from 70.5 cubic feet per second (cfs) to 67.4 cfs. Runoff from the remaining portions of the Project site ultimately would be conveyed to the drainage within proposed Lot B, where a proposed 90-inch RCP storm drain would be constructed beneath McAllister Street (i.e., Node 630). Node 630 generally occurs in the same location as Node 995, and flows exiting the site to the west would be reduced from 465.3 cfs to 353.7 cfs. (MDS, 2015a, p. 8)

Based on the foregoing discussion, the Project's proposed drainage concept generally would maintain the site's existing drainage patterns. Additionally, because peak flows discharging from the site would be reduced with construction of the Project's proposed extended detention/water quality basins and off-site detention basin, it can reasonably be concluded that Project runoff in the post developed condition would not result in substantial erosion or siltation on- or off-site. Accordingly, impacts would be less than significant and no mitigation would be required.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Water quality information for the Santa Ana Watershed is contained in the Santa Ana RWQCB's Water Quality Control Plan for the Santa Ana River Basin (as most recently updated in February 2008). This document is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500 Riverside, CA 92501-3348.

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana Watershed. As detailed in the Project Specific Water Quality Management Plan for the proposed Project (IS/MND Appendix I2), receiving waters for the property's drainage are as follows: Temescal Channel, Santa Ana River (Reaches 1, 2, and 3), Prado Basin Management Zone, Tidal Prism of Santa Ana River and Newport Slough, Pacific Ocean surf zone, and Pacific Ocean offshore. Of the above listed receiving waters Reach 3 of the Santa Ana River is on the EPA Approved 303(d) list of impairments for copper, pathogens, and lead, and Reach 2 of the Santa Ana River is on the 303(d) list for indicator bacteria (MDS, 2015b, p. 7)

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

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB's Water Quality Control Plan for the Santa Ana River Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the Santa Ana River Basin involves the preparation and implementation of a Stormwater Pollution Prevention Program (SWPPP) for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Post-Development Water Quality Impacts

As detailed in the WQMP for the proposed Project, potential pollutants associated with development of detached residential land uses include: bacterial indicators, nutrients, pesticides, sediments, trash debris, and oils/grease (MDS, 2015b, p. 18). Onsite runoff would be conveyed and collected by curb and gutter and the Project's proposed storm drain system. Prior to leaving the development, the low flows or first flush from developed areas of the site would be diverted and routed through a detention/water quality basin for water treatment. The water treatment would be consistent with Riverside County Stormwater Quality Best Management Practice Design Handbook (MDS, 2015a, p. 4) (refer to the Project's Hydrology Report in IS/MND Appendix I1).

Furthermore, the Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's WQMP is included as IS/MND Appendix I2. The WQMP identifies bioretention and biotreatment BMPs. Reclaimed water would be used for the non-potable water demands for the Project. The Project site is divided into five drainage management areas (DMAs). As detailed in the WQMP for the proposed Project, all proposed drainage areas would be treated by biotreatment BMPs, while the drainage within Lot B also would utilize bioretention BMPs (MDS, 2015b, p. 15). Mandatory compliance with the WQMP would ensure that the Project does violate any water quality standards or waste discharge requirements during long-term operation. Therefore, water quality impacts associated with post-development activities would be less than significant with mandatory WQMP compliance and no mitigation measures would be required.

c) No potable groundwater wells are proposed as part of the Project. The proposed Project would be served with potable water by the WMWD. Water supplies from the WMWD are reliant on imported water from the Metropolitan Water District (MWD), groundwater, and imported water (WMWD, 2010, Page ES-2)Based on review of numerous groundwater databases conducted by Petra Geotechnical, groundwater basins are not located within or adjacent to the site. Based on information presented in the UWMP, WMWD is projected to have sufficient water supplies to meet demand within its service area during all climactic conditions (normal year, single-dry year, and multiple-dry years) until at least 2035. (The year 2035 is the horizon year for the UWMP, meaning the the UWMP's analysis does not extend beyond 2035.) WMWD also is projected to have a water surplus during all climactic conditions until at least 2035. (WMWD, 2010, pp.5.-2 - 5-4) Thus, the Project's demand for

domestic water service would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. For more detailed information about domestic water supply, refer to the Utilities and Service Systems discussion below under Issue 45.

Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, based on the hydrology studies prepared for the proposed Project, the proposed storm drain system will adequately covey the 100 year storm water within the development and ultimately discharge into either natural watercourses or existing storm drains, where groundwater recharge would continue to occur (MDS, 2015a, p. 8). Thus, with buildout of the Project, the local groundwater levels would not be substantially affected. Therefore, impacts to groundwater supplies and recharge would be less than significant, and mitigation would not be required.

d) As described above in Threshold 25.b) onsite runoff will be conveyed and collected by curb and gutter and storm drain system. Prior to leaving the development, the low flows or first flush would be diverted and routed through a detention/water quality basin for water treatment. The water treatment would be consistent with Riverside County Stormwater Quality Best Management Practice Design Handbook (MDS, 2015a, p. 4). Additionally, as described in Threshold 25.a), the proposed Project would not result in runoff water that would exceed the capacity of existing or planned storm water drainage systems. Based on the analysis presented in the Project's hydrology study (IS/MND Appendix I1), post-development runoff from the site would decrease during 100-year storm events (i.e., from 535.7 cfs under existing conditions to 421.1 cfs under post-development conditions). (MDS, 2015a, p. 8)

With the improvements to be installed by the Project as described in IS/MND Section 3.1.3C, the Project would not create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems. Additionally, with required adherence to a SWPPP and WQMP as discussed above under Threshold 25.b), the Project would not provide substantial additional sources of polluted runoff. Therefore, less-than-significant impacts would occur and mitigation is not required.

e & f) Per FEMA Map No. 06065C1385G, the proposed Project site is located within FEMA Flood Zone "X" which is defined as "areas determined to be outside the 0.2 percent annual chance floodplain (FEMA, 2014). Accordingly, the proposed Project would not place housing within a 100-year flood hazard area, nor would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impact would occur.

g) Mandatory compliance with the BMPs specified in the Project's WQMP (refer to IS/MND Appendix I2) would ensure that the Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in the responses to Thresholds 25.a), 25.b), or 25.d). Accordingly, no impact would occur.

h) As detailed in the Project's WQMP, the Project would utilize the following source control BMPs: marking all inlets with the words "Only Rain Down the Storm Drain"; maintaining landscaping using minimum of pesticides; and preventing accumulation of litter and debris on sidewalks (MDS, 2015b, p. 23). Thus these water quality BMPs would not result in the detention of water on-site for long periods of time such that vectors (e.g., mosquitoes) or odors could result. Impacts associated with the construction of the Project's BMPs are evaluated throughout this IS/MND, and where necessary, mitigation has been identified to address any impacts associated with their construction.

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

Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

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

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

Source: *Hydrology Report*. MDS Consulting, July 31, 2015; *Project Specific Water Quality Management Plan*, MDS Consulting, August 3, 2015

Findings of Fact:

a) As described above under the analysis of Threshold 25.a), the Project generally would maintain the site's existing drainage patterns. With development of the Project site as proposed, runoff in the northern portions of the site would discharge at the same location as occurs under existing conditions (i.e., Node 130), and the post-development runoff rate during peak storm events would be reduced from 70.5 cubic feet per second (cfs) to 67.4 cfs. Runoff from the remaining portions of the Project site ultimately would be conveyed to the drainage within proposed Lot B, where a proposed 90-inch RCP storm drain would be constructed beneath McAllister Street (i.e., Node 630). Node 630 generally occurs in the same location as Node 995, and flows exiting the site to the west would be reduced from 465.5 cfs to 353.7 cfs. (MDS, 2015a, p. 8) As such, the Project has no potential to result in flooding on- or off-site, and impacts would be less than significant.

b) Development of the proposed Project would result in the development of more impervious surfaces (in the form of roads, rooftops, sidewalks etcetera), compared to existing conditions. However, as described in Threshold 26a) above, with development of the proposed Project, post-development peak runoff would decrease compared to existing conditions, thus the proposed Project would not increase runoff compared to existing conditions. Additionally, based on review of numerous groundwater databases conducted by Petra Geotechnical, groundwater basins are not located within or adjacent to the site. (Petra, 2014, p. 6; Petra, 2015, p. 4) Accordingly, the Project would not result

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

in significant impacts due to changes in absorption rates or the rate and amount of surface runoff, and impacts would be less than significant.

c) As previously indicated under the discussion and analysis of Threshold 16., a majority of the Project site has a high risk of inundation in the event of failure of the Lake Mathews Dam. Lake Mathews Dam and spillway are located approximately 0.20 kilometers from the southern boundary of the site. A seismically-induced failure of the Lake Mathews Dam facility when the dam basin is filled to capacity could cause extensive flooding across most of the Project site. In recognition of this possibility, the Lake Mathews/Woodcrest Area Plan includes three policies intended to attenuate the risk of dam failure to persons or property. Specifically, Policy LMWAP 14.2 requires adherence to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458, which regulates flood hazards. Additionally, Policy LMWAP 14.3 requires proposed development projects (such as the proposed Project) to undergo review by the Riverside County Flood Control and Water Conservation District. Moreover, County Ordinance No. 457 establishes building standards and codes that apply to development that is subject to inundation. Compliance with the above-reference regulations and policies would ensure that any potential dam inundation hazards associated with future development would be less than significant. However, mitigation has been identified (refer to Mitigation Measures ~~M-GEO-1 and~~ M-GEO-2) to reduce impacts associated with dam inundation to below a level of significance. M-GEO-1 requires the homeowner be informed about their home being located within a dam inundation area through several disclosure mechanisms. M-GEO-1 would ensure that all future residents on the Project site are aware of their home being located in a dam inundation hazard area, the risks associated with the home being located in an inundation zone, and the public service resources in place to help address dam inundation effects in the event the Lake Mathews Dam fails. Therefore, with mandatory compliance to LMWAP policies, and mitigation measure M-GEO-1, the Project's impacts due to being located within a damn inundation hazard area would be less than significant.

d) As described in detail under the analysis of Threshold 25.a), the Project would generally maintain the two discharge points from the Project site towards the west and north. Flows in the southern portions of the Project site would be conveyed to the storm drainage system that occurs in the existing residential community to the west, similar to existing conditions, while flows to the north would be conveyed to the existing drainage in the northeastern portion of the Project site following treatment. Total flows of water exiting the site would not be substantially changed as compared to existing conditions. Furthermore, both drainages that traverse the site are eventually funneled into a storm drainage system, and are conveyed to the Santa Ana River (similar to existing conditions). There are no components of the Project's proposed drainage system that would result in changes in the amount of surface water in any water body. As such, no impact would occur.

Mitigation: Mitigation Measures M-GEO-1 ~~and M-GEO-2~~ shall apply.

Monitoring: As specified above for Mitigation Measures M-GEO-1 ~~and M-GEO-2~~.

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

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

Source: General Plan; Riverside County GIS (Riverside County, 2014), Project Application Materials; *City of Riverside General Plan 2020*, City of Riverside, November 2007.

Findings of Fact:

a) Under existing conditions, the northern portions of the Project site are used for citrus production, while the southern portions of the site contain fallow agricultural land. Implementation of the proposed Project would result in the conversion of the site from undeveloped and agricultural uses to that of a master-planned residential community with up to 272 single family homes. Although the change from undeveloped and agricultural uses to residential uses represents a change to the site's existing land use, environmental impacts associated with such conversion have been evaluated throughout this IS/MND and mitigation measures have been imposed where necessary to reduce potentially significant impacts to a level below significance. Accordingly, impacts would be less than significant.

b) The Project site is located in unincorporated Riverside County, within the Sphere of Influence of the City of Riverside (City of Riverside, 2007, Figure LU-1). The City of Riverside General Plan primarily pre-zones the Project site for "A- Agricultural," although the southwestern corner of the site is designated for "C- Commercial" (City of Riverside, 2007, LU-10).

Although the Project would not be consistent with the site's pre-zoning designation of "A- Agricultural" and "C- Commercial," lands to the west of the Project site, which are designated by the City of Riverside General Plan for "HR – Hillside Residential," has been fully developed as a master planned community. Residential dwelling units proposed by the Project would be similar in character to this existing residential community. Additionally, and as discussed under the analysis of Issue 4, the Project would result in less-than-significant impacts to surrounding agricultural lands, assuming mandatory compliance with Riverside County Ordinance No. 625.1.

Accordingly, and based on the foregoing analysis, although the Project would result in a change to the site's planned land uses as shown in the City of Riverside General Plan, such impacts would be less than significant because the proposed change in land uses would not result in, induce, or require changes to surrounding planned land uses and would not result in land use compatibility conflicts. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
community)?				

Source: General Plan Land Use Element, Staff review, GIS database (Riverside County, 2014), Riverside County Ord. 348

Findings of Fact:

a) Under existing conditions, the 103.62-acre site is zoned for "Light Agriculture, Minimum 10-acre lot sizes," which would allow for residential development at a maximum density of 0.1 du/ac and limited agricultural uses. The 272 residential dwelling units proposed by the Project would not be consistent with this zoning designation. However, the Project proposes a change of zone (CZ 07844) to change the site's zoning designation to "Planned Residential (R-4)" on the southern 76.75 acres of the site and "One-Family Dwellings (R-1)" on the northern approximately 26.87 acres. The R-1 zoning designation allows for residential development on minimum 7,200 square foot (s.f.) lots, while the R-4 designation allows for development of single- or multi-family homes on minimum 3,500 s.f. lots with approval of a development plan. It should be noted that the R-1 and R-4 zoning designations are consistent with the site's LMWAP land use designation of "Medium Density Residential," which applies to a majority of the Project site. Accordingly, and assuming approval of CZ 07844, the Project would be fully consistent with the site's proposed zoning designations of R-1 and R-4, and no impact would occur.

b) Zoning designations surrounding the site include "Residential Agriculture, 5-acre minimum lot size (A-1-5)" and "Residential Agriculture, 5-acre minimum lot size (R-A-5)" to the north; "One-Family Dwellings (R-1)" and "Specific Plan Zone (SP Zone)" to the west; "Watercourse, Watershed and Conservation Areas (W-1)" to the south; and A-1-10 and "Light Agriculture with Poultry (A-P) to the east. Areas within the R-1 and SP Zones are fully developed with medium density residential uses. The proposed Project, which proposes urban level residential uses on the 103.62-acre site, would be fully compatible with the planned medium density residential land uses within this existing community to the west.

Lands to the north and east of the Project site are zoned A-1-5, A-1-10, and R-A-5, which allow for limited residential development and agricultural production. Although there is a potential for the Project to conflict with agricultural uses that could occur within the A-1-5, A-1-10, and R-A-5 zones, the proposed Project would be required to comply with Riverside County Ordinance No. 625.1. Ordinance No. 625.1 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Ordinance No. 625 requires notification to future residents at the time homes on-site are purchased that agricultural operations are on-going in the area and that such uses may not be the subject of nuisance complaints.

Mandatory compliance with Ordinance No. 625 would ensure that potential conflicts between proposed residential uses on-site and existing agricultural zoning located north and east of the Project site do not occur, thereby ensuring that impacts would be less than significant. No mitigation beyond mandatory compliance with Ordinance No. 625 would be required.

c) Existing land uses surrounding the Project site include three existing single-family homes located near the northwest corner of the Project site, to the north of which is a mixture of agricultural lands, greenhouses, and several single-family residences and ancillary structures. Remaining areas located north of the Project site consist of undeveloped lands that appear to be regularly disced and a

north-south oriented natural drainage. To the west of the Project site is McAllister Street, beyond which is a medium density single-family residential community. To the south of the Project site is El Sobrante Road, beyond which is Lake Mathews. To the east of the Project site are fallow and active agricultural lands, with greenhouses, a single family residence, and multiple sheds occurring near the Project site's southeastern boundary.

As indicated under Threshold 28.b), the medium density residential uses proposed by the Project would be fully compatible with the existing medium density residential community located to the west of the site. Residential uses proposed as part of the Project also would be compatible with the existing large lot residential uses to the north and east. Additionally, mandatory compliance with Ordinance No. 625 would ensure that potential conflicts between proposed residential uses on-site and existing agricultural zoning located north and east of the Project site do not occur. Accordingly, impacts due to a conflict with existing surrounding land uses would be less than significant.

General Plan land use designations surrounding the proposed Project site include the following: Rural Community – Estate Density Residential (RC-EDR)", "Rural Community – Low Density Residential (RC-LDR)", and "Community Development – Medium Density Residential (MDR)" to the north; MDR to the west; "Public Facilities (PF)" and "Open Space – Water" to the south; and RC-LDR and MDR to the east.

The Project proposes to develop the 103.62-acre site with medium density residential land uses. The residential land uses proposed as part of the Project would serve as an extension of the existing medium density residential uses that occur to the west of the site, and also would provide a transition to the RC-EDR and RC-LDR land uses planned to the east and north of the Project site. Because the Project area is planned by the Riverside County General Plan for residential uses at varying densities, development of the Project site with residential uses would not result in a conflict with the planned land uses in the area. Accordingly, no impact would occur.

d) The Project site is not located within the boundaries of any Specific Plan. The Project includes a request for a General Plan Amendment to change the subject property's CR land use designation to MDR. Upon approval of GPA 01127, the Project would be consistent with the land use designations of the General Plan and LMWAP.

The proposed Project is located within the LMWAP's El Sobrante Policy Area. The purpose of the El Sobrante Policy Area is to address the infrastructure capacity within the policy area with an emphasis on preservation of the area's rural lifestyle. The Project's consistency with the El Sobrante Policy Area policies is discussed below. It should be noted that in order for a policy inconsistency to be significant under CEQA, the inconsistency must result in a significant environmental effect.

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

rural residential and green belt streets and toward more appropriate thoroughfares. Limiting the number of dwelling units within the Policy Area will help to maintain acceptable levels of service on local roadways both within the County and adjacent green belt areas of the City of Riverside. Limiting the number of dwelling units will also contribute to the continuation of the rural lifestyle enjoyed by area residents.

The proposed Project consists of a General Plan Amendment (GPA01127), Change of Zone (CZ07844) and Tentative Tract Map (TR36730) to provide for the development of 272 single family homes.
When the General Plan Update was approved in 2003, development in the El Sobrante Policy Area was sparse, although several subdivisions and land entitlements had previously been approved. Specifically, two small-lot tracts (McAllister and Perkins) were recorded and together had the legal right to 312 dwelling units. In addition, the Lake Mathews Golf and Country Club Specific Plan (SP No. 325) was approved, with legal right to 295 dwelling units (SP No. 325 has since been renamed Citrus Heights I). In addition, in 2003 there were 97 existing legal lots within the Policy Area that were of a size and configuration that could accommodate the construction of one (1) single family home by right. 704 residential dwelling units could have been constructed within the Policy Area by right in 2003. These 704 dwelling units are the base number to which the 1,500 additional dwelling units are intended to be added by LMWAP Policy 1.1. Thus, the total number of residential dwelling units allowed within the El Sobrante Policy Area is 2,204 units.

Since 2003, Riverside County has approved one tentative tract map (TTM) in the Policy Area (TTM No. 36390 associated with SP 325 Amendment No. 1 (Citrus Heights I). Two TTMs are currently proposed in the Policy Area (TTM No. 36475 (Citrus Heights II) and TTM No. 36730 (Lake Ranch)). These TTMs would collectively result in the development of 786 residential dwelling units. Of these, 304 dwelling units (295 for Citrus Heights I, 4 for Citrus Heights II, and 5 for Lake Ranch) had the legal right to be implemented in 2003. Accordingly, buildout in accordance with these approved and proposed TTMs would result in an additional 482 dwelling units within the Policy Area. The 482 approved and proposed dwelling unit allocations are part of the "additional 1,500 dwelling units" allowed by Policy 1.1. Thus, 1,018 dwelling units are yet to be allocated as follows: 1,500 additional units – 482 units approved and proposed for allocation = 1,018 units remain to be allocated.

If all parcels in the Policy Area were further subdivided to achieve the maximum residential development densities allowed by the County's General Plan, an additional 867 dwelling units would be allocated within the Policy Area. All existing, current, proposed, and potential development within the Policy Area would be fully consistent with the dwelling unit restrictions specified by Policy LMWAP 1.1, with a margin of 151 units. Any future allocations of the 151 units remaining would require a General Plan Amendment.

Therefore, implementation of the proposed Project would not violate or otherwise preclude the implementation of LMWAP Policy 1.1.

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

The Project proposes to develop the portions of the Project site designated as MDR with residential land uses at an overall density of 2.62 du/ac, which is less than 3.0 du/ac. Accordingly, the Project would be fully consistent with Policy LMWAP 1.2.

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

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

LMWAP 1.4 Coordinate development strategies with the City of Riverside.

This policy applies to the County of Riverside and is not applicable to individual development projects. However, the County of Riverside did coordinate with the City of Riverside with regards to the Project's potential impacts to circulation and traffic.

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

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

LMWAP 1.6 Encourage clustering of dwelling units when it would avoid the development of areas constrained by physical features or sensitive resources. Encourage clustering in areas designated for Low Density Residential uses (One-half acre minimum lot size) rather than areas designated for Very Low Density Residential uses (1 acre minimum lot size) or Estate Density Residential uses (2 acre minimum lot size), except where Very Low Density Residential-designated properties consisting of at least 300 acres and processed through a Specific Plan offer significant public recreational and/or areawide circulation benefits.

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

The El Sobrante Policy Area encourages clustering of dwelling units to avoid development of areas constrained by physical features or sensitive resources. Clustering is specifically encouraged within Low Density Residential Areas rather than Very Low Density Residential or Estate Density Residential areas, although it does not prohibit clustering in Very Low Density Residential or Estate Density Residential areas. Portions of the Project site have been designed to cluster residential dwelling units in areas outside of environmentally sensitive areas – notably, the drainage located in the northeastern portion of the Project site. The Tentative Tract Map proposes to cluster development within the Low Density-Residential (22.5 acres), and Estate Density-Residential (2.3 acres) portion of the site to avoid the drainage area located in the northeastern portion of the project site. Where clustering is allowed, lots shall have a minimum pad size of 8,000 square feet. Clustering would technically not occur within the Medium Density-Residential portion of the site since there are no stated minimum lot sizes for this designation and development within this area would comply with the applicable density criteria.

Lots within the Low Density-Residential and Estate Density-Residential areas where clustering would occur have a minimum lot size of 10,912 square feet and a minimum pad size of 10,000 square feet. Accordingly, the Project would be consistent with Policy LMWAP 1.6.

~~The Project site is designated for RC-EDR (2.3 acres), Rural Community-Low Density Residential (22.5 acres), Community Development - Medium Density (62.6 acres), and Community Development - Commercial Retail (11.6 acres) land uses. The portions of the Project designated for RC - LDR and RC - EDR land uses have been designed to cluster residential dwelling units in areas outside of environmentally sensitive areas – notably, the drainage located in the northeastern portion of the Project site. Accordingly, the Project would be consistent with Policy LMWAP 1.6.~~

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

The Project site does not contain any unique topographic features. The majority of the site is characterized by undulating terrain, with some hillside topography that is not unique to the Project site. The Project would grade the majority of the 103.62-acre Project site and retain the remaining areas as natural open space. Although the natural topography of the graded areas would be modified to accommodate building pads for residential development, the Project design is sensitive to the natural topography, in conformance with LMWAP 1.7.

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

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

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

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

LMWAP 1.10 *Encourage open space and recreational amenities.*

The Project would accommodate a total of 15.34 acres of common and natural open space on-site. The Project also accommodates a 2.18-acre park site. Accordingly, the Project would be consistent with LMWAP 1.10.

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

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

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

e) Under existing conditions, an established community exists to the west of the site, while several rural residential uses also occur to the north and east of the Project site. There are no components of the Project that would physically disrupt or divide any of these existing communities. Moreover, with buildout of the Project's proposed residential uses, public access would be afforded via public roads to be constructed on-site and immediately adjacent to the site. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: General Plan, Figure OS-5 (Mineral Resources)

Findings of Fact:

a & b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to Figure OS-5 of the Riverside County General Plan, the Project site and off-site impact areas are designated within Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). MRZ-3 is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as "Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." Furthermore, the Project site is not identified as an important mineral resource recovery site by the County General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact would occur. (Riverside County, 2003a)

c & d) The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are

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

no known active or abandoned mining or quarry operations on lands abutting the proposed Project site. Accordingly, no impact would occur. (Riverside County, 2003a)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: General Plan, Figure S-19 (Airport Locations); Riverside County GIS (Riverside County, 2013); *Riverside County Airport Land Use Compatibility Plan, Volume I*, Riverside County ALUC, October 14, 2005.

Findings of Fact:

a) According to Riverside County GIS, the Project site is not located within the airport influence area (AIA) or Master Plan for any private or public airport facility (Riverside County, 2015). The nearest airport to the Project site is the Riverside Municipal Airport, which is a public use airport located approximately 5.7 miles north of the Project site. According to Map RI-3 of the Riverside County Airport Land Use Compatibility Plan Policy Document, the Project site is located well outside of the 55 Community Noise Equivalent Level (CNEL) noise contour for the Riverside Municipal Airport. As such, future residents of the proposed Project would not be exposed to excessive noise levels associated with airport operations. Accordingly, no impact would occur.

b) A small, private airstrip is located approximately 0.4 mile south of the Project site (north of Lake Mathews); however, based on aerial photographs from Google Earth, this airstrip has not been operational since at least 2011 – a large yellow "X" is painted at the beginning of the runway (a universal aviation symbol for a runway closed to all operations) and the runway is covered in dirt and used as a construction materials staging area (Google Earth, 2015). The Project site is not located within the vicinity of any active private airports or heliports. Accordingly, implementation of the proposed Project has no potential to expose people residing or working in the project area to excessive noise levels. No impact would occur.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

31. Railroad Noise
NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: General Plan, Figure C-1 (Circulation Plan); Riverside County GIS (Riverside County, 2013), On-site Inspection

Findings of Fact: The Project site is not located near any railroad tracks and no aspect of the proposed Project involves railroad use or rail transport. The nearest rail line occurs approximately 3.1 miles northwest of the Project site, and is too far from the Project area to generate substantial noise affecting future Project residents. (Google Earth, 2015) Accordingly, no railroad-related noise impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise
NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials; Riverside County GIS (Riverside County, 2013).

Findings of Fact: The nearest highway to the proposed Project site is SR-91, located approximately 3.0 miles north of the site. Due to distance, intervening development, and topography, vehicular traffic along SR-91 would not expose future on-site residents to noise levels in excess of the County General Plan standards and no impact would occur. Please refer also to Threshold 34.c) below for a discussion of the Project's potential to expose future Project residents to excessive noise levels associated with nearby roadways, and for a discussion of the Project's potential to create or contribute to substantial vehicular-related noise in off-site locations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise
NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, Riverside County GIS (Riverside County, 2013).

Findings of Fact: There are no other known sources of noise within the Project vicinity that could expose future Project residents to noise levels above the County General Plan standards. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Lake Ranch (Tract No. 36730) Noise Impact Analysis County of Riverside, Urban Crossroads, Inc., December 11, 2014.

Findings of Fact:

a) The Project proposes to develop the site with single-family detached dwelling units. As discussed below under Threshold 34.c), with implementation of project design features, the proposed Project would not create a substantial permanent increase in ambient noise levels due to future traffic generated by the proposed Project. The analysis presented under Threshold 34.c) concludes that the Project would have less than significant near term construction-phase impacts and less than significant on- and off-site traffic impacts with the implementation of mitigation measures. Refer the analysis under Threshold 34.c) for more information.

b) To assess the short-term construction noise impacts ten sensitive receiver locations were identified, as shown on Exhibit 8-A of the Noise Impact Analysis (IS/MND Appendix J). Sensitive receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. Noise-sensitive land uses are generally considered to include: schools, hospitals, single-family homes, mobile home parks, churches, libraries, and recreation areas. Sensitive receivers in the vicinity of the Project site include the single-family residential homes at locations R1 through R10. The closest noise-sensitive receiver is represented by location R8, where an existing residential home is located approximately 94 feet west of the Project site. A description of the location of noise sensitive receptors R1 through R10 is provided below (Urban Crossroads, 2014a, p. 51):

- R1: Located approximately 471 feet north of the Project site, R1 represents existing residential homes east of McAllister Street.
- R2: Location R2 represents the existing residential home located roughly 1,178 feet west of the northern Project site boundary across McAllister Street.
- R3: Location R3 represents the existing residential home situated along McAllister Street, approximately 629 feet northwest of the Project site boundary.
- R4: Location R4 represents the existing residential home situated approximately 481 feet north of the Project site.

- R5: At a distance of approximately 173 feet north of the Project site, location R5 represents an existing residential home.
- R6: At a distance of 292 feet north of the Project site, R6 describes the residential home located east of McAllister Street.
- R7: Location R7 represents the existing residential home located approximately 101 feet west of the Project site across McAllister Street.
- R8: Located approximately 94 feet west of the Project site across McAllister Street, R8 represents the nearest sensitive residential receiver.
- R9: Location R9 represents the existing residential home located north of El Sobrante Road and approximately 274 feet east of the Project site.
- R10: Located approximately 934 feet southeast of the Project site and north of El Sobrante Road, R10 represents an existing residential home.

Project construction is expected to occur in the following eight stages:

- Demolition
- Grading and Import
- Sewer, Water, and Storm
- Building Construction
- Street Improvements
- Architectural Coating
- Common Area Landscaping
- Hard Rock Blasting

The County of Riverside has established limits to the hours of operation regarding construction. Section 9.52.020 of the County's Noise Regulation ordinance indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Neither the County's General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers (Urban Crossroads, 2014a, p. 65).

Calculations of the Project construction noise level impacts at the ten noise receiver locations were completed as part of the noise impact analysis for the proposed Project. The analysis shows that the highest construction noise level impacts would occur during grading and blasting construction activities at the edge of the Project site. The construction noise levels are expected to range from 46.6 to 79.1 dBA Leq (Urban Crossroads, 2014a, p. 65). The construction noise analysis shows that the nearby sensitive residential receivers would likely experience a significant, temporary/periodic increase above the existing ambient noise due to Project construction activities. However, as described below, with implementation of Mitigation Measure M-N-1, impacts would be reduced to a less than significant level.

The construction of the proposed Project would include blasting of hard rock areas, which is a major source of potential noise impacts to nearby residential receivers. Based on the FHWA's RCNM, the estimated noise levels due to blasting activities at the Project site at each receiver location would range from 66.6 to 83.5 dBA Lmax. Rock blasting activities will be limited during the permitted hours for construction activity between 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May, as required by

the County of Riverside Code of Ordinances. The construction noise analysis shows that the highest construction noise levels would occur during grading and blasting construction activities at the edge of the Project site (Urban Crossroads, 2014a, p. 62)

Although construction-related noise impacts would be less than significant due to the timing restrictions specified by Municipal Code Section 9.52.020, Mitigation Measure M-N-1 is nonetheless proposed to reduce the noise levels due to blasting activities. Mitigation Measure M-N-1 includes measures such as the use of alternatives to explosives within 200 feet of nearby residential receivers, and the incorporation of blasting mats. Since two receiver locations (R5 and R7) identified in the noise impact analysis are within 200 feet of the proposed hard rock blasting areas, the blasting operations at these hard rock locations are required to be conducted using alternative methods to explosives, thereby further reducing the noise levels at receiver locations R1 to R7. With implementation of Mitigation Measure M-N-1 and mandatory compliance with Municipal Code Section 9.52.020, impacts during construction of the proposed Project would be less than significant. (Urban Crossroads, 2014a, p. 65)

c) The proposed Project has the potential to expose nearby sensitive receptors to noise levels in excess of the County standard. Sensitive receptors within the immediate vicinity of the Project site include existing residential uses to the west, northwest, and east. The Project has the potential to result in noise levels in excess of the County's standard during Project construction activities, under long-term conditions due to the potential exposure of future on-site residents to traffic-related noise from nearby streets, and under long-term conditions due to the potential for Project-related traffic to create or contribute to noise levels along off-site streets. Each of these conditions is discussed below.

Near-Term Construction-Related Noise

As noted in the discussion and analysis of Threshold 34.b), above, and Threshold 34.d), below, with implementation of Mi9tigation Measure M-N-1 and mandatory compliance with Section 9.52.020 of the County's Noise Regulation ordinance, and impacts during construction would be less than significant.

On-Site Traffic-Related Noise Impacts

A Noise Impact Analysis technical report (IS/MND Appendix J) was prepared to evaluate the Project's potential to expose future on-site residents to noise levels exceeding the County's interior and exterior noise standards. The County of Riverside General Plan Noise Element specifies the maximum noise levels allowable for new developments impacted by transportation noise sources such as arterial roads, freeways, airports, and railroads. For noise sensitive residential uses the exterior noise levels shall not exceed 65 dBA CNEL. In addition, the County requires that residential developments achieve an indoor noise standard of 45 dBA CNEL with windows closed consistent with the California Building Code requirements (Urban Crossroads, 2014a, p. 22).

The estimated roadway noise contributions from vehicular traffic were calculated using a computer program that replicates the Federal Highway Administration (FHWA) Traffic Noise Prediction Model-FHWA-RD-77-108. The FHWA Model arrives at a predicted noise level through a series of adjustments to the Reference Energy Mean Emission Level (REMEL). In California the national REMELs are substituted with the California Vehicle Noise (Calveno) Emission Levels. Adjustments are then made to the REMEL to account for: the roadway classification (e.g., collector, secondary, major or arterial), the roadway active width (i.e., the distance between the center of the outermost travel lanes on each side of the roadway), the total average daily traffic (ADT), the travel speed, the percentages of automobiles, medium trucks, and heavy trucks in the traffic volume, the roadway grade, the angle of view (e.g., whether the roadway view is blocked), the site conditions ("hard" or

"soft" relates to the absorption of the ground, pavement, or landscaping), and the percentage of total ADT which flows each hour throughout a 24-hour period (Urban Crossroads, 2014a, p. 27). Refer to Section 5 of the Project-specific Noise Impact Analysis (IS/MND Appendix J) for a description of the various inputs used in the modeling of future on-site noise levels.

Based on the County of Riverside General Plan Circulation Element, Table C-1, El Sobrante Road is classified as a 4-lane Arterial Highway, and McAllister Street is classified as a 2-lane Collector Street. To predict the future on-site noise environment at the Project site, the maximum two-way traffic volumes at a Level of Service "C" identified in the Circulation Element, Figure C-3, were utilized. The traffic volumes shown in Table EA-22, *On-Site Roadway Parameters*, reflect future long-range traffic conditions needed to assess the future on-site traffic noise environment and to identify the appropriate Project Design Features that address the worst-case future conditions. For the purposes of this analysis, hard site conditions were used to analyze the potential on-site traffic noise impacts for the Project study area. Hard site conditions account for the sound propagation loss over a reflective surface between the source and the receiver (Urban Crossroads, 2014a, p. 30).

Table EA-22 On-Site Roadway Parameters

Roadway	Lanes	Classification[1]	Maximum Two-Way Traffic Volume (LOS C)[2]	Speed Limit (mph)[3]	Site Conditions
El Sobrante Rd.	4	Arterial	28,700	40	Hard
McAllister St.	2	Collector	10,400	40	Hard

[1] Road classifications based upon the County of Riverside General Plan Circulation Element, August 2013.
[2] Source: County of Riverside General Plan Circulation Element, Figure C-3.
[3] Source: County of Riverside Office of Industrial Hygiene (Appendix 5.1).

(Urban Crossroads, 2014a, Table 5-5)

Table EA-23, *On-Site Distribution of Traffic Flow by Vehicle Type (Vehicle Mix),* presents the total traffic flow distributions (vehicle mixes) obtained from the County of Riverside Office of Industrial Hygiene noise study requirements. The vehicle mix provides the hourly distribution percentages of automobile, medium trucks and heavy trucks for input into the FHWA Model based on roadway types (Urban Crossroads, 2014a, p. 30).

To predict the future noise environment at each building within the Project site, coordinate information was collected to identify the noise transmission path between the noise source and receiver. The coordinate information is based on the Project site plan showing the plotting of each lot in relationship to El Sobrante Road and McAllister Street. The site plan was used to identify the relationship between the roadway centerline elevation, the pad elevation and the centerline distance to the noise barrier, and the building façade. The exterior noise levels at the backyard receivers were placed five feet above the pad elevation and ten feet from the proposed barrier location or at the proposed building façade, whichever is greater (Urban Crossroads, 2014a, p. 31)

Table EA-23 On-Site Distribution of Traffic Flow by Vehicle Type (Vehicle Mix)

Roadway	Classification[1]	Total % Traffic Flow[2]			Total
		Autos	Medium Trucks	Heavy Trucks	
El Sobrante Rd.	Arterial	92.00%	3.00%	5.00%	100%
McAllister St.	Collector	97.42%	1.84%	0.74%	100%

[1] Road classifications based upon the County of Riverside General Plan Circulation Element, August 2013.
[2] Source: County of Riverside Office of Industrial Hygiene (Appendix 5.1).

(Urban Crossroads, 2014a, Table 5-6)

Future vehicle noise from El Sobrante Road and McAllister Street is the principal source of community noise that will impact the Project site. The Project will also experience some background traffic noise impacts from the Project's internal roads, however due to the distance, topography and low traffic volume/speeds, traffic noise from these roads would not make a significant contribution to the noise environment. Mitigation Measures have been identified (refer to Mitigation Measures M-N-2 and M-N-3) to reduce the exterior and interior noise levels to satisfy the County of Riverside transportation related CNEL noise criteria for residential development.

Exterior Noise Levels

Using the FHWA traffic noise prediction model, the expected future exterior noise levels for individual lots were calculated. Table EA-24, *Future On-Site Exterior Noise Levels*, below presents a summary of future exterior noise level impacts in the outdoor living areas (backyards). The on-site traffic noise level impacts indicate that the lots adjacent to El Sobrante Road and McAllister Street would experience uncontrolled exterior noise levels ranging from 58.4 to 72.5 dBA CNEL (Urban Crossroads, 2014a, p. 45)

To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for single-family residential development, the planned 6-foot high noise barriers for lots adjacent to McAllister Street and El Sobrante Road are required. With the planned noise barriers shown on Exhibits ES-A and ES-B of the Noise Impact Analysis for the proposed Project, and assuming implementation of Mitigation Measure M-N-2, the future exterior noise levels with mitigation would range from 52.9 to 64.4 dBA CNEL. The noise analysis shows that the recommended noise barriers would satisfy the County of Riverside 65 dBA CNEL exterior noise level standards (Urban Crossroads, 2014a, p. 45). Thus, no additional mitigation measures are warranted.

Interior Noise Levels

To ensure that interior noise levels of proposed residential homes comply with the County of Riverside 45 dBA CNEL interior noise standards, future noise levels were calculated at the first and second floor building facades.

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction of the structure. Typical building construction provides a noise level reduction of approximately 12 dBA with "windows open" and a minimum 25 dBA noise reduction with "windows closed." However, sound leaks, cracks, and openings within the window assembly can greatly diminish its effectiveness in reducing noise. Several methods are used to improve interior noise reduction, including: (1) weather-stripped solid core exterior doors; (2) upgraded dual glazed

windows; (3) mechanical ventilation/air conditioning; and (4) exterior wall/roof assembles free of cut outs or openings (Urban Crossroads, 2014a, p. 47).

Table EA-24 Future On-Site Exterior Noise Levels

Lot Number	Roadway	Uncontrolled Noise Level (dBA CNEL)	Noise Level With Project Design Features (dBA CNEL)	Barrier Height (Feet)	Top of Barrier Elevation (Feet)
4	El Sobrante Rd.	68.0	61.2	6.0'	1312'
5	El Sobrante Rd.	63.5	58.2	6.0'	1316'
9	El Sobrante Rd.	63.3	57.7	6.0'	1318'
18	El Sobrante Rd.	66.6	61.1	6.0'	1316'
19	El Sobrante Rd.	58.4	64.3	6.0'	1316'
84	El Sobrante Rd.	62.3	63.3	6.0'	1322'
85	El Sobrante Rd.	72.3	64.4	6.0'	1322'
88	El Sobrante Rd.	72.5	64.4	6.0'	1324'
90	El Sobrante Rd.	72.4	64.3	6.0'	1325'
92	El Sobrante Rd.	71.9	63.9	6.0'	1326'
93	El Sobrante Rd.	71.7	63.7	6.0'	1327'
197	McAllister St.	64.3	56.6	6.0'	1314'
194	McAllister St.	64.2	56.3	6.0'	1312'
191	McAllister St.	64.0	56.1	6.0'	1310'
190	McAllister St.	64.0	55.9	6.0'	1310'
36	McAllister St.	59.0	52.9	6.0'	1307'
33	McAllister St.	59.2	52.9	6.0'	1309'
31	McAllister St.	59.8	53.3	6.0'	1310'
10	McAllister St.	60.0	53.9	6.0'	1305'
1	McAllister St.	65.5	58.8	6.0'	1306'
3	McAllister St.	65.5	57.0	6.0'	1308'

(Urban Crossroads, 2014a, Table 7-1)

To provide the necessary interior noise level reduction, Table EA-25 *First Floor Interior Noise Impacts,* and Table EA-26, *Second Floor Interior Noise Impacts*, indicate that residential homes facing El Sobrante Road and McAllister Street would require a windows closed condition and a means of mechanical ventilation (e.g. air conditioning). Table EA-25 shows that the future uncontrolled noise levels at the first floor building façade are expected to range from 52.8 to 66.9 dBA CNEL. The first floor interior noise level analysis shows that the County of Riverside 45 dBA CNEL interior noise level standards can be satisfied using standard windows with a minimum STC rating of 27. Table EA-26 shows that the future noise levels at the second floor building façade are expected to range from 57.7 to 72.1 dBA CNEL, and windows with a minimum STC rating of 27 are expected to satisfy the County of Riverside's 45 dBA CNEL interior noise level standards for lots 1 to 5, 8 to 10, 18, 19, 30 to 36, and 189 to 197 adjacent to El Sobrante Road and McAllister Street. Lots 84 to 93 adjacent to El Sobrante Road would require upgraded second floor windows with a minimum STC rating of 31.

Table EA-25 First Floor Interior Noise Impacts

Lot	Noise Level at Façade[1]	Required Interior Noise Reduction[2]	Estimated Interior Noise Reduction[3]	Upgraded Windows[4]	Interior Noise Level[5]
4	63.1	18.1	25	No	38.1
5	60.1	15.1	25	No	35.1
9	59.7	14.7	25	No	34.7
18	63.2	18.2	25	No	38.2
19	64.4	19.4	25	No	39.4
84	65.9	20.9	25	No	40.9
85	66.9	21.9	25	No	41.9
88	66.9	21.9	25	No	41.9
90	66.8	21.8	25	No	41.8
92	66.4	21.4	25	No	41.4
93	66.2	21.2	25	No	41.2
197	55.8	10.8	25	No	30.8
194	55.4	10.4	25	No	30.4
191	55.1	10.1	25	No	30.1
190	54.9	9.9	25	No	29.9
36	52.8	7.8	25	No	27.8
33	52.8	7.8	25	No	27.8
31	53.1	8.1	25	No	28.1
10	53.9	8.9	25	No	28.9
1	58.2	13.2	25	No	33.2
3	57.2	12.2	25	No	32.2

Notes:
All values shown in Table EA-25 are dBA CNEL.
1 Exterior noise level at the facade with a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning).
2 Noise reduction required to satisfy the 45 dBA CNEL interior noise standards.
3 A minimum of 25 dBA noise reduction is assumed with standard building construction.
4 Does the required interior noise reduction trigger upgraded with a minimum STC rating of greater than 27?
5 Estimated interior noise level with minimum STC rating for all windows.
(Urban Crossroads, 2014a, Table 7-2)

Table EA-26 Second Floor Interior Noise Impacts

Lot	Noise Level at Façade[1]	Required Interior Noise Reduction[2]	Estimated Interior Noise Reduction[3]	Upgraded Windows[4]	Interior Noise Level[5]
4	66.0	21.0	25	No	41.0
5	67.1	22.1	25	No	42.1
9	66.6	21.6	25	No	41.6
18	64.0	19.0	25	No	39.0
19	57.7	12.7	25	No	32.7
84	70.9	25.9	29	Yes	41.9
85	72.0	27.0	29	Yes	43.0
88	72.1	27.1	29	Yes	43.1
90	72.1	27.1	29	Yes	43.1
92	71.7	26.7	29	Yes	42.7
93	71.4	26.4	29	Yes	42.4
197	63.8	18.8	25	No	38.8
194	63.6	18.6	25	No	38.6
191	63.5	18.5	25	No	38.5
190	63.5	18.5	25	No	38.5
36	58.8	13.8	25	No	33.8
33	59.0	14.0	25	No	34.0
31	59.6	14.6	25	No	34.6
10	59.8	14.8	25	No	34.8
1	64.8	19.8	25	No	39.8
3	64.8	19.8	25	No	39.8

Notes:
All values shown in Table EA-26 are dBA CNEL.
1 Exterior noise level at the facade with a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning).
2 Noise reduction required to satisfy the 45 dBA CNEL interior noise standards.
3 Estimated interior noise reduction with the recommended STC ratings.
4 Does the required interior noise reduction trigger upgraded with a minimum STC rating of greater than 27?
5 Estimated interior noise level with the recommended STC rating for all windows.
(Urban Crossroads, 2014a, Table 7-3)

The noise analysis shows that with the incorporation of Mitigation Measure M-N-3, the Project would satisfy the County of Riverside 45 dBA CNEL interior noise level standards for single-family residential development. A final noise study shall be prepared prior to obtaining building permits for the Project. This report would finalize the Project Design Features proposed in this study using the precise grading plans and actual building design specifications, and may include additional abatement, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level standard. (Urban Crossroads, 2014a, p. 47).

Implementation of the required mitigation would ensure that potential impacts to future residents associated with exterior and interior noise levels would be reduced to a less than significant level.

Off-Site Project-Related Traffic Noise Impacts

Traffic generated by the proposed Project would influence the traffic noise levels in surrounding off-site areas. To quantify the off-site traffic noise level increases on the surrounding off-site areas, the changes in traffic noise levels on 21 roadway segments surrounding the Project site were estimated based on the change in the average daily traffic (ADT) volumes. The traffic noise levels provided in this analysis are based on the traffic forecasts found in the Lake Ranch (Tract No. 36730) Traffic Impact Analysis (IS/MND Appendix K). To assess the off-site noise level impacts associated with the proposed Project, noise contour boundaries were developed for Existing, Year 2016, and Year 2035 traffic conditions. Noise contour boundaries represent the equal levels of noise exposure and are measured in CNEL from the center of the roadway. Noise contours were developed for the following traffic scenarios:

- Existing Without / With Project: This scenario refers to the existing present-day noise conditions, without the Project and with the construction of the proposed Project.
- Year 2016 Without / With Project: This scenario refers to the background noise conditions at future Year 2016 with and without the proposed Project. This scenario corresponds to 2016 conditions, and includes all cumulative projects identified in the Traffic Impact Analysis.
- Year 2035 Without / With Project: This scenario refers to the background noise conditions at future Year 2035 with and without the proposed Project. This scenario corresponds to 2035 conditions, and includes all cumulative projects identified in the Traffic Impact Analysis prepared for the proposed Project (Urban Crossroads, 2014a, p. 33).

The noise contours do not take into account the effect of any existing noise barriers or topography that may affect ambient noise levels. Tables 6-1 through 6-6 of the Noise Impact Analysis (IS/MND Appendix J) present a summary of the uncontrolled exterior traffic noise levels for the 21 study area roadway segments analyzed from the "without Project" and "with Project" conditions in each of the three timeframes: Existing, Year 2016, and Year 2035 conditions. Appendix 6.1 to the Noise Impact Analysis (IS/MND Appendix J) includes a summary of the traffic noise level contours for each of the six traffic scenarios.

A significant off-site traffic noise level impact would occur if the without Project noise levels at nearby noise-sensitive receivers:

- Are less than 60 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater noise level increase, or;
- Range from 60 to 65 dBA CNEL and the project creates a barely perceptible 3 dBA CNEL or greater project noise level increase; or
- Already exceed 65 dBA CNEL, and the project creates a community noise level impact of greater than 1.5 dBA CNEL (Urban Crossroads, 2014a, p. 33)

As shown on Table EA-27, *Existing Off-Site Project-Related Traffic Noise Impacts*, for existing conditions, the Project would increase the off-site traffic noise levels between 0.0 to 3.3 dBA CNEL on the off-site roadway segments. All noise increases attributable to the Project would be less than 1.5 dBA CNEL, except for the roadway segment of McAllister Street north of El Sobrante Road, where the Project would contribute an increase of 3.3 dBA. As shown in Table EA-27, this segment of McAlister Street has noise levels less than 60 dBA CNEL under existing conditions; therefore, the Project's

Table EA-27 Existing Off-Site Project-Related Traffic Noise Impacts

ID	Road	Segment	Adjacent Land Use[1]	CNEL at Adjacent Land Use (dBA)			Potential Significant Impact?[2]
				Without Project	With Project	Project Addition	
1	La Sierra Av.	n/o SR-91 WB Ramps	Residential	79.7	79.7	0.0	No
2	La Sierra Av.	s/o SR-91 WB Ramps	Commercial	79.9	79.9	0.0	No
3	La Sierra Av.	s/o SR-91 EB Ramps	Commercial	80.6	80.7	0.1	No
4	La Sierra Av.	s/o Indiana Av.	Residential	79.3	79.4	0.1	No
5	La Sierra Av.	n/o Arizona Av.	Residential	78.1	78.3	0.2	No
6	La Sierra Av.	s/o Arizona Av.	Residential	78.3	78.5	0.2	No
7	La Sierra Av.	s/o Victoria Av.	Residential	78.6	78.9	0.3	No
8	La Sierra Av.	n/o McAllister Pkwy.	Residential	78.6	78.8	0.2	No
9	La Sierra Av.	s/o McAllister Pkwy.	Residential	78.0	78.2	0.2	No
10	La Sierra Av.	n/o El Sobrante Rd.	Residential	75.9	76.2	0.3	No
11	La Sierra Av.	s/o El Sobrante Rd.	Residential	71.3	71.5	0.2	No
12	A St.	n/o McAllister Pkwy.	Residential	n/a	n/a	n/a	n/a
13	McAllister Pkwy.	s/o A St.	Residential	n/a	n/a	n/a	n/a
14	McAllister Pkwy.	n/o El Sobrante Rd.	Residential	57.5	60.8	3.3	No
15	Indiana Av.	w/o La Sierra Av.	Commercial	76.9	77.0	0.1	No
16	Indiana Av.	e/o La Sierra Av.	Residential	75.5	75.6	0.1	No
17	McAllister Pkwy.	e/o La Sierra Av.	Residential	64.8	65.2	0.4	No
18	McAllister Pkwy.	w/o A St.	Residential	n/a	n/a	n/a	n/a
19	El Sobrante Rd.	e/o La Sierra Av.	Residential	73.6	74.2	0.6	No
20	El Sobrante Rd.	w/o McAllister Pkwy.	Residential	73.0	73.7	0.7	No
21	El Sobrante Rd.	e/o McAllister Pkwy.	Residential	73.2	73.6	0.4	No

1 Sources: City of Riverside General Plan Land Use Policy Map, November 2007, and the County of Riverside General Plan, Lake Mathews Area Land Use Plan, October 2003.
2 Significance Criteria (Section 4, Table 4-1, of the Noise Impact Analysis, IS/MND Appendix J).
"n/a" = Roadway segment does not exist.
(Urban Crossroads, 2014a, Table 6-7)

contribution to noise levels along this roadway segment would be less than significant based on the above-described significance criteria. (Urban Crossroads, 2014a, p. 40)

Table EA-28, *Year 2016 Off-Site Project-Related Traffic Noise Impacts*, indicates that for Year 2016 conditions, the Project would increase the off-site traffic noise levels between 0.0 to 1.6 dBA CNEL. All Project-related noise increases would be less than 1.5 dBA CNEL, except for the segment of McAllister Street north of Street A, where the Project-related noise increase would be 1.6 dBA CNEL. As shown in Table EA-28, this segment is projected to have a noise level of 61.0 dBA CNEL without the addition of Project traffic; therefore, impacts along this segment would be less than significant based on the above-described significance criteria. (Urban Crossroads, 2014a, p. 40)

Table EA-29, *Year 2035 Off-Site Project-Related Traffic Noise Impacts*, indicates that for Year 2035 conditions, the Project would increase the off-site traffic noise levels between 0.0 to 0.8 dBA CNEL. Because the Project would not result in an off-site noise increase of 1.5 dBA CNEL on any study area road segment, impacts would be less than significant based on the above-described significance criteria. (Urban Crossroads, 2014a, p. 40)

Table EA-28 Year 2016 Off-Site Project-Related Traffic Noise Impacts

ID	Road	Segment	Adjacent Land Use[1]	CNEL at Adjacent Land Use (dBA)			Potential Significant Impact?[2]
				Without Project	With Project	Project Addition	
1	La Sierra Av.	n/o SR-91 WB Ramps	Residential	80.3	80.3	0.0	No
2	La Sierra Av.	s/o SR-91 WB Ramps	Commercial	80.7	80.7	0.0	No
3	La Sierra Av.	s/o SR-91 EB Ramps	Commercial	81.5	81.5	0.0	No
4	La Sierra Av.	s/o Indiana Av.	Residential	80.2	80.3	0.1	No
5	La Sierra Av.	n/o Arizona Av.	Residential	79.2	79.3	0.1	No
6	La Sierra Av.	s/o Arizona Av.	Residential	78.9	79.0	0.1	No
7	La Sierra Av.	s/o Victoria Av.	Residential	79.3	79.4	0.1	No
8	La Sierra Av.	n/o McAllister Pkwy.	Residential	79.3	79.4	0.1	No
9	La Sierra Av.	s/o McAllister Pkwy.	Residential	78.4	78.5	0.1	No
10	La Sierra Av.	n/o El Sobrante Rd.	Residential	76.4	76.6	0.2	No
11	La Sierra Av.	s/o El Sobrante Rd.	Residential	72.3	72.5	0.2	No
12	A St.	n/o McAllister Pkwy.	Residential	62.3	62.9	0.6	No
13	McAllister Pkwy.	s/o A St.	Residential	61.0	62.6	1.6	No
14	McAllister Pkwy.	n/o El Sobrante Rd.	Residential	62.3	63.1	0.8	No
15	Indiana Av.	w/o La Sierra Av.	Commercial	77.3	77.4	0.1	No
16	Indiana Av.	e/o La Sierra Av.	Residential	77.4	77.5	0.1	No
17	McAllister Pkwy.	e/o La Sierra Av.	Residential	66.9	67.1	0.2	No
18	McAllister Pkwy.	w/o A St.	Residential	62.6	63.2	0.6	No
19	El Sobrante Rd.	e/o La Sierra Av.	Residential	74.2	74.6	0.4	No
20	El Sobrante Rd.	w/o McAllister Pkwy.	Residential	73.7	74.2	0.5	No
21	El Sobrante Rd.	e/o McAllister Pkwy.	Residential	73.6	73.9	0.3	No

1 Sources: City of Riverside General Plan Land Use Policy Map, November 2007, and the County of Riverside General Plan, Lake Mathews Area Land Use Plan, October 2003.

2 Significance Criteria (Section 4, Table 4-1, of the Noise Impact Analysis, IS/MND Appendix J).

(Urban Crossroads, 2014a, Table 6-8)

Table EA-29 Year 2035 Off-Site Project-Related Traffic Noise Impacts

ID	Road	Segment	Adjacent Land Use[1]	CNEL at Adjacent Land Use (dBA)			Potential Significant Impact?[2]
				Without Project	With Project	Project Addition	
1	La Sierra Av.	n/o SR-91 WB Ramps	Residential	80.6	80.6	0.0	No
2	La Sierra Av.	s/o SR-91 WB Ramps	Commercial	81.1	81.2	0.1	No
3	La Sierra Av.	s/o SR-91 EB Ramps	Commercial	81.8	81.8	0.0	No
4	La Sierra Av.	s/o Indiana Av.	Residential	80.5	80.6	0.1	No
5	La Sierra Av.	n/o Arizona Av.	Residential	79.7	79.8	0.1	No
6	La Sierra Av.	s/o Arizona Av.	Residential	79.3	79.5	0.2	No
7	La Sierra Av.	s/o Victoria Av.	Residential	80.0	80.1	0.1	No
8	La Sierra Av.	n/o McAllister Pkwy.	Residential	80.0	80.1	0.1	No
9	La Sierra Av.	s/o McAllister Pkwy.	Residential	79.7	79.8	0.1	No
10	La Sierra Av.	n/o El Sobrante Rd.	Residential	79.1	79.2	0.1	No
11	La Sierra Av.	s/o El Sobrante Rd.	Residential	76.2	76.3	0.1	No
12	A St.	n/o McAllister Pkwy.	Residential	67.9	68.1	0.2	No
13	McAllister Pkwy.	s/o A St.	Residential	64.3	65.1	0.8	No
14	McAllister Pkwy.	n/o El Sobrante Rd.	Residential	63.2	63.9	0.7	No
15	Indiana Av.	w/o La Sierra Av.	Commercial	78.4	78.4	0.0	No
16	Indiana Av.	e/o La Sierra Av.	Residential	78.0	78.1	0.1	No
17	McAllister Pkwy.	e/o La Sierra Av.	Residential	67.5	67.7	0.2	No
18	McAllister Pkwy.	w/o A St.	Residential	65.5	65.8	0.3	No
19	El Sobrante Rd.	e/o La Sierra Av.	Residential	77.0	77.2	0.2	No
20	El Sobrante Rd.	w/o McAllister Pkwy.	Residential	77.0	77.2	0.2	No
21	El Sobrante Rd.	e/o McAllister Pkwy.	Residential	76.8	77.0	0.2	No

1 Sources: City of Riverside General Plan Land Use Policy Map, November 2007, and the County of Riverside General Plan, Lake Mathews Area Land Use Plan, October 2003.
2 Significance Criteria (Section 4, Table 4-1, of the Noise Impact Analysis, IS/MND Appendix J).
(Urban Crossroads, 2014a, Table 6-9)

The above analysis demonstrates that the Project's contributions to roadway noise levels would be less than significant for Existing, Year 2016, and Year 2035 conditions. Therefore, the proposed Project would not create a substantial permanent increase in traffic-related noise levels or expose persons to noise levels in excess of the exterior noise level standards established by the County of Riverside, and the Project's traffic-related noise effects to sensitive receptors located off-site would be less than significant.

d) As detailed in the Noise Impact Analysis prepared for the proposed project (IS/MND Appendix J), potential groundborne vibration/noise impacts could occur in association with vehicular traffic and construction activities. Ground-borne vibration levels from automobile traffic are generally overshadowed by vibration generated by heavy trucks that roll over the same uneven roadway surfaces. However, due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated events, vehicular traffic-induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. (Urban Crossroads, 2014a, p. 31)

However, while vehicular traffic is rarely perceptible, construction has the potential to result in varying degrees of temporary ground vibration, depending on the specific construction activities and

equipment used. Ground vibration levels associated with various types of construction equipment are summarized on Table EA-30, *Vibration Source Levels for Construction Equipment*. Based on the representative vibration levels presented for various construction equipment types, it is possible to estimate the human response (annoyance) using the following vibration assessment methods defined by the Federal Transportation Administration (FTA). To describe the human response (annoyance) associated with vibration impacts the FTA provides the following equation: LVdB(D) = LVdB(25 ft) – 30log(D/25). (Urban Crossroads, 2014a, p. 31)

Table EA-30 Vibration Source Levels for Construction Equipment

Equipment	Vibration Decibels (VdB) at 25 feet
Small bulldozer	58
Jackhammer	79
Loaded Trucks	86
Large bulldozer	87

(Urban Crossroads, 2014a, Table 5-7)

The blasting of hard rock areas is a major source of potential vibration impacts to nearby residential receivers when conducted during construction activities. The intensity of the vibration impacts associated with rock blasting depends on location, size, material, shape of the rock, and the methods used to crack it. While a blasting contractor can design the blasts to stay below a given vibration level that could cause damage to nearby sensitive structures, it is difficult to design blasts that are not perceptible to receivers in the vicinity of the blast site. (Urban Crossroads, 2014a, p. 32)

Construction Vibration Impacts

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. The proposed Project's construction activities most likely to cause vibration impacts include but are not limited to the following (Urban Crossroads, 2014a, p. 67):

- Heavy Construction Equipment: Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to building, the vibration is usually short-term and is not of sufficient magnitude to cause building damage. It is not expected that heavy equipment such as large bulldozers would operate close enough to any residences to cause a vibration impact.
- Trucks: Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.
- Blasting: The intensity of the vibration impacts associated with rock blasting depends on location, size, material, shape of the rock, and the methods used to crack it.

Ground-borne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration. Construction activities that would occur within the Project site are expected to include grading and blasting, which would have the

potential to generate low levels of ground-borne vibration. Using the vibration source level of construction equipment provided on Table EA-30 and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. Table EA-31, *Construction Equipment Noise Levels*, presents the expected Project related vibration levels at each of the ten sensitive receiver locations.

Table EA-31 Construction Equipment Noise Levels

Noise Receiver[1]	Distance To Property Line (In Feet)	Receiver Vibration Levels (VdB)[2]					Potential Significant Impact?[3]
		Small Bulldozer	Jackhammer	Loaded Trucks	Large Bulldozer	Peak Vibration	
R1	471'	19.7	40.7	47.7	48.7	48.7	No
R2	1,178'	7.8	28.8	35.8	36.8	36.8	No
R3	629'	16.0	37.0	44.0	45.0	45.0	No
R4	481'	19.5	40.5	47.5	48.5	48.5	No
R5	292'	26.0	47.0	54.0	55.0	55.0	No
R6	173'	32.8	53.8	60.8	61.8	61.8	No
R7	101'	39.8	60.8	67.8	68.8	68.8	No
R8	94'	40.7	61.7	68.7	69.7	69.7	No
R9	274'	26.8	47.8	54.8	55.8	55.8	No
R10	934'	10.8	31.8	38.8	39.8	39.8	No

1 Noise receiver locations are shown on Exhibit 8-A of the Noise Impact Analysis (IS/MND Appendix J).
2 Based on the Vibration Source Levels of Construction Equipment included on Table EA-30.
3 Does the Peak Vibration exceed the FTA maximum acceptable vibration standard of 80 (VdB)?
(Urban Crossroads, 2014a, Table 9-10)

Based on the reference vibration levels provided by the FTA, shown on Table EA-30, a large bulldozer represents the peak source of vibration with a reference level of 87 VdB at a distance of 25 feet. At distances ranging from 94 to 1,178 feet from the Project site, construction vibration levels are expected to range from 7.8 to 69.7 VdB. Using the construction vibration assessment methods provided by the FTA, the proposed Project would not include nor require equipment, facilities, or activities that would result in a perceptible human response (annoyance). Accordingly, construction-related vibration impacts would be less than significant. (Urban Crossroads, 2014a, p. 68)

Hard Rock Blasting Ground-Borne Vibration

The construction of the proposed Project would include blasting of hard rock areas, which is a major source of potential vibration impacts to nearby residential receivers. The intensity of the vibration impacts associated with rock blasting depends on location, size, material, shape of the rock, and the methods used to crack it. While a blasting contractor can design the blasts to stay below a given vibration level that could cause damage to nearby sensitive structures, it is difficult to design blasts that are not perceptible to receivers in the vicinity of the blast site. (Urban Crossroads, 2014a, p. 68)

To reduce the risk of damage to the adjacent homes, traditional blasting methods utilizing explosives should not occur within 200 feet from any existing home. The use of alternate rock breaking methods must be used within 200 feet from any existing noise-sensitive homes. The *Transportation and Construction Vibration Guidance Manual* provides the human perception thresholds for vibration due to blasting at a peak particle velocity (PPV) level of 0.02 in/sec, and provides vibration velocity levels

for various building materials susceptibile to damage. For residential structures, the threshold of damage for vibration is approximately 3.0 in/sec (PPV) for cosmetic cracking and damage. (Urban Crossroads, 2014a, pp. 68-69)

It is anticipated that blasting-related impacts would represent a significant impact for which mitigation would be required. To reduce blasting-related impacts to a level below significance, Mitigation Measure M-N-1 has been imposed on the Project, requiring the preparation and implementation of a Blasting Noise and Vibration Monitoring And Abatement Plan during construction activities. A pre- and post-blast survey radius of approximately 200 feet is required to assess the potential vibration level radius due to blasting activities and shall include the inspection of the closest residential structures. Existing defects or damage must be noted and documented to determine the conditions of the closest residential homes, and surveys shall be offered to homeowners to assess such damage. Neighborhood meetings, notifications, or posting of signs are all required as part of the Blasting Noise And Vibration Monitoring and Abatement Plan to notify nearby homeowners of the blasting activities. To reduce adverse effects, Mitigation Measure M-N-1 also requires that rock blasting activities be limited during the permitted hours for construction activity between 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May, as required by the County of Riverside Code of Ordinances. Further, the identified mitigation requires the blasting contractor to design the blasts using alternative methods when located within 200 feet of existing residential structures, and when necessary, reduce vibration velocity levels from each blast below the damage threshold of 3.0 in/sec. A blast signal shall be used to notify nearby residents that blasting is about to occur. Lastly, all complaints must be responded to and investigated as they occur. (Urban Crossroads, 2014a, p. 69)

With implementation of the required mitigation, the vibration levels at nearby residential receivers would be reduced. Because Mitigation Measure M-N-1 includes measures identified by the California Department of Transportation, *Transportation and Construction Vibration Guidance Manual,* the vibration velocity levels due to blasting activities are expected to be reduced to less-than-significant levels. (Urban Crossroads, 2014a, pp. 69-70)

Soil Import Truck Haul Trips

The Project site will require 102,877 cubic yards (c.y.) of import material in order to balance[2]. Soil import would take place for approximately eight months concurrent with grading activities during Project construction. To assess the potential vibration impacts from truck haul trips associated with soil import activities, the human threshold of perception for vibration of 0.02 in/sec (PPV) is used. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement condition. Typical vibration levels for the proposed Project's heavy truck activity at normal traffic speeds would not exceed 0.02 in/sec. Truck deliveries transiting on-site would be travelling at very low speeds so it is expected that delivery truck vibration impacts at nearby homes would not exceed the vibration threshold for human perception identified by the California Department of Transportation of 0.02 in/sec (PPV), and therefore, would be less than significant. (Urban Crossroads, 2014a, p. 70)

Conclusion

As indicated in the preceding analysis, the Project construction vibration levels ranging from 7.8 to

[2] It should be noted that the Project's Noise Impact Analysis (IS/MND Appendix J) assumes the Project would require up to 223,000 c.y. of soil import; thus, the Noise Impact Analysis presents a "worst-case" analysis of potential impacts associated with haul truck trips.

69.7 VdB are not expected to exceed the Federal Transportation Administration (FTA) maximum acceptable vibration standard of 80 VdB. Based on the California Department of Transportation, *Transportation and Construction Vibration Guidance Manual*, and with the incorporation of Mitigation Measure M-N-1, the vibration levels from blasting activities and soil import truck haul trips would not exceed the human perception threshold of 0.02 in/sec or the residential structure damage threshold of 3.0 in/sec. (Urban Crossroads, 2014a, p. 70)

Further, impacts at the site of the closest sensitive receiver are unlikely to be sustained during the entire construction period, but would occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. Moreover, construction at the Project site would be restricted to the daytime hours consistent with County requirements thereby eliminating potential vibration impacts during the sensitive nighttime hours. On this basis the potential for the Project to result in exposure of persons to, or generation of, excessive ground-borne vibration is determined to be less than significant. (Urban Crossroads, 2014a, p. 70)

Mitigation:

M-N-1 (Condition of Approval 10.HEALTH.002) In order to reduce construction-related noise affecting nearby noise sensitive residential land uses to the maximum feasible extent, the following requirements shall apply:

- ~~Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that w~~Whenever a construction site is located within one-quarter (1/4) mile of an occupied residence or residences construction activities shall be limited between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

- ~~A Noise Abatement Plan shall be prepared and submitted to the County for review and approval prior to issuance of grading permits. The plan shall depict t~~The location of construction equipment and ~~how the~~ noise from this equipment shall be reduced during construction of the Project through the use of such methods as:

    - During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.
    - The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the Project site (i.e., to the east) during all Project construction.
    - In order to reduce nighttime noise level contributions, it is recommended that outgoing flatbed trailer loading occur during the daytime or evening hours before Project site delivery, and that the loaded trailer be parked near the driveway to the site. This will reduce the duration of equipment

pick-up activity noise and increase the distance between the nearest noise receivers.

- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).
- No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties.

▪ ~~Prior to issuance of grading permits that include~~During grading/blasting activities within hard rock areas, ~~a Blasting Noise and Vibration Monitoring and Abatement Plan shall be prepared and submitted to the County. The Blasting Noise and Vibration Monitoring and Abatement Plan~~the Project shall adhere to the ~~shall include the~~ following requirements:

- Pre-blasting inspections shall be offered to homes within 200 feet of the hard rock areas.
  - Existing damage of each structure shall be documented.
  - Post-blasting inspections shall be offered to assess new or additional damage to each residential structure once blasting activities have ceased.
- Traditional rock blasting methods shall not occur within 200 feet from any residential home. In these areas rock breaking must be performed with nonexplosive methods.
- Blasting mats shall be used whenever feasible to further reduce the noise from blasting activities.
- Nearby residential homes shall be notified via postings on the construction site 24 hours before the occurrence of major construction related noise and vibration impacts (such as grading and rock blasting) which may affect them.
- The County may impose conditions and procedures on the blasting operations as necessary. The construction contractor shall comply with these measures for the duration of the blasting permit. The County may inspect the blast site and materials at any reasonable time (pursuant to County of Riverside Ordinance No. 787).

M-N-2 (Condition of Approval 10.HEALTH.002) To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for single-family residential development, 6-foot high noise barriers for lots adjacent to McAllister Street and El Sobrante Road are required as depicted on Exhibits ES-A and ES-B of the Project's Noise Impact Analysis, prepared by Urban Crossroads and dated December 11, 2014. Construction of the required barriers would reduce the future exterior noise levels to between 52.9 and 64.4 dBA CNEL. The recommended noise control barriers shall be constructed so that the top of each wall extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

- Masonry block
- Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earthen berm
- Any combination of these construction materials

The barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking.

M-N-3 (Condition of Approval 10.HEALTH.002) To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots facing El Sobrante Road and McAllister Street will require a Noise Level Reduction (NLR) of up to 27.1 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent Project Design Features:

- Windows:
  - All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.
  - Lots 84 to 93 adjacent to El Sobrante Road will require upgraded second floor windows with a minimum STC rating of 31.

- Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

- Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

- Attic: Attic vents should be oriented away from El Sobrante Road and McAllister Street. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

- Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

- Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

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

With the interior Project Design Features provided in this study, the proposed Lake Ranch (Tract No. 36730) is expected to meet the County of Riverside 45 dBA CNEL interior noise level standards for residential development. A final noise study shall be prepared prior to obtaining building permits for the Project. This report would finalize the Project Design Features proposed in this study using the precise grading plans and actual building design specifications, and may include additional abatement, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level standard.

Monitoring:

M-N-1 Prior to approval of grading plans and/or issuance of building permits, the Riverside County Building and Safety Department shall ensure the Project's plans include the required notes. Prior to issuance of grading permits, the County shall review and approve a Noise Abatement Plan, which shall be adhered to by construction contractors during all construction activities on-site. Prior to issuance of grading permits that include hard rock areas, a Blasting Noise and Vibration Monitoring and Abatement Plan shall be approved by Riverside County, and construction contractors shall be required to adhere to the requirements specified therein during all grading activities involving hard rock blasting.

M-N-2 Prior to building permit final inspection, the Riverside County Building and Safety Department shall ensure that the required noise barriers have been constructed.

M-N-3 Prior to issuance of building permits, the Riverside County Building and Safety Department shall ensure that the building plans include the required noise attenuation measures, and shall verify the required features have been constructed prior to building permit final inspection.

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

Source: Project Application Materials, Riverside County GIS (Riverside County, 2013), General Plan, General Plan Housing Element

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

Findings of Fact:

a & c) Under existing conditions, the Project site contains two existing single family homes, only one of which is occupied (Environ, 2013, p. 8; Google Earth, 2015). The Project proposes to develop the site with up to 272 residential homes, which would provide new opportunities for housing in the County. The elimination of the two existing homes on-site would not displace substantial numbers of existing housing or people requiring the construction of replacement housing elsewhere. Accordingly, no impact would occur.

b) The Project is a proposed residential community and would provide for 272 new homes providing housing for approximately 909 residents (Riverside County, 2013, Appendix E-1, Table E-2). The Project would provide for new housing opportunities on the site, which would help meet the current population growth trends in western Riverside County. The residential dwelling units proposed as part of the Project would not result in an increased demand for affordable housing. Therefore, the proposed Project would not create a demand for additional housing, including housing affordable to households earning 80% or less of the County's median income, and no impact would occur.

d) According to Riverside County GIS, the proposed Project site and off-site impact areas are not located within or adjacent to any County Redevelopment Project Areas (Riverside County, 2015). Accordingly, the Project has no potential to affect a County Redevelopment Project Area, and no impact would occur.

e) The General Plan assigns the following land use designations to the Project site: RC-EDR (2.3 acres), Rural Community-Low Density Residential (22.5 acres), Community Development-Medium Density (62.6 acres), and Community Development-Commercial Retail (11.6 acres) land uses. Therefore, and based on the residential density restrictions specified by Policy LMWAP 1.2, the General Plan assumes that the Lake Ranch property would be developed with up to 233 dwelling units and approximately 177,000 square feet of commercial retail uses. The 233 dwelling units would yield a future population of 778 residents (Riverside County, 2013, Table E-2). The 177,000 s.f. of commercial retail uses would generate approximately 354 jobs. According to Appendix E to the 2003 General Plan, the participation rate in Riverside County, which is the percent of the total population that is either employed or not employed but actively seeking employment, is 44.86% (Riverside County, 2003a). Thus, the 354 new jobs that would be expected within the on-site CR land use designation would result in a total population increase in the County by 606 residents. Accordingly, based on the existing General Plan land use designations applied to the Project site, buildout in accordance with the site's existing designations would result in a future population increase of approximately 1,384 people.

The Lake Ranch project proposes the development of 272 dwelling units and no commercial retail uses. These 272 dwelling units would result in a future population of 909 people (Riverside County, 2013, Appendix E-1, Table E-2). Thus, future population associated with the proposed Project would be less than what would be reasonably expected based on the site's existing General Plan land use designations. Accordingly, the proposed Project would not cumulatively exceed official regional or local population projections, and no impact would occur.

f) The proposed Project would develop the subject property with 272 residential homes. At full build-out, the Project is estimated to provide housing for 909 people (Riverside County, 2013, Table E-2).

It is unlikely that the Project could induce off-site population growth because the Project site abuts existing medium density residential development to the west. Additionally, none of the improvements planned as part of the Project (e.g., proposed water and sewer lines) would remove impediments to growth such that the adjacent, largely undeveloped properties to the north and east would be induced to convert to urban uses. Furthermore, all lands surrounding the Project site are planned by the Riverside County General Plan for development with residential uses at various densities, and it is unlikely that development of the Project site with residential uses would induce these nearby properties to be developed in accordance with their existing General Plan land use designations because there are no regional improvements proposed by the Project that would remove obstacles to development, such as the construction of a regional sewer line.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. Pursuant to the Riverside County Fire Department's *Fire Protection and Emergency Medical Master Plan*, the Project would be classified as "Category II – Urban," which requires a fire station to be within three (3) roadway miles of the Project and a full first alarm assignment team operating on the scene within 15 minutes of dispatch. The proposed Project would be primarily served by the Lake Hills Fire Station (Station No. 82), located at 17452 Lakepointe Drive, Riverside, CA 92503, or approximately two (2) roadway miles from the site, which would meet the Category II – Urban level of service criteria established by the Riverside County Fire Department (Google Maps, 2015).

Development of the proposed Project would impact fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be

augmented. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. The Project also shall be conditioned to implement a Fuel Management Plan to minimize the risk of wildland fire hazards (refer to Condition of Approval 60.FIRE.001 and 50.FIRE.005). Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing for public services, including fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services	☐	☐	☒	☐

Source: Riverside County, 2003a; Ordinance No. 659; Google Earth, 2014.

Findings of Fact:

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

At full buildout, the Project would introduce up to 909 new residents on the Project site. There is not a direct correlation between population growth, the number of crimes committed, and the number of Sheriff's Department personnel needed to respond to these increases. As the population and use of an area increases, however, additional financing of equipment and manpower needs are required to meet the increased demand. The proposed Project would result in an increase in the cumulative demand for services from the Riverside Sheriff's Department. To maintain the desirable level of service, buildout of the proposed Project would generate a demand for approximately one (1) deputy. The proposed Project would not, however, result in the need for new or expanded physical sheriff facilities because the addition of one new deputy would not necessitate the construction of new or modified sheriff facilities. The proposed Project's demand on sheriff protection services would not be significant on a direct basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station.

The Project would be required to comply with the provisions of the County's DIF Ordinance, which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the

provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. The Project's incremental demand for sheriff protection services would be less than significant with required payment of DIF fees.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools ☐ ☐ ☒ ☐

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

Findings of Fact:

The construction of 272 new homes as proposed by the Project would increase the population in the local area and would, consequently, place greater demand on the existing public school system by generating additional students to be served by the Riverside Unified School District (RUSD). Elementary students generated by the Project would attend Lake Mathews Elementary School, located at 12252 Blackburn Road, in the City of Riverside (approximately 1.2 roadway miles west of the Project site). The Project's middle school students would attend Miller Middle School, located at 17925 Krameria Avenue in Riverside (approximately 8.0 roadway miles east of the Project site). The Project's high school students would attend the Arlington High School, located at 2951 Jackson Street in Riverside (approximately 6.3 roadway miles North of the Project site) (RUSD, 2014). Table EA-32, *Project-Related School Services Demand*, provides an estimate of future students that would be generated by the Project, based on the student generation factors provided in the Riverside County General Plan EIR (Riverside County, 2003b, Table 4.15E).

Table EA-32 Project-Related School Services Demand

School Type	Project Units	Student Generation Factor	Total Number of Students
Elementary	272	0.369	101
Middle School	272	0.201	55
High School	272	0.246	70
Total Project-Related Students:			**226**

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

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

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

39. Libraries	☐	☐	☒	☐

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services	☐	☐	☒	☐

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

Source: Riverside County, 2013, Appendix E-1; Ordinance No. 460; RCLIS, 2014.

Findings of Fact:

a&b) The Project would develop the subject property with 272 single family homes. Pursuant to the population generation rates contained in the 2013 Draft Riverside County General Plan Update, the Project would accommodate approximately 909 residents (Riverside County, 2013, Appendix E-1, Table E-2). Based on the requirement in Ordinance No. 460 to provide a minimum of five (5) acres of park land for each 1,000 residents, the Project would generate a demand for 5.5 acres of park land.

The Project would construct 2.2 acres of park land and would also construct trails along the site's frontages with McAllister Street and El Sobrante Road. The Project also proposes a regional recreational trail along McAllister and El Sobrante, which is in addition to the 2.18 acre park site. Using the County of Riverside's household density factor of 2.59 persons per household and a local park standard of 3.0 acres per 1,000 persons, the Project would generate a demand for 2.1 acres of park space. Thus, the Project would meet local and Quimby Act requirements of 3.0 acres of parkland per 1,000 persons. Additionally, there are several public parks in the vicinity of the Project site. Refer to Figure 3-8, *Park Locations and Distances,* which shows the nearest public parks and their respective driving distances from the Project site. Development of proposed recreational features within the Project site would have a physical impact on the environment. However, impacts resulting from their construction are described throughout the analysis in this Initial Study. In instances where significant impacts have been identified, mitigation measures are recommended in each applicable subsection of this Initial Study to reduce the impact to less-than-significant levels. Therefore, the construction of recreation facilities on-site would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study would not be required.

Based on the foregoing analysis, it is concluded that the proposed Project would result in a less-than-significant impact due to the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Recreational Trails	☐	☐	☐	☒

Source: LMWAP, Figure 8 (Trails and Bikeway System)

Findings of Fact: According to Figure 8 of the Lake Mathews/Woodcrest Area Plan, a Regional Trail is planned along the Project's frontage with El Sobrante Road, with an additional segment of a Regional Trail planned adjacent to the natural drainage channel that skirts the northeastern corner of the Project site. As shown on IS/MND Figure 3-9, a Regional Trail has been accommodated as part of the proposed improvements to El Sobrante Road, with an additional Regional Trail proposed along the Project's frontage with McAllister Street. Although no trail is planned by the Project adjacent to the drainage due to the limited extent of this drainage on-site and the lack of connections to off-site portions of this trail, the Project would preserve this portion of the Project site as natural open space, thereby allowing for the future construction of a Regional Trail through this area. Impacts associated with the Project's planned improvements have been evaluated throughout this IS/MND, and where significant impacts have been identified, mitigation measures have been imposed on the Project to reduce impacts to below a level of significance. Accordingly, implementation of the proposed Project would not result in environmental impacts associated with the construction of recreational trails, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
f) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
g) Cause an effect upon circulation during the project's	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction?				
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☐	☒

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

Findings of Fact:

a) For purposes of analyzing the Project's potential impacts to traffic, the County of Riverside identified the traffic impact study area in conformance with their Traffic Impact Analysis (TIA) preparation guidelines. Based on these guidelines, the minimum area to be studied includes any intersections to which the Project is anticipated to contribute 50 or more peak-hour trips. With this County of Riverside requirement, and in consultation with the City of Riverside, the traffic study area includes 11 existing and future intersections (Urban Crossroads, 2014b, p. 4). Refer to IS/MND Appendix K for more information about the analysis methodologies employed in the Project-specific TIA prepared by Urban Crossroads.

Thresholds of Significance

The definition of an intersection deficiency has been obtained from each of the applicable surrounding jurisdictions, which within the Project's study area includes Riverside County, the City of Riverside, and Caltrans facilities. Within the County of Riverside, the acceptable level of service (LOS) is LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways or conventional State Highways. LOS E may be allowed in designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. (Urban Crossroads, 2014b, p. 17) Within the City of Riverside, LOS D is considered an acceptable level of service for intersections of Collector or higher classification (Urban Crossroads, 2014b, p. 18). For Caltrans Facilities, Caltrans endeavors to maintain a target LOS at the transition between LOS C and LOS D on State Highway System facilities, however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. Consistent with the County of Riverside minimum LOS of LOS D, LOS D will be used as the target LOS at arterial-to-freeway ramps. (Urban Crossroads, 2014b, p. 18) Table EA-33, *Summary of LOS Criteria and Thresholds of Significance for Study Area Intersections*, summarizes the applicable level of service (LOS) threshold for each study area intersection.

Existing Conditions

Under existing conditions, the Project site is undeveloped and does not generate traffic. Existing traffic counts in the study area were collected in January, June, and August 2014. Those days were representative of typical weekday peak hour traffic conditions in the study area, as no observations were made in the field by Urban Crossroads that would indicate atypical traffic conditions on this date (Urban Crossroads, 2014b, p. 30). Based on those traffic counts, and as depicted in Table EA-34, *Existing (2014) Conditions Intersection Analysis*, all existing intersections in the study area operate at

acceptable LOS, with the exception of the La Sierra Av. / El Sobrante Rd. intersection which operated at a LOS "E" at PM Peak hour conditions. The La Sierra Av. / El Sobrante Rd. intersection warrants a traffic signal under existing conditions to achieve an acceptable LOS (Urban Crossroads, 2014b, p. 30).

Traffic signal warrants for Existing traffic conditions are based on existing peak hour intersection turning volumes. For Existing traffic conditions, a traffic signal appears to currently be warranted at the following unsignalized study area intersections (see Appendix "3.3" to the Project's Traffic Impact Analysis in IS/MND Appendix K): La Sierra Av. / El Sobrante Rd. (Urban Crossroads, 2014b, p. 34)

A queuing analysis was performed for the westbound and eastbound off-ramps at the SR-91 Freeway at La Sierra Avenue interchange to assess vehicle queues for the off ramps that may potentially impact peak hour operations at the ramp-to-arterial intersections and may potentially "spill back" onto the SR-91 Freeway mainline. Queuing analysis findings are presented in Table EA-35, *Peak Hour Off-Ramp Queuing Analysis for Existing (2014) Conditions*. It is important to note that off-ramp lengths are consistent with the measured distance between the intersection and the freeway mainline. As shown on Table EA-35, there are no existing queuing issues. Worksheets for Existing conditions off-ramp queuing analysis are provided in Appendix "3.4" of the Project's Traffic Impact Analysis (IS/MND Appendix K).

Project Trip Generation and Distribution

Trip generation represents the amount of traffic that is attracted to and produced by a development project. Determining traffic generation for a specific project is based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses proposed for a given development. The Project is estimated to produce an estimated 2,589 daily vehicle trips, including 204 trips during the AM Peak Hour and 272 trips during the PM Peak Hour, as indicated previously in IS/MND Table 3-5 (Urban Crossroads, 2014b, p. 39). For more information about trip generation, refer to IS/MND Appendix K.

Trip distribution is the process of identifying the probable destinations, directions, or traffic routes that would be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered, to identify the routes where Project traffic would distribute. The trip distribution for the proposed Project was developed based on anticipated passenger car travel patterns to-and-from the Project site. The total volume on each roadway was divided by the Project's total traffic generation to indicate the percentage of Project traffic that would use each component of the regional roadway system in each relevant direction. The Project's trip distribution pattern is graphically depicted on Figure EA-8, *Project Trip Distribution*. (Urban Crossroads, 2014b, p. 40)

The assignment of traffic from the Project area to the adjoining roadway system is based on the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of Project development. Based on the identified Project traffic generation and trip distribution patterns, Project average daily traffic (ADT) volumes for the weekday are shown on Figure EA-9, *Project Average Daily Traffic*. (Urban Crossroads, 2014b, p. 44).

Table EA-33 Summary of LOS Criteria and Thresholds of Significance for Study Area Intersections

#	Intersection	Traffic Control[2]	Jurisdiction	LOS Methodology[1]	Acceptable LOS	Deficiency Criteria
1	La Sierra Av. / SR-91 WB Ramps	TS	Caltrans	2010 HCM	D	Addition of project trips causes the peak hour LOS to fall from acceptable LOS to an unacceptable LOS.
2	La Sierra Av. / SR-91 EB Ramps	TS	Caltrans	2010 HCM	D	
3	La Sierra Av. / Indiana Av.	TS	City of Riverside	2010 HCM	D	
4	La Sierra Av. / Arizona Av.	TS	City of Riverside	2010 HCM	D	
5	La Sierra Av. / Victoria Av.	TS	City of Riverside / Riverside County	2010 HCM	D	
6	La Sierra Av. / McAllister Pkwy.	TS	Riverside County	2010 HCM	D	
7	La Sierra Av. / El Sobrante Rd.	AWS	Riverside County	2010 HCM	D	
8	McAllister St. / Driveway 1	CSS	Riverside County	2010 HCM	C	
8A	McAllister St. / Driveway 2	CSS	Riverside County	2010 HCM	C	
9	McAllister St. / El Sobrante Rd.	CSS	Riverside County	2010 HCM	D	
10	Driveway 3/ El Sobrante Rd.	CSS	Riverside County	2010 HCM	D	
11	McAllister St./ "A" St.	CSS	Riverside County	2010 HCM	C	

1 2010 HCM = 2010 Highway Capacity Manual Methodology
2 AWS = All-way Stop; CSS = Cross-street Stop; TS = Traffic Signal
(Urban Crossroads, 2014b, Table 2-4)

Table EA-34 Existing (2014) Conditions Intersection Analysis

#	Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Delay[2] (secs.)		LOS		Acceptable LOS
			Northbound			Southbound			Eastbound			Westbound							
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM	
1	La Sierra Av. / SR-91 WB Ramps	TS	2	3	0	0	3	1	0	0	0	1	1	1	14.4	18.1	B	B	D
2	La Sierra Av. / SR-91 EB Ramps	TS	0	3	1	2	3	0	1	1	1	0	0	0	20.6	20.2	C	C	D
3	La Sierra Av. / Indiana Av.	TS	2	3	1	2	3	1	2	2	1	2	2	d	38.1	36.5	D	D	D
4	La Sierra Av. / Arizona Av.	TS	1	2	d	1	2	1	1	1	0	1	1	1>	41.3	16.6	D	B	D
5	La Sierra Av. / Victoria Av.	TS	1	2	d	1	2	d	2	1	1	1	1	1	19.4	22.6	B	C	D
6	La Sierra Av. / McAllister Pkwy.	TS	0	2	1	1	2	0	0	0	0	1	0	1	11.9	6.9	B	A	D
7	La Sierra Av. / El Sobrante Rd.	AWS	0	2	0	1	1	0	0	1	0	0	1	0	12.8	**35.4**	B	**E**	D
8	McAllister St. / Driveway 1	--	Future Intersection												--	--	--	--	C
8A	McAllister St. / Driveway 2	--	Future Intersection												--	--	--	--	C
9	McAllister St. / El Sobrante Rd.	CSS	0	0	0	1	0	d	1	1	0	0	2	0	15.9	18.7	C	C	D
10	Driveway 3 / El Sobrante Rd.	--	Future Intersection												--	--	--	--	D
11	McAllister St. / "A" St.	--	Future Intersection												--	--	--	--	C

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

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

2 Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

3 CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal

(Urban Crossroads, 2014b, Table 3-1)

Table EA-35 Peak Hour Off-Ramp Queuing Analysis for Existing (2014) Conditions

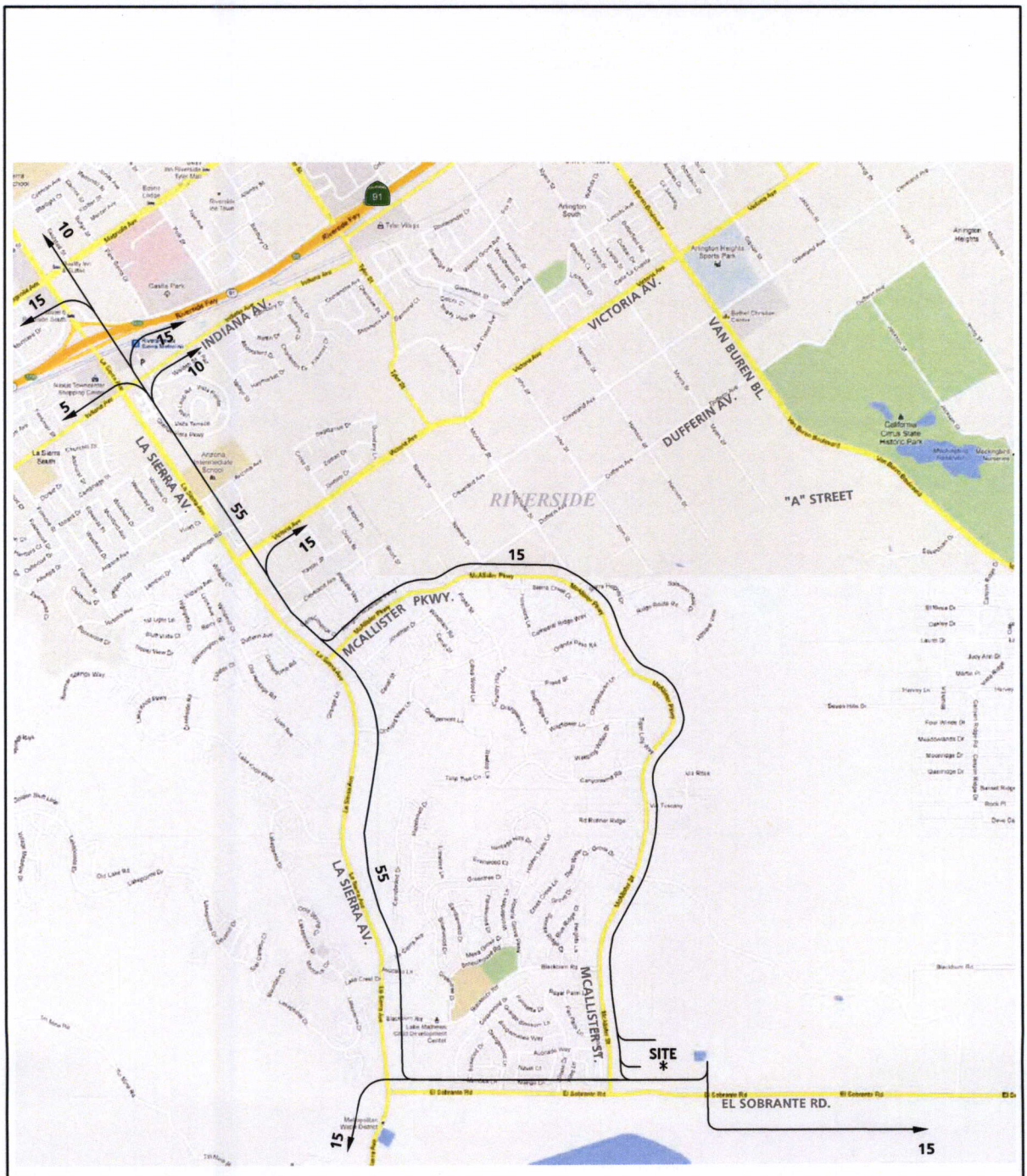
Intersection	Movement	Stacking Distance (Feet)	95th Percentile Stacking Distance Required (Feet)		Acceptable?[1]	
			AM Peak Hour	PM Peak Hour	AM	PM
La Sierra Av. / SR-91 WB Ramps						
	WBL	585	272	396	Yes	Yes
	WBLTR	1,210	295	384	Yes	Yes
	WBR	520	241	313	Yes	Yes
La Sierra Av. / SR-91 EB Ramps						
	EBL	1,615	288	321	Yes	Yes
	EBLTR	1,730	303[2]	568[2]	Yes	Yes
	EBR	480	147	523[2,3]	Yes	Yes

1 Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking which is assumed to be provided in the transition for turn pockets is reflected in the stacking distance shown on this table, where applicable.

2 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.

3 Although the 95th percentile queue length exceeds capacity, the total queue length of the ramp is anticipated to accommodate excess turn pocket queues and is not considered to result in any deficiencies.

(Urban Crossroads, 2014b, Table 3-2)



LEGEND:

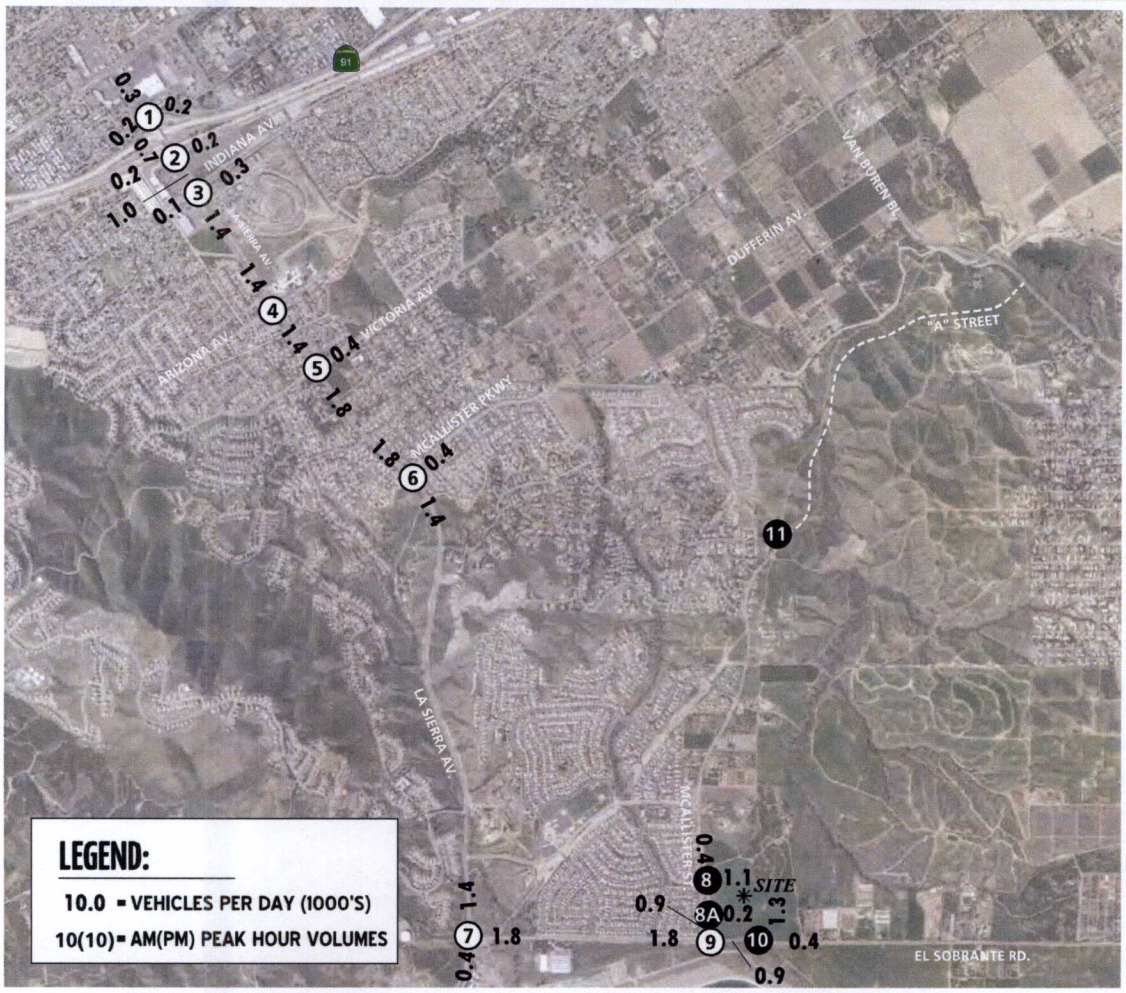
10 = PERCENT TO/FROM PROJECT

Source(s): Urban Crossroads (11-06-14)

Figure EA-7

NOT TO SCALE

PROJECT TRIP DISTRIBUTION



1 La Sierra Av. & SR-91 WB Ramps	2 La Sierra Av. & SR-91 EB Ramps	3 La Sierra Av. & Indiana Av.	4 La Sierra Av. & Arizona Av.	5 La Sierra Av. & Victoria Av.	6 La Sierra Av. & McAllister Pkwy.
0(0) 0(0) 5(17) → 0(0) ← 0(0) ← 8(26)	13(43) 0(0) →	0(0) 20(68) 0(0) → 0(0) ← 0(0) ← 5(17)	0(0) 28(94) 0(0) → 0(0) ← 0(0) ← 0(0)	0(0) 28(94) 0(0) → 0(0) ← 0(0) ← 8(26)	28(94) 8(26) → 23(15) ← 0(0)
23(15) 15(10) ←	0(0) 0(0) 8(26) → 38(25) 23(15) ←	0(0) 0(0) 3(9) → 8(5) 61(40) 15(10) ←	0(0) 0(0) 0(0) → 0(0) 84(55) 0(0) ←	0(0) 0(0) 0(0) → 0(0) 84(55) 23(15) ←	84(55) 0(0) ←
7 La Sierra Av. & El Sobrante Rd.	8 McAllister St. & Driveway 1	8A McAllister St. & Driveway 2	9 McAllister St. & El Sobrante Rd.	10 Driveway 3 & El Sobrante Rd.	11 McAllister St. & "A" St.
0(0) 0(0) 28(94) → 84(55) ← 0(0) ← 23(15)	1(2) 7(24) → 21(14) ← 47(30)	47(30) 1(2) → 2(1) ← 8(6)	53(35) 2(1) → 1(2) ← 53(35)	53(35) 21(15) → 7(25) ← 2(1)	Future Intersection
0(0) 0(0) 0(0) → 0(0) 0(0) 8(26) ←	2(1) 17(53) ←	17(53) 2(9) ←	18(60) 18(60) →	18(60) 2(1) →	

Source(s): Urban Crossroads (11-06-14)

Figure EA-8

NOT TO SCALE

PROJECT AVERAGE DAILY TRAFFIC

Analysis Scenarios

For the purpose of the proposed Project's traffic impact analysis, potential impacts to traffic and circulation are assessed for each of the conditions listed below (Urban Crossroads, 2014b, p. 1):

- Near-Term Construction conditions;
- Existing (2014) plus Project conditions (E+P);
- Existing plus Ambient Growth plus Project (EAP 2016);
- Existing plus Ambient Growth plus Project plus Cumulative (2016) Conditions (EAPC 2016);
- Horizon Year (2035) without Project; and
- Horizon Year (2035) with Project.

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

The Existing (2014) plus Project (E+P) analysis determines direct Project-related traffic impacts that would occur on the existing roadway system in the theoretical scenario of the Project being placed upon existing conditions. Existing conditions (2014) represents the baseline traffic conditions as they existing at the time the Project's applications were deemed complete by the County of Riverside. Because the Project is not expected to be fully built and occupied until at least December 2016, the E+P scenario is presented to disclose direct impacts as required by CEQA. (Urban Crossroads, 2014b, p. 3)

The Opening Year (2016) analysis includes an evaluation the Existing plus Ambient Growth plus Project (EAP 2016) traffic conditions. The EAP analysis is intended to identify the direct impacts associated solely with the development of the proposed Project based on the expected background growth within the study area. The Opening Year (2016) analysis also includes an evaluation of Existing plus Ambient Growth plus Project plus Cumulative Development (EAPC 2016) conditions to identify the Project's potential cumulative contribution to traffic impacts within the study area. (Urban Crossroads, 2014b, p. 3)

The Horizon Year (2035) conditions analysis is utilized to determine if improvements funded through local and regional transportation mitigation fee programs such as the TUMF program, Riverside County DIF program, or other approved funding mechanism (Community Facilities District, etc.) can accommodate the cumulative traffic at the target level of service (LOS) identified in the County General Plan. If the "funded" improvements can provide the target LOS, then the Project's payment into the TUMF and DIF is considered adequate cumulative mitigation as imposed through Conditions of Approval applied to the Project by the County. If other improvements are needed beyond the "funded" improvements (such as localized improvements to non-TUMF or non-DIF facilities), they are identified as such. (Urban Crossroads, 2014b, p. 3)

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

Impact Analysis for Near-Term Construction Traffic Conditions

During the construction phase of the Project, traffic to-and-from the subject property would be generated by activities such as construction employee trips, delivery of construction materials, and use of heavy equipment. Vehicular traffic associated with construction employees would be minimal, much less than daily and peak hour traffic volumes generated during Project operational activities, and is not expected to result in a substantial adverse effect to the local roadway system. Deliveries of construction materials to the Project site would also have a nominal effect to the local roadway network; construction materials would be delivered to the site throughout the construction phase based on need and would not occur on an everyday basis. Heavy equipment would be utilized on the Project site during the construction phase. As most heavy equipment is not authorized to be driven on a public roadway, most equipment would be delivered and removed from the site via flatbed trucks. As with the delivery of construction materials, the delivery of heavy equipment to the Project site would not occur on a daily basis, but would occur periodically throughout the construction phase based on need. As previously described, all existing intersections in the Project's study area operate at acceptable LOS under Existing (2014) conditions with the exception of the La Sierra Av. / El Sobrante Rd. intersection (which operates at LOS "E" under existing conditions). The addition of temporary, Project-related construction traffic to this deficient intersection is not anticipated to contribute 50 or more peak hour trips. Accordingly, traffic generated by the Project's construction phase would not result in a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Impacts during the Project's construction phase would be less than significant.

Impact Analysis for Existing (2014) plus Project Traffic Conditions

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

The lane configurations and traffic controls assumed to be in place for E+P conditions are consistent with existing conditions (refer to Exhibit 3-1 of the Project's Traffic Impact Analysis in IS/MND Appendix K), with the exception of the Project driveways and those facilities assumed to be in place prior to or constructed by the Project to provide site access are also assumed to be in place for E+P conditions. (Urban Crossroads, 2014b, p. 53)

Intersection levels of service for E+P conditions are summarized in Table EA-36, *Existing (2014) plus Project Conditions Intersections Analysis*. As shown in Table EA-36, under E+P traffic conditions, all Project study area intersections would operate at acceptable LOS during peak hours with the exception of the La Sierra Av. / El Sobrante Rd. intersection, which operates at LOS "E" during PM Peak Hour Conditions. This intersection operated at LOS "E" under existing conditions (without

Project traffic), and warrants a traffic signal (Urban Crossroads, 2014b, p. 30). However, the Project's contribution of more than 50 peak hour trips to this deficient intersection represents a cumulatively significant impact requiring mitigation (refer to Mitigation Measures M-TR-1 and M-TR-2). (Urban Crossroads, 2014b, p. 53)

For E+P conditions, there are no additional unsignalized study area intersections anticipated to warrant a traffic signal in addition to those previously warrant under Existing conditions (see Appendix "5.2" of the Traffic Impact Analysis in IS/MND Appendix K). (Urban Crossroads, 2014b, p. 53)

A queuing analysis was performed for the westbound and eastbound off-ramps at the SR-91 Freeway and La Sierra Avenue interchange to assess vehicle queues for the off ramps that may potentially result in deficient peak hour operations at the ramp-to-arterial intersections and may potentially "spill back" onto the SR-91 Freeway mainline. Queuing analysis findings for E+P traffic conditions are presented in Table EA-37, *Peak Hour Off-Ramp Queuing Analysis for E+P Conditions*. Off-ramp lengths are consistent with the measured distance between the intersection and the freeway mainline. As shown on Table EA-37 and consistent with Existing traffic conditions, there are no potential queuing issues anticipated during the weekday AM or PM peak 95th percentile traffic flows for E+P traffic conditions. (Urban Crossroads, 2014b, pp 53 and 58)

Table EA-36 Existing (2014) plus Project Conditions Intersections Analysis

#	Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Delay[2] (secs.)		LOS		Acceptable LOS
			Northbound			Southbound			Eastbound			Westbound							
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM	
1	La Sierra Av. / SR-91 WB Ramps	TS	2	3	0	0	3	1	0	0	0	1	1	1	14.6	18.7	B	B	D
2	La Sierra Av. / SR-91 EB Ramps	TS	0	3	1	2	3	0	1	1	1	0	0	0	21.0	20.8	C	C	D
3	La Sierra Av. / Indiana Av.	TS	2	3	1	2	3	1	2	2	1	2	2	d	38.4	37.4	D	D	D
4	La Sierra Av. / Arizona Av.	TS	1	2	d	1	2	1	1	1	0	1	1	1>	41.7	18.2	D	B	D
5	La Sierra Av. / Victoria Av.	TS	1	2	d	1	2	d	2	1	1	1	1	1	20.1	27.5	C	C	D
6	La Sierra Av. / McAllister Pkwy.	TS	0	2	1	1	2	0	0	0	0	1	0	1	13.5	8.1	B	A	D
7	La Sierra Av. / El Sobrante Rd.	AWS	0	2	0	1	1	0	0	1	0	0	1	0	19.0	**37.8**	C	**E**	D
8	McAllister St. / Driveway 1	**CSS**	0	1	0	0	1	0	0	0	0	0	**1**	0	9.4	9.4	A	A	C
8A	McAllister St. / Driveway 2	**CSS**	0	1	0	0	1	0	0	0	0	0	**1**	0	9.3	9.3	A	A	C
9	McAllister St. / El Sobrante Rd.	CSS	0	0	0	1	0	d	1	1	0	0	2	0	18.4	26.2	C	D	D
10	Driveway 3 / El Sobrante Rd.	**CSS**	0	0	0	0	**1**	0	0	1	0	0	1	0	15.4	14.5	C	B	D
11	McAllister St. / "A" St.	--	Future Intersection												--	--	--	--	C

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

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

[2] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal; **CSS** = Improvement

Source: (Urban Crossroads, 2014b, Table 5-1)

Table EA-37 Peak Hour Off-Ramp Queuing Analysis for E+P Conditions

Intersection	Movement	Stacking Distance (Feet)	95th Percentile Stacking Distance Required (Feet)		Acceptable?[1]	
			AM Peak Hour	PM Peak Hour	AM	PM
Existing (2014) Conditions						
La Sierra Av. / SR-91 WB Ramps						
	WBL	585	272	396	Yes	Yes
	WBLTR	1,210	295	384	Yes	Yes
	WBR	520	241	313	Yes	Yes
La Sierra Av. / SR-91 EB Ramps						
	EBL	1,615	288	321	Yes	Yes
	EBLTR	1,730	303 [2]	568 [2]	Yes	Yes
	EBR	480	147	523 [2,3]	Yes	Yes
Existing plus Project Conditions						
La Sierra Av. / SR-91 WB Ramps						
	WBL	585	278	410	Yes	Yes
	WBLTR	1,210	297	401	Yes	Yes
	WBR	520	241	320	Yes	Yes
La Sierra Av. / SR-91 EB Ramps						
	EBL	1,615	295	321	Yes	Yes
	EBLTR	1,730	309 [2]	589 [2]	Yes	Yes
	EBR	480	151	547 [2,3]	Yes	Yes

1 Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 fee of stacking.
2 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.
3 Although the 95th percentile queue length exceeds capacity, the total queue length of the ramp is anticipated to accommodate excess turn pocket queues and is not considered to result in any deficiencies.
(Urban Crossroads, 2014b, Table 5-2)

Impact Analysis for Opening Year (2016) Traffic Conditions

The Opening Year (2016) conditions analysis identifies the specific impacts associated solely with the development of the proposed Project based on the expected background growth within the study area (Existing plus Ambient Growth plus Project, or EAP). Cumulative development projects within the Project study area are not included within the EAP evaluation. As shown in Table EA-38, *Opening Year (2016) Intersection Analysis*, no additional intersections in the Project study area are projected to operate at unacceptable LOS during the AM and PM peak hours beyond those previously identified for Existing (2014) conditions. Therefore, implementation of the proposed Project would result in less-than-significant impacts to study area intersections under EAP conditions, assuming implementation of Mitigation Measures M-TR-1 and M-TR-2. (Urban Crossroads, 2014b, p. 61)

For EAP conditions, there are no additional unsignalized study area intersections anticipated to warrant a traffic signal in addition to those previously warrant under Existing conditions (see Appendix "6.2" to the Project's Traffic Impact Analysis in IS/MND Appendix K). (Urban Crossroads, 2014b, p. 61)

A queuing analysis was performed for the westbound and eastbound off-ramps at the SR-91 Freeway and La Sierra Avenue interchange to assess vehicle queues for the off ramps that may potentially result in deficient peak hour operations at the ramp-to-arterial intersections and may potentially "spill back" onto the SR-91 Freeway mainline. Queuing analysis findings for EAP traffic conditions are presented in Table EA-39, *Peak Hour Off-Ramp Queuing Analysis for EAP (2016) Conditions*. Off-ramp lengths are consistent with the measured distance between the intersection and the freeway

Table EA-38 Opening Year (2016) Intersection Analysis

#	Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Existing (2014)				EAP (2016)				Acceptable
			Northbound			Southbound			Eastbound			Westbound			Delay[2] (secs.)		LOS		Delay[2] (secs.)		LOS		
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM	AM	PM	AM	PM	LOS
1	La Sierra Av. / SR-91 WB Ramps	TS	2	3	0	0	3	1	0	0	0	1	1	1	14.4	18.1	B	B	15.4	19.7	B	B	D
2	La Sierra Av. / SR-91 EB Ramps	TS	0	3	1	2	3	0	1	1	1	0	0	0	20.6	20.2	C	C	22.4	22.6	C	C	D
3	La Sierra Av. / Indiana Av.	TS	2	3	1	2	3	1	2	2	1	2	2	d	38.1	36.5	D	D	40.0	39.2	D	D	D
4	La Sierra Av. / Arizona Av.	TS	1	2	d	1	2	1	1	1	0	1	1	1>	41.3	16.6	D	B	47.0	21.3	D	C	D
5	La Sierra Av. / Victoria Av.	TS	1	2	d	1	2	d	2	1	1	1	1	1	19.4	22.6	B	C	20.8	30.2	C	C	D
6	La Sierra Av. / McAllister Pkwy.	TS	0	2	1	1	2	0	0	0	0	1	0	1	11.9	6.9	B	A	14.4	8.7	B	A	D
7	La Sierra Av. / El Sobrante Rd.	AWS	0	2	0	1	1	0	0	1	0	0	1	0	12.8	**35.4**	B	E	21.0	**38.5**	C	E	D
8	McAllister St. / Driveway 1	CSS	0	1	0	0	1	0	0	0	0	0	1	0	--	--	--	--	9.4	9.4	A	A	C
8A	McAllister St. / Driveway 2	CSS	0	1	0	0	1	0	0	0	0	0	1	0	--	--	--	--	9.4	9.4	A	A	C
9	McAllister St. / El Sobrante Rd.	CSS	0	0	0	1	0	d	1	1	0	0	2	0	15.9	18.7	C	C	19.2	27.7	C	D	D
10	Driveway 3 / El Sobrante Rd.	CSS	0	0	0	0	1	0	0	1	0	0	2	0	--	--	--	--	15.8	14.9	C	B	D
11	McAllister St. / "A" St.	--	Future Intersection												--	--	--	--	--	--	--	--	C

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

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

[2] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal; CSS = Improvement

(Urban Crossroads, 2014b, Table 6-1)

Table EA-39 Peak Hour Off-Ramp Queuing Analysis for EAP (2016) Conditions

Intersection	Movement	Stacking Distance (Feet)	95th Percentile Stacking Distance Required (Feet)		Acceptable?[1]	
			AM Peak Hour	PM Peak Hour	AM	PM
Existing (2014) Conditions						
La Sierra Av. / SR-91 WB Ramps						
	WBL	585	272	396	Yes	Yes
	WBLTR	1,210	295	384	Yes	Yes
	WBR	520	241	313	Yes	Yes
La Sierra Av. / SR-91 EB Ramps						
	EBL	1,615	288	321	Yes	Yes
	EBLTR	1,730	303 [2]	568 [2]	Yes	Yes
	EBR	480	147	523 [2,3]	Yes	Yes
EAP (2016) Conditions						
La Sierra Av. / SR-91 WB Ramps						
	WBL	585	293	432 [2]	Yes	Yes
	WBLTR	1,210	337 [2]	452 [2]	Yes	Yes
	WBR	520	254	340	Yes	Yes
La Sierra Av. / SR-91 EB Ramps						
	EBL	1,615	307	336	Yes	Yes
	EBLTR	1,730	343 [2]	628 [2]	Yes	Yes
	EBR	480	171	584 [2,3]	Yes	Yes

1 Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 fee of stacking.
2 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.
3 Although the 95th percentile queue length exceeds capacity, the total queue length of the ramp is anticipated to accommodate excess turn pocket queues and is not considered to result in any deficiencies.

(Urban Crossroads, 2014b, Table 6-2)

mainline. As shown on Table EA-39 and consistent with Existing traffic conditions, there are no potential queuing issues anticipated during the weekday AM or PM peak 95th percentile traffic flows for EAP traffic conditions. (Urban Crossroads, 2014b, pp. 61 and 67)

Impact Analysis for Opening Year (2016) plus Cumulative Conditions

Traffic within the Project study area from development projects that are approved and not yet constructed, along with developments that are currently in the process of entitlement, have been added to the Opening Year (EAP 2016) traffic volumes to represent Existing plus Ambient Growth plus Project plus Cumulative Development conditions (EAPC 2016). The purpose of this analysis is to determine if the Project in conjunction with nearby development projects has the potential to result in traffic impacts that are individually less than significant but considerable on a cumulative basis. This scenario includes Existing traffic volumes, an ambient growth factor of 4.04%, traffic from pending and approved but not yet constructed known development projects in the area and the addition of Project traffic. (Urban Crossroads, 2014b, p. 69)

The lane configurations and traffic controls assumed to be in place for EAPC traffic conditions are consistent with those shown previously on Exhibit 3-1 of the Project's Traffic Impact Analysis (IS/MND

Appendix K), with the exception of the Project driveways and those facilities assumed to be in place prior to or constructed by the Project or cumulative developments to provide site access are also assumed to be in place for EAPC traffic conditions. This includes the future "A" Street connection between McAllister Street and Van Buren Boulevard proposed to be developed by nearby cumulative developments. (Urban Crossroads, 2014b, p. 69)

Intersection levels of service for the Opening Year (2016) plus Cumulative Project conditions are summarized in Table EA-40, *Opening Year (2016) plus Cumulative Conditions Intersection Analysis.* As summarized in Table EA-40, under Opening Year (2016) Plus Cumulative traffic conditions (E+A+P+C), the following study area intersections are projected to operate at an unacceptable LOS during peak hours. Two of these intersections are located within the City of Riverside (Urban Crossroads, 2014b, p. 69):

- La Sierra Avenue/Indiana Avenue in the PM peak hour,
- La Sierra Avenue/Arizona Avenue in the AM peak hour; and

One of the intersections is located within the County of Riverside:

- McAllister Street/El Sobrante Road in the PM peak hour.

The proposed Project would contribute to, but would not directly cause, LOS deficiencies at these intersections. Accordingly, the intersections would experience significant cumulative impacts under Opening Year (2016) plus Cumulative traffic conditions (EAPC) and the Project's contribution to the impacts at these two intersections would be cumulatively considerable, because the Project would contribute more than 50 peak hour trips. Mitigation measures have been imposed on the Project to address these cumulative deficiencies (refer to Mitigation Measures M-TR-1 and M-TR-2). (Urban Crossroads, 2014b, Table 7-3)

Traffic signal warrants have been performed on unsignalized intersections that have not warranted a signal under Existing, E+P or EAP traffic conditions. For EAPC traffic conditions, the intersection of McAllister at El Sobrante Road appears to warrant a traffic signal in addition to those previously

warranted under Existing, E+P or EAP traffic conditions (see Appendix "7.2" to the Project's Traffic Impact Analysis in IS/MND Appendix K). This is evaluated as a cumulative impact for which mitigation would be required (refer to Mitigation Measures M-TR 1 and M-TR-2). (Urban Crossroads, 2014b, p. 73)

Table EA-40 Opening Year (2016) plus Cumulative Conditions Intersection Analysis

#	Intersection	Traffic Control[3]	Northbound			Southbound			Eastbound			Westbound			Delay[2] (secs.)		LOS		Acceptable LOS
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM	
1	La Sierra Av. / SR-91 WB Ramps	TS	2	3	0	0	3	1	0	0	0	1	1	1	18.1	32.5	B	C	D
2	La Sierra Av. / SR-91 EB Ramps	TS	0	3	1	2	3	0	1	1	1	0	0	0	26.2	39.7	C	D	D
3	La Sierra Av. / Indiana Av.	TS	2	3	1	2	3	1	2	2	1	2	2	d	54.2	**73.5**	D	**E**	D
4	La Sierra Av. / Arizona Av.	TS	1	2	d	1	2	1	1	1	0	1	1	1>	**60.1**	24.8	**E**	C	D
5	La Sierra Av. / Victoria Av.	TS	1	2	d	1	2	d	2	1	1	1	1	1	23.5	34.1	C	C	D
6	La Sierra Av. / McAllister Pkwy.	TS	0	2	1	1	2	0	0	0	0	1	0	1	23.4	15.6	C	B	D
7	La Sierra Av. / El Sobrante Rd.	AWS	0	2	0	1	1	0	0	1	0	0	1	0	25.3	**39.5**	D	**E**	D
8	McAllister St. / Driveway 1	**CSS**	0	1	0	0	1	0	0	0	0	0	**1**	0	9.6	9.9	A	B	C
8A	McAllister St. / Driveway 2	**CSS**	0	1	0	0	1	0	0	0	0	0	**1**	0	9.6	9.8	A	B	C
9	McAllister St. / El Sobrante Rd.	CSS	0	0	0	1	0	d	1	1	0	0	2	0	21.9	**35.8**	C	**E**	D
10	Driveway 3 / El Sobrante Rd.	**CSS**	0	0	0	0	**1**	0	0	1	0	0	**2**	0	16.3	15.8	C	C	D
11	McAllister St. / "A" St.	CSS	0	1	0	0	1	0	0	0	0	0	1	0	10.7	11.8	B	B	C

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

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

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

[2] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal; **CSS** = Improvement

Source: (Urban Crossroads, 2014b, Table 7-1)

A queuing analysis was performed for the westbound and eastbound off-ramps at the SR-91 Freeway and La Sierra Avenue interchange to assess vehicle queues for the off ramps that may potentially result in deficient peak hour operations at the ramp-to-arterial intersections and may potentially "spill back" onto the SR-91 Freeway mainline. Queuing analysis findings for EAPC traffic conditions are presented in Table EA-41, *Peak Hour Off-Ramp Queuing Analysis for EAPC (2016) Conditions*. Off-ramp lengths are consistent with the measured distance between the intersection and the freeway mainline. As shown on Table EA-41 and consistent with Existing traffic conditions, there are no potential queuing issues anticipated during the weekday AM or PM peak 95th percentile traffic flows for EAPC traffic conditions. Worksheets for EAPC conditions off-ramp queuing analysis are provided in Appendix "7.3" of the Project's Traffic Impact Analysis (IS/MND Appendix K). (Urban Crossroads, 2014b, p. 73)

Impact Analysis for Horizon Year (2035) Conditions

The Horizon Year (2035) conditions analysis is utilized to determine if improvements anticipated in long-term planning documents such as the County General Plan are adequate to accommodate long-term cumulative traffic conditions at the target LOS, or if additional mitigation is necessary. The lane configurations and traffic controls assumed to be in place for Horizon Year conditions are consistent with those shown previously on Exhibit 3-1 of the Project's Traffic Impact Analysis (IS/MND Appendix K), with the exception of Project driveways and those facilities assumed to be constructed by the Project or cumulative developments to provide site access. This includes the future "A" Street connection between McAllister Street and Van Buren Boulevard proposed to be developed by nearby cumulative developments. (Urban Crossroads, 2014b, p. 77)

Table EA-41 Peak Hour Off-Ramp Queuing Analysis for EAPC (2016) Conditions

Intersection	Movement	Stacking Distance (Feet)	95th Percentile Stacking Distance Required (Feet)		Acceptable?[1]	
			AM Peak Hour	PM Peak Hour	AM	PM
La Sierra Av. / SR-91 WB Ramps						
	WBL	585	369 [2]	580 [2]	Yes	Yes
	WBLTR	1,210	384 [2]	598 [2]	Yes	Yes
	WBR	520	276	472 [2]	Yes	Yes
La Sierra Av. / SR-91 EB Ramps						
	EBL	1,615	374 [2]	386	Yes	Yes
	EBLTR	1,730	405 [2]	806 [2]	Yes	Yes
	EBR	480	229	760 [2]	Yes	Yes

1 Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 fee of stacking.
2 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.
3 Although the 95th percentile queue length exceeds capacity, the total queue length of the ramp is anticipated to accommodate excess turn pocket queues and is not considered to result in any deficiencies.
(Urban Crossroads, 2014b, Table 7-2)

Intersection levels of service for the Horizon Year scenario are summarized in Table EA-42, *Horizon Year (2035) Intersection Analysis*. As shown in Table EA-42, under Horizon Year (2035) with Project traffic conditions, the following study area intersections (beyond those previously identified) are projected to operate at unacceptable LOS during peak hours (Urban Crossroads, 2014b, p. 77):

- La Sierra Avenue/Indiana Avenue (City of Riverside) in both the AM and PM peak hours;
- La Sierra Avenue / Victoria Avenue (City and County of Riverside) in the AM and PM peak hours; and
- McAllister Street/"A" Street (County of Riverside) in the PM peak hour.

The proposed Project would contribute to, but would not directly cause, LOS deficiencies at these intersections. Accordingly, the intersections would experience significant cumulative impacts to the above-listed intersections and the Project's contribution to the impacts at these intersections would be cumulatively considerable under Horizon Year (2035) traffic conditions because the Project would contribute more than 50 peak hour trips. Mitigation is required (refer to Mitigation Measures M-TR-1, M-TR-2, and M-TR-3).

Based upon the Traffic Signal Warrant Analysis performed by Urban Crossroads, the intersection of McAllister St. / "A" Street meets the minimum conditions under which the installation of a traffic signal might be warranted (in addition to those previously identified). However, meeting this condition does not require that a traffic control signal be installed at a particular location, but rather, that other traffic factors and conditions be evaluated in order to determine whether the signal is truly justified. It should also be noted that signal warrants do not necessarily correlate with LOS. As such, although warranted, with implementation of other recommended improvements it is anticipated that the intersection of McAllister Street and "A" Street would operate at an acceptable LOS without the installation of a traffic signal. As such, a traffic signal has not been recommended at this intersection (Urban Crossroads, 2014b, p. 83). No traffic signals are required under Horizon Year (2035) traffic conditions beyond those identified for Existing, and Opening Year plus Cumulative conditions.

Table EA-42 Horizon Year (2035) Intersection Analysis

#	Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Without Project				With Project				Acceptable
			Northbound			Southbound			Eastbound			Westbound			Delay[2] (secs.)		LOS		Delay[2] (secs.)		LOS		
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM	AM	PM	AM	PM	LOS
1	La Sierra Av. / SR-91 WB Ramps	TS	2	3	0	0	3	1	0	0	0	1	1	1	22.8	36.2	C	D	23.9	39.4	C	D	D
2	La Sierra Av. / SR-91 EB Ramps	TS	0	3	1	2	3	0	1	1	1	0	0	0	35.2	52.3	D	D	37.4	54.0	D	D	D
3	La Sierra Av. / Indiana Av.	TS	2	3	1	2	3	1	2	2	1	2	2	d	**68.9**	**121.4**	E	F	**70.1**	**128.7**	E	F	D
4	La Sierra Av. / Arizona Av.	TS	1	2	d	1	2	1	1	1	0	1	1	1>	**57.3**	32.7	E	C	**67.9**	34.7	E	C	D
5	La Sierra Av. / Victoria Av.	TS	1	2	d	1	2	d	2	1	1	1	1	1	**110.6**	**114.1**	F	F	**119.5**	**124.9**	F	F	D
6	La Sierra Av. / McAllister Pkwy.	TS	0	2	1	1	2	0	0	0	0	1	0	1	53.4	27.6	D	C	54.6	33.7	D	C	D
7	La Sierra Av. / El Sobrante Rd.	AWS	0	2	0	1	1	0	0	1	0	0	1	0	**59.3**	**67.2**	F	F	**59.6**	**67.3**	F	F	D
8	McAllister St. / Driveway 1	CSS	0	1	0	0	1	0	0	0	0	0	1	0	--	--	--	--	9.9	10.2	A	B	C
8A	McAllister St. / Driveway 2	CSS	0	1	0	0	1	0	0	0	0	0	1	0	--	--	--	--	9.9	10.1	A	B	C
9	McAllister St. / El Sobrante Rd.	CSS	0	0	0	1	0	d	1	1	0	0	2	0	**>100.0**	**>100.0**	F	F	**>100.0**	**>100.0**	F	F	D
10	Driveway 3 / El Sobrante Rd.	CSS	0	0	0	0	1	0	0	1	0	0	2	0	--	--	--	--	**77.5**	**>100.0**	F	F	D
11	McAllister St. / "A" St.	CSS	0	1	0	0	1	0	0	0	0	0	1	0	20.7	**75.4**	C	F	24.7	**124.5**	C	F	C

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

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

[2] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal; CSS = Improvement

Source: (Urban Crossroads, 2014b, Table 8-1)

A queuing analysis was performed for the westbound and eastbound off-ramps at the SR-91 Freeway and La Sierra Avenue interchange to assess vehicle queues for the off ramps that may potentially result in deficient peak hour operations at the ramp-to-arterial intersections and may potentially "spill back" onto the SR-91 Freeway mainline. Queuing analysis findings are presented in Table EA-43, *Peak Hour Off-Ramp Queuing Analysis for Horizon Year (2035) Conditions*, for Horizon Year Without and With Project traffic conditions. Off-ramp lengths are consistent with the measured distance between the intersection and the freeway mainline. As shown on Table EA-43 and consistent with Existing traffic conditions, there are no potential queuing issues anticipated during the weekday AM or PM peak 95th percentile traffic flows for Horizon Year Without and With Project traffic conditions. Worksheets for Horizon Year Without and With Project conditions off-ramp queuing analysis are provided in Appendix "8.5" and Appendix "8.6", respectively, of the Project's Traffic Impact Analysis (IS/MND Appendix K). (Urban Crossroads, 2014b, p. 83)

Conclusion as to Significance After Mitigation

As shown in Table EA-44, *Level of Service With Mitigation for Horizon Year (2035) Conditions*, with implementation of Mitigation Measures M-TR-1 through M-TR-8, the Project's cumulative impacts to study area intersections would be reduced to below a level of significance.

b) According to Exhibit 2-1 of the Riverside County Transportation Commission (RCTC) Congestion Management Program (CMP), the only facilities that are identified as part of the CMP roadway system within the Project's study area (i.e., where the Project would contribute 50 or more peak hour trips) is the intersection of La Sierra Avenue at SR-91 westbound and eastbound ramps (RCTC, 2011, Exhibit 2-1). As indicated in Table EA-36 through Table EA-43, the Project would not cause or contribute to a deficient LOS at these on- and off-ramps during any study scenario. Additionally, the Project would not cause or contribute to any queuing deficiencies affecting the SR-91. Accordingly, impacts due to a conflict with the applicable congestion management plan would be less than significant, requiring no mitigation.

Table EA-43 Peak Hour Off-Ramp Queuing Analysis for Horizon Year (2035) Conditions

Intersection	Movement	Stacking Distance (Feet)	95th Percentile Stacking Distance Required (Feet)		Acceptable?[1]	
			AM Peak Hour	PM Peak Hour	AM	PM
Without Project Conditions						
La Sierra Av. / SR-91 WB Ramps						
	WBL	585	415 [2]	638 [2]	Yes	Yes
	WBLTR	1,210	452 [2]	678 [2]	Yes	Yes
	WBR	520	342 [2]	524 [2]	Yes	Yes
La Sierra Av. / SR-91 EB Ramps						
	EBL	1,615	442 [2]	433	Yes	Yes
	EBLTR	1,730	469 [2]	881 [2]	Yes	Yes
	EBR	480	338 [2]	830 [2]	Yes	Yes
With Project Conditions						
La Sierra Av. / SR-91 WB Ramps						
	WBL	585	428 [2]	651 [2]	Yes	Yes
	WBLTR	1,210	454 [2]	685 [2]	Yes	Yes
	WBR	520	342 [2]	548 [2]	Yes	Yes
La Sierra Av. / SR-91 EB Ramps						
	EBL	1,615	442 [2]	433	Yes	Yes
	EBLTR	1,730	471 [2]	904 [2]	Yes	Yes
	EBR	480	349 [2]	851 [2]	Yes	Yes

1 Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 fee of stacking which is assumed to be provided in the transition for turn pockets is reflected in the stacking distance shown on this table, where applicable.
2 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.
3 Although the 95th percentile queue length exceeds capacity, the total queue length of the ramp is anticipated to accommodate excess turn pocket queues and is not considered to result in any deficiencies.
(Urban Crossroads, 2014b, Table 8-2)

Table EA-44 Level of Service With Mitigation for Horizon Year (2035) Conditions

#	Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Delay[2] (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound						
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM
3	La Sierra Av. / Indiana Av.																	
	- without Project	TS	2	3	1	2	3	1>	2	2	1>	2	2	1>	43.0	51.6	D	D
	- with Project	TS	2	3	1	2	3	1>	2	2	1>	2	2	1>	43.1	54.4	D	D
4	La Sierra Av. / Arizona Av.																	
	- without Project[4]	TS	1	2	d	1	2	1	1	1	0	1	1	1>	41.5	21.9	D	C
	- with Project[4]	TS	1	2	d	1	2	1	1	1	0	1	1	1>	51.3	28.8	D	C
5	La Sierra Av. / Victoria Av.																	
	- without Project	TS	1	2	d	1	2	d	2	1	1	2	1	1>	48.0	46.0	D	D
	- With Project	TS	1	2	d	1	2	d	2	1	1	2	1	1>	54.0	54.5	D	D
7	La Sierra Av. / El Sobrante Rd.																	
	- without Project	TS	0	2	0	2	1	0	0	1	0	0	1	1>	33.3	45.7	C	D
	- with Project	TS	0	2	0	2	1	0	0	1	0	0	1	1>	39.8	54.1	D	D
9	McAllister St. / El Sobrante Rd.																	
	- without Project	TS	0	0	0	1	0	d	1	1	0	0	2	0	9.1	10.6	A	B
	- with Project	TS	0	0	0	1	0	d	1	1	0	0	2	0	9.9	14.2	A	B
10	Driveway 3 / El Sobrante Rd.																	
	- with Project[5]	CSS	0	0	0	0	1	0	0	1	0	0	2	0	20.0	24.9	C	C
11	McAllister St. / "A" St.																	
	- without Project[6]	CSS	0	1	0	0	1	0	0	0	0	0	1	0	10.4	16.1	B	C
	- with Project[6]	CSS	0	1	0	0	1	0	0	0	0	0	1	0	11.2	20.4	B	C

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

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

2 Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

3 CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal; CSS = Improvement

4 Recommended improvement is to change the eastbound and westbound left turn phasing on Arizona Avenue from Protected to Protected / Permissive.

5 Recommended improvement consists of modification of the median in order to allow storage for two outbound left turning vehicles in order to facilitate crossing the eastbound and westbound traffic in two stages. In addition, signalization of the adjacent intersection of McAllister Street and El Sobrante Road will provide sufficient "gaps" in traffic in order to assist in southbound left turning movements.

6 Improvement consists of building out "A" Street to its ultimate cross-section width as a Collector (66-foot right-of-way) and not allowing for on-street parking along the northern side of "A" Street in the vicinity of the westbound approach in order to allow enough space for one right turning vehicle to queue at the approach. In addition, improvement includes the modification of McAllister Street to provide a median at the intersection in order to allow storage for two outbound left turning vehicles from "A" Street in order to facilitate crossing the northbound and southbound traffic in two stages.

(Urban Crossroads, 2014b, Table 8-3)

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

e) The residential land uses proposed Project would be compatible with existing development in the surrounding area (refer to analysis under Issue Area 28, *Planning*, above); therefore,

implementation of the Project would not create a transportation hazard as a result of an incompatible use. All roadway improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and would not result in any hazards due to a design feature. Accordingly, impacts would be less than significant.

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

g) The proposed Project would not adversely and physically affect any existing roadways in the vicinity of the site during construction. The Project would construct three connections to the existing roadway network, and all construction traffic would enter the Project site via these three connections. Surrounding roadways would have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site as discussed in detail in the response to Threshold 43.a), above. Impacts would be less than significant.

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

i) The Riverside County General Plan does not identify the proposed Project site for any public transit facilities, bikeways, or pedestrian facilities, other than the planned Regional Trails as discussed above under the analysis of Threshold 42. As indicated under Threshold 42, the Project would be fully consistent with the General Plan's proposed trail alignments. There are no components of the proposed Project that would substantially decrease the performance or safety of any public transit facilities, bikeways, or pedestrian facilities. Accordingly, no impact would occur.

Mitigation:

M-TR-1 (90.TRANS.001) Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the County of Riverside Development Impact Fee (DIF).

M-TR-2 (80.TRANS.3) Prior to the issuance of any building permits, the applicant shall approach the City of Riverside to pay standard traffic impact fees for intersections within the City limits which are impacted by the Project. The project proponent shall

pay the standard traffic impact fees in accordance with the fee schedule in effect at the time of building permit issuance. Receipt(s) and a letter for fees paid shall be provided to the County in order pull building permit(s).

M-TR-3 (80.TRANS.11) Prior to the first building permit final inspection, the Project Applicant shall work with the County of Riverside to establish improvement fair-share fee program for improvements to the intersection of McAllister Street/Street "A" that ensures the construction of the following improvement, or comparable improvement that would allow the intersection to operate an acceptable LOS. The Project Proponent shall contribute a fair-share fee payment to the County of Riverside (Project's fair-share contribution is 8.6%) for the identified improvement.

- Provide space for a westbound defacto right turn movement by implementing signage disallowing on-street parking; and
- Provide space on McAllister Street in the intersection for westbound left-turning vehicles to cross northbound and southbound traffic in two stages.

Monitoring:

M-TR-1 Prior to issuance of the first building permit, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the County of Riverside Development Impact Fee (DIF) programs.

M-TR-2 Prior to the issuance of building permits, the Riverside County Building and Safety Department shall verify that the standard Traffic and Railroad Signal Mitigation Fee of $190 per detached single family residential unit and the Transportation Impact Fee of $525 per detached single family residential unit has been paid to the City of Riverside.

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

44. Bike Trails ☐ ☐ ☒ ☐

Source: LMWAP Figure 8 (Trails and Bikeways System); Project Application Materials, 2014)

Findings of Fact:

According to Figure 8 of the LMWAP (Trails and Bikeway Systems), there are no bicycle facilities planned in the Project vicinity. Although Class III bike lanes would be accommodated along El Sobrante Road, McAllister Street, and internal Project roadways, impacts associated with the construction of improvements to these roadways has been evaluated throughout this IS/MND, and where significant impacts have been identified, mitigation measures have been imposed to reduce impacts to a level below significant. There are no components of the proposed Project that would result in impacts associated with bike trails; accordingly, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS Would the project				
45. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

Source: *Urban Water Management Plan*, Western Municipal Water District, 2010; Project Application Materials; *Water, Sewer and Recycled Water Facilities,* Albert A. Webb Associates, January 2015.

Findings of Fact:

a) The proposed Project would construct an on-site network of water pipes. The proposed Project can be served by off-site improvements as follows: a proposed 18-in diameter pipeline extension in El Sobrante Road and a 12-in diameter loop in McAllister Street northerly to Blackburn Road. The system is capable of meeting the residential fire flow demands of 1,500 gpm for 2 hours without other off-site improvements. No other water improvements are required as implementing facilities for the proposed Project. The proposed on-site improvements include a 12-inch diameter pipeline in Street 'A', 8-inch diameter pipelines within all other streets, a pipeline connection to El Sobrante Road through an easement to serve properties on Streets 'B' and 'C' and a connection in Street 'X' to the existing pipeline serving properties easterly of the proposed Project. Western Municipal Water District has given preliminary approval for these proposed facilities (Webb, 2015, pp. 2-6)

In addition to the water lines discussed above, the Project proposes recycled water facilities. Adjacent to the proposed Project site, there is an existing 24-in diameter transmission main in McAllister Street and an existing 20-inch diameter transmission main in El Sobrante Road. This system is served by the 1660' Pressure Zone with the existing Roosevelt Tank and supplied by the existing El Sobrante Pump Station. The connection points for the proposed Project are proposed at the tract entrances on McAllister Street and El Sobrante Road. One 8-inch diameter pipeline is proposed in the loop through the tract in Street 'W' and one 8-inch diameter in Street 'L' (Webb, 2015, pp. 4-1). The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this Initial Study to reduce impacts to less-than-significant levels. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study would not be required.

b) As detailed in the Water, Sewer and Recycled Water Facilities report prepared for the proposed Project, average daily water demand for the proposed Project is estimated to be 310,080 gallons per day (GPD), Maximum Daily Demand (MDD) is estimated to be 542,640 GPD, and peak hour demand is estimated to be 646 gallons per minute (Webb, 2015, Table 2-1). The total average

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

daily demand for recycled water is estimated to be 15,909 GPD and Peak Hour Demand is estimated to be 91 gallons per minute (Webb, 2015, Table 4-1)

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

Based on information presented in the UWMP, WMWD is projected to have sufficient water supplies to meet demand within its service area during all climactic conditions (normal year, single-dry year, and multiple-dry years) until at least 2035. (The year 2035 is the horizon year for the UWMP, meaning the UWMP's analysis does not extend beyond 2035.) WMWD also is projected to have a water surplus during all climactic conditions until at least 2035. (WMWD, 2010, pp.5.-2 - 5-4)

The supply and demand projections in the UWMP are based, on build-out of the Riverside County General Plan (WMWD, 2010, p.1-6). As previously described, if the Project site were developed in accordance with its existing General Plan land use designations, the Lake Ranch property would be developed with up to 233 dwelling units and approximately 177,000 square feet of commercial retail uses. However, the Project proposes to develop the subject property with 272 single-family dwelling units, which would have a reduced demand for water resources as compared to the site's existing General Plan land use designations. As such, implementation of the Project would not result in demand for water that was unanticipated by WMWD in its UWMP. Accordingly, the WMWD is projected to have sufficient water supplies available to serve the Project from existing entitlements and resources, and no new or expanded entitlement are needed to serve the Project's and WMWD's existing obligations. Furthermore, a "Will-Serve" letter from WMWD was provided to the Project applicant on August 26, 2015 indicating that WMWD will provide water, sewer, and recycled water services to the proposed Project upon satisfaction of certain conditions (WMWD, 2015). Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: (WMWD, 2014b; WMWD, 2014a; WMWD, 2011; Project Application Materials)

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

Findings of Fact:

a) The proposed Project would construct an on-site network of sewer pipes and one sewage lift station. As detailed in the Project's *Water, Sewer and Recycled Water Facilities Report*, to provide sewer service to the proposed Project, a connection is proposed to an existing 8-inch gravity main in Avocado Way at McAllister Street. 1,134 linear feet of existing 8-inch sewer mains in Willow and Avocado would be replaced by 10-inch sewer mains. An on-site lift station would be required to provide sewer service to 79 lots at the northern end of the Project site. The proposed Lift Station will require a 4-in diameter forcemain pipeline. The In-tract sewer system is proposed to consist of 8-inch diameter gravity mains and one 4-inch diameter forcemain (Webb, 2015, pp. 3-6).The installation of sewer lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this Initial Study to reduce impacts to less-than-significant levels. The construction of sewer lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study. Accordingly, impacts would be less than significant and additional mitigation measures beyond those identified throughout this Initial Study would not be required.

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

The Project is estimated to generate 89,760 gallons of wastewater per day, based on Table 3-1, Wastewater Generation, of the Water, Sewer and Recycled Water Facilities Report prepared for the proposed Project (refer to IS/MND Appendix L). As described above, the facility that would treat the Project's wastewater flows, the WRCRWA WTP, has an excess treatment capacity of approximately 1.5 mgd and an expansion project to add an additional 6.0 mgd of treatment capacity is under construction. Implementation of the Project would utilize approximately 6.0 percent of the existing available, excess treatment capacity at the WRCRWA WTP, and 0.06% of the expanded capacity. Accordingly, the WRCRWA WTP would have sufficient capacity to treat wastewater generated by the Project in addition to existing commitments. With the exception of new on-site sewer conveyance lines and sewage lift station (as discussed above under the response to Issue 46(a)), the Project would not create the need for any new or expanded wastewater facility (such as conveyance lines, treatment facilities, or lift stations). Because there is adequate capacity at existing treatment facilities to serve the Project's projected sewer demand, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
waste disposal needs?				
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☐	☒

Source: RCIP General Plan Environmental Impact Report, Riverside County, 2003; Countywide Disposal Tonnage Tracking System Disposal Reports – 2nd Quarter 2014 (April 1, 2014 – June 30, 2014), RCWMD, 2014; Estimating 2003 Building-Related Construction and Demolitions Materials Amounts, EPA, 2009; RCIP General Plan, County of Riverside, 2003; Solid Waste Information System (SWIS), CalRecycle, 2014.

Findings of Fact:

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

The Badlands Landfill has a permitted disposal capacity of 4,000 tons per day. The Badlands Landfill is estimated to reach capacity, at the earliest time, in the year 2024; however, future landfill expansion opportunities exist at this site (CalRecycle, 2014). During the second quarter of 2014, which is the most recent time period for which reporting data is available, the Badlands Landfill accepted approximately 223,302.39 tons of waste (approximately 2,481.1 tons per day), which corresponds to approximately 62-percent of its permitted daily disposal volume (RCWMD, 2014).

The Lamb Canyon Landfill has a permitted disposal capacity of 3,000 tons per day. The landfill is estimated to reach capacity, at the earliest, in the year 2021; however, future landfill expansion opportunities exist at this site (CalRecycle, 2014). During the second quarter of 2014, the Lamb Canyon Landfill accepted approximately 156,086.28 tons of waste (approximately 1,734.3 tons per day), which corresponds to approximately 58-percent of its permitted daily disposal volume (RCWMD, 2014).

The El Sobrante Landfill has a permitted disposal capacity of 16,054 tons per day. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2045; however, future landfill expansion opportunities exist at this site (CalRecycle, 2014). During the second quarter of 2014, the El Sobrante Landfill accepted approximately 539,577.15 tons of waste (approximately 5,995.3 tons per day), which corresponds to approximately 37-percent of its permitted daily disposal volume (RCWMD, 2014).

Impact Analysis for Construction Solid Waste

Table EA-45, *Estimated Construction Solid Waste Generation*, provides an estimate of the amount of solid waste that can conservatively be estimated to occur on a daily basis during construction of the proposed Project. As indicated, construction waste generated by the Project would amount to approximately 22,389 pounds per day, or 11.2 tons per day. Total waste generated by construction activities over the 160 days of building construction would amount to approximately 3,582,240 pounds, or 1,791.1 tons. Using a conversion factor of 200 pounds of uncompacted solid waste per cubic yard, the 3,582,240 pounds of solid waste generated during the building construction phase of the Project is equal to approximately 17,911.2 cubic yards (EPA, 1994, Appendix C).

Table EA-45 Estimated Construction Solid Waste Generation

Land Use	Construction Rate[1]	Estimated Dwelling Unit Size	Solid Waste Generation Rate	Total	
				LBS/Day	Tons/Day
272 Dwelling Units	1.7 dwelling units/day	3, 000 s.f.[2]	4.39 lb/s.f.[3]	22,389	11.2

1. Based on information presented in IS/MND Section 3.2.1B, which indicates that building construction would occur over approximately 160 days. Using the building construction rate, the Project would be anticipated to construct an average of approximately 1.7 dwelling units per day (272 dwelling units ÷ 160 days = 1.7 dwelling units/day).
2. Estimated average dwelling unit size is based on the minimum lot size specified on TTM 36730 (60' x 90') and setbacks specified by TTM 36730 (i.e., 20-foot minimum front yard, 5-foot minimum side yards, and 10-foot minimum backyard). Application of these factors would result in a maximum double-story building measuring 50' x 60', or 3,000 s.f.
3. Source: (EPA, 2009)

Due to the Project's location, it can reasonably be anticipated that solid waste generated by the Project would most likely be disposed of at the Badlands, Lamb Canyon, and/or El Sobrante landfills. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for construction waste disposal at buildout amounts to between 0.37% and 0.07% of the available daily disposal capacity at these landfills. Because the Project would generate a relatively small amount of solid waste, as compared to the permitted disposal capacities for the Badlands, Lamb Canyon, and El Sobrante landfills, these regional landfill facilities would have sufficient disposal capacity to accept solid waste generated by the Project. Impacts would be less than significant.

Impact Analysis for Long-Term Operational Solid Waste

Based on a waste generation factor of 0.41 tons per home per year as documented in the Riverside County General Plan EIR, the Project's proposed 272 homes would generate approximately 111.5 tons of waste per year, or approximately 0.3 tons per day (Riverside County, 2003b, Table 4.17-O)

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

Conclusion

Based on the analysis presented above, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation. Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansions would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature (CEQA Guidelines §15145).

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

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

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code §42911), the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these programs would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn would aid in the extension of the life of affected disposal sites. The Project would comply with all applicable solid waste statutes and regulations; as such, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒

Source: RCIP General Plan, County of Riverside, 2003; Project Application Materials.

Findings of Fact:

a through g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each type of utility.

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

Storm Water Drainage
The proposed Project would construct an on-site network of storm drains and water quality/detention basins to convey storm water flows. The proposed Project would not require the expansion of any off-site existing storm water drainage facilities, with exception of the off-site detention basin and associated drop inlet structure, which are evaluated as part of the Project's construction phase throughout this IS/MND.

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

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

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

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

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?	☐	☐	☒	☐

Source: Lake Ranch Greenhouse Gas Impact Analysis, Urban Crossroads, 2014b; Project Application Materials.

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a residential community that would feature 272 single-family dwelling units, a park site, and open space. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

As summarized in the Project's Greenhouse Gas Analysis (Appendix G to this Initial Study), the Project is estimated to require approximately 1,974,770 kilowatt-hours of electricity per year and approximately 7.985,370 kilo-British Thermal Units of natural gas per year (Urban Crossroads, 2015b). Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. Energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. Furthermore, and pursuant to Mitigation Measure M-AQ-1, the Project would be required to achieve a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Electricity and natural gas transmission and distribution lines are located in the Project site vicinity and all new service lines to the property and Project's buildings would be installed as part of the Project's construction phase. Environmental impacts associated with construction of energy transmission and distribution infrastructure have been addressed throughout this Initial Study, and mitigation has been provided in each applicable section for all potential short-term impacts. Therefore, a significant impact due to the construction of energy transmission and distribution infrastructure as necessary to serve the proposed Project would not occur, or would be mitigated to below a level of significance with application of mitigation measures provided throughout this Initial Study.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE				
50. Does the project have the potential to substantially	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				

Source: Staff review, Project Application Materials

Findings of Fact: As indicated in the discussion and analysis of Wildlife & Vegetation (IS/MND Section 7.), and assuming the implementation of Mitigation Measures M-BI-1 through M-BI-8, impacts to biological resources would be reduced to a level below significance. As indicated in the discussion of Historical and Archaeological Resources (IS/MND Sections 8. and 9.), the Project site is undeveloped under existing conditions, and does not contain any important examples of the major periods of California history or prehistory, including archaeological or historical resources. Therefore, the proposed Project, with implementation of mitigation measures, would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would result in cumulatively considerable effects associated with biological resources and transportation/traffic. These potentially significant effects have been evaluated and disclosed in IS/MND Sections 7 (Wildlife & Vegetation) and 43 (Circulation). Cumulative impacts to wildlife/vegetation and circulation were evaluated as potentially significant, but would be reduced to less-than-significant levels with the incorporation of the mitigation measures specified in Sections 7 and 43 of this Initial Study. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this IS/MND.

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

Source: Staff review; Project Application Materials

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this IS/MND (e.g., Air Quality, Geology/Soils, Noise, etc.). Where

potentially significant impacts are identified, mitigation measures have been imposed on the Project to reduce these adverse effects to a level below significance. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this IS/MND. Accordingly, no additional impacts would occur.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: 2003 Riverside County General Plan EIR (Riverside County, 2003b) ~~None~~

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka (2007)* 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As:

BFSA, 2015a — Brian F. Smith and Associates, 2015. *Phase I and II Cultural Resource Report for the Lake Ranch Project*. February 10, 2015. (Appendix E1)

BFSA, 2015b — Brian F. Smith and Associates, 2015. *Paleontological Resource Impact Assessment for the Lake Ranch Project Site*. March 11, 2014. (Appendix E2)

CalRecycle, 2014 — CalRecycle, 2014. *Solid Waste Information System (SWIS)*. Web Site. Available on-line at: http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?COUNTY=Riverside

CDC, 2012a — California Department of Conservation, 2012a. *Riverside County Important Farmland 2010, Sheet 1 of 3*. January 2012. Available on-line at: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/riv10_west.pdf

CDC, 2012b — California Department of Conservation, 2012b. *Riverside County Williamson Act FY 2008/2009, Sheet 1 of 3*. 2012. Available on-line at: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/riverside_w_08_09_WA.pdf

City of Riverside, 2007 — City of Riverside, 2007. *Riverside General Plan 2025*. November 2007. Available on-line at: http://www.riversideca.gov/planning/gp2025program/general-plan.asp

CNS, 2015 — CNS Environmental, Inc. *Final Air Clearance*, January 1, 2015. (Appendix H3)

Environ, 2013 — ENVIRON International Corporation, 2013. *Phase I Environmental Site Assessment and Limited Phase II Subsurface Investigation for Lake Ranch*. September 2013. (Appendix H2)

EPA, 1994 — United States Environmental Protection Agency, 1994. *Waste Prevention, Recycling, and Composting Options: Lessons from 30 US Communities, Appendix C: Waste Generation Calculations.* February 1994. Available on-line at: http://www.epa.gov/epawaste/conserve/downloads/recy-com/appdx_c.pdf

EPA, 2009 — United States Environmental Protection Agency, 2009. *Estimating 2003 Building-Related Construction and Demolition Materials Amounts.* March 2009. Available on-line at: http://www.epa.gov/osw/conserve/imr/cdm/pubs/cd-meas.pdf

FEMA, 2014 — Federal Emergency Management Agency, 2014. *FEMA Web Site.* Web Site. Available on-line at: http://msc.fema.gov/portal

Firesafe, 2014 — Firesafe Planning Solutions, 2014. *Lake Ranch Fire Behavior Report Fuel Modification Design Guidelines.* December 15, 2014. (Appendix H1)

Google Earth, 2015 — Google Earth, 2015. *Google Earth Aerial Photography.*

Google Maps, 2015 — Google Maps, 2015. *Google Maps.*

MDS, 2014a — MDS Consulting, 2015a. *Hydrology Report for Tract No. 36730, Onsite and Offsite Hydrology Study.* July 31, 2015. (Appendix I1)

MDS, 2014b — MDS Consulting, 2015b. *Project Specific Water Quality Management Plan.* August 3, 2015. (Appendix I2)

MDS, 2014c — MDS Consulting, 2015. *Tentative Tract Map No. 36730.* 2015.

MDS, 2014d — MDS Consulting, 2014d. *Off-site Detention Basin Grading Estimate.* 2014.

PCR, 2014 — PCR Services Corporation, 2014. *Results of Focused Burrowing Owl Surveys for the Lake Ranch Project, Unincorporated Riverside County, California.* May 21, 2014. (Appendix D2)

PCR, 2015a — PCR Services Corporation, 2015a. *Biological Resources Assessment Lake Ranch Project Lake Mathews Area, Unincorporated Riverside County, California July* 2015. (Appendix D1)

PCR, 2015b — PCR Services Corporation, 2015b. *Determination of Biologically Equivalent or Superior Preservation.* November 2015. (Appendix D3)

PCR, 2015c — PCR Services Corporation, 2015c. *Results of the Focused Burrowing Owl Surveys for the Lake Ranch Basin Study Area, Unincorporated Riverside County, California.* June 8, 2015. (Appendix D4)

PCR, 2015d — PCR Services Corporation, 2015d. Results of the Special-Status Plant Surveys for the Lake Ranch Off-Site Basin Area, Lake Mathews Area, Unincorporated Riverside County, California. July 15, 2015. (Appendix D5)

Petra, 2014 — Petra Geotechnical, Inc., 2014. *Geotechnical EIR-Level Assessment Tentative Tract 36730, Lake Ranch Project.* October 27, 2014. (Appendix F1)

Petra, 2015 — Petra Geotechnical, Inc., 2015. *Tentative Map Review, Tentative Map 36730, Lake Ranch Project.* September 18, 2015. (Appendix F2)

RCTC, 2011 — Riverside County Transportation Commission, 2011. *2011 Riverside County Congestion Management Program*. December 14, 2011. Available on-line at: http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf

RCWMD, 2014 — Riverside County Waste Management Department, 2014. *Countywide Disposal Tonnage Tracking System Disposal Reports – 2nd Quarter 2014 (April 1, 2014 – June 30, 2014)*. October 14, 2014. Available on-line at: http://www.rivcowm.org/opencms/ab939/pdf/DisposalReportsPDFs/2014-2QTR-RCDisposalReports.pdf

Riverside County, 2003a — Riverside County, 2003a. *County of Riverside General Plan.* October 2003. Available on-line at: http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx

Riverside County, 2003b — Riverside County, 2003b. *County of Riverside General Plan Final Program Environmental Impact Report SCH No. 2002051143.* October 2003. Available on-line at: http://planning.rctlma.org/Portals/0/genplan/content/eir/volume1.html; http://planning.rctlma.org/Portals/0/genplan/content/eir/volume2.html

Riverside County, 2013 — Riverside County, 2013. *County of Riverside Draft General Plan Amendment No. 960.* 2013. Available on-line at: http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAP.aspx

Riverside County, 2014 — Riverside County, 2014. *County of Riverside Ordinance No. 348.* July 31, 2014. Available on-line at: http://planning.rctlma.org/Portals/0/zoning/ordnance/Ord.%20348.4773_clean_version.pdf

Riverside County, 2015 — Riverside County, 2015. *Riverside County Land Information System (RCLIS)*. 2015. Available on-line at: http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis/

RUSD, 2014 — Riverside Unified School District, 2014. *Riverside Unified School District School Locator*. Web Site. Available on-line at: https://remote.rusd.k12.ca.us/SchoolLocator/

SCAQMD, 2003 — South Coast Air Quality Management District, 2008. *South Coast Air Quality Management District Final Localized Significance Threshold Methodology*. June 2003. Available on-line at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf?sfvrsn=2

Urban Crossroads, 2014a — Urban Crossroads, 2014c. *Lake Ranch (Tract No. 36730) Noise Impact Analysis.* December 11, 2014. (Appendix J)

Urban Crossroads, 2014b — Urban Crossroads, 2014d. *Lake Ranch (TTM No. 36730) Traffic Impact Analysis.* November 6, 2014. (Appendix K)

Urban Crossroads, 2015a — Urban Crossroads, 2014a. *Lake Ranch (TTM No. 36730) Air Quality Impact Analysis.* April 13, 2015. (Appendix C)

Urban Crossroads, — Urban Crossroads, 2014b. *Lake Ranch (TTM No. 36730) Greenhouse Gas Analysis.* April 13, 2015. (Appendix G)

2015b

USDA, 1971 — United States Department of Agriculture Natural Resources Conservation Service, 1971. *Web Soil Survey, Western Riverside County.* Web Site. Available on-line at: http://websoilsurvey.nrcs.usda.gov/app/

Webb, 2015 — Albert A. Webb Associates, 2015. *TTIM 36730 Water, Sewer and Recycled Water Facilities.* January 2015. (Appendix L)

WMWD, 2010 — Western Municipal Water District, 2010. *Final 2010 Urban Water Management Plan Update.* June 2011. Available on-line at: http://www.wmwd.com/DocumentCenter/Home/View/437

WMWD, 2011 — Western Municipal Water District, 2011. *Developer Handbook.* January 2011. Available on-line at: http://ca-wmwd.civicplus.com/index.aspx?NID=162

WMWD, 2014a — Western Municipal Water District, 2014a. *Western Riverside County Regional Wastewater Authority Treatment Plant Enhancements and Expansion.* May 2014. Available on-line at: http://www.wmwd.com/DocumentCenter/View/1893

WMWD, 2014b — Western Municipal Water District, 2014b. *Western Riverside County Regional Wastewater Authority Board of Directors "Special" Meeting Agenda, Memorandum 809: Receive and File Excess Capacity Management Service Year-End Report.* June 2, 2014. Available on-line at: http://www.wmwd.com/ArchiveCenter/ViewFile/Item/939

WRCRCA, 2003 — Western Riverside County Regional Conservation Authority, 2003. *Multiple Specific Habitat Conservation Plan, Volume One, The Plan.* June 17, 2003. Available on-line at: http://www.wrc-rca.org/Permit_Docs/mshcp_vol1.html

APPENDIX B:

MITIGATION, MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
AIR QUALITY:				
6. AIR QUALITY IMPACTS				
The Project would not exceed regional criteria pollutant thresholds established by the SCAQMD, and impacts would be less than significant without mitigation; however. It should be noted that operational emissions values are based on a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards, as required by M-AQ-1.	Less than Significant	M-AQ-1 (Condition of Approval 80.Planning.019) Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the County Planning Department demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the Project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would reduce energy consumption and promote energy conservation would also be acceptable): ▪ Increase in insulation such that heat transfer and thermal bridging is minimized. ▪ Limit air leakage through the structure and/or within the heating and cooling distribution system. ▪ Use of energy-efficient space heating and cooling equipment. ▪ Installation of electrical hook-ups at loading dock areas. ▪ Installation of dual-paned or other energy efficient windows. ▪ Use of interior and exterior energy efficient lighting that exceeds the incumbent California Title 24 Energy Efficiency performance standards. ▪ Installation of automatic devices to turn off lights where they are not needed. ▪ Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings. ▪ Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors. ▪ Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems.	Project Applicant/ Riverside County Planning Department	M-AQ-1 Prior to building permit issuance, the County Planning Department shall review the energy demand calculations to verify that the Project achieves a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards.

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		▪ Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.		
Emissions resulting from the Project construction would exceed criteria pollutant thresholds established by the SCAQMD for emissions of NOx (before mitigation). This is evaluated as a significant impact of Project construction for which mitigation (in the form of special construction equipment, restricted horsepower-hours per day, and limited truck haul distances/total number of trips per day) would be required. Implementation of MMs AQ2-AQ3, construction related emissions would be below the SCAQMD Regional Threshold and would be reduced to below a level of significance.	Less than Significant	M-AQ-2 (Condition of Approval 60.Planning.025) The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing the following dust control measures during construction activities." ~~Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust~~, such as earth moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. ▪ During grading activity, all construction equipment (>150 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. The construction contractor shall keep a log of all construction equipment greater than 150 horsepower demonstrating compliance with this requirement, and the log shall be made available for inspection by Riverside County upon request. ▪ During construction activity, total horsepower-hours per day for all equipment shall not exceed 24,464 horsepower-hours per day. The construction contractor shall keep a log of all gas-powered equipment used during each day of construction, the number of hours each piece of equipment was used, and the total horsepower of all construction equipment used. These logs shall be made available for inspection by Riverside County upon request. ▪ During grading and ground-disturbing construction activities, the construction contractor shall ensure that all unpaved roads, active soil stockpiles, and areas undergoing active ground disturbance within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete	Project Applicant/ Riverside County Building and Safety Department	M-AQ-2 Prior to grading or building permit issuance, the County shall verify that the required notes are included on grading plans. During construction activities, the construction contractor shall be responsible for compliance with the idling restriction. The construction contractor also shall allow for inspection by Riverside County staff or its designee to verify compliance.

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		coverage of disturbed areas by water truck, sprinkler system or other comparable means, shall occur in the mid-morning, afternoon, and after work has been completed for the day. ▪ Temporary signs shall be installed on the construction site along all unpaved roads and/or unpaved haul routes indicating a maximum speed limit of 15 miles per hour (MPH). The signs shall be installed before construction activities commence and remain in place during the duration of vehicle activities on all unpaved roads unpaved haul routes. M-AQ-3 (Condition of Approval 60.Planning.026) Prior to issuance of grading permits, the Project Applicant shall identify a location for the importation of soil material. The County shall verify that a note is included on the grading plans indicating that two-way haul trips associated with any soil import activity shall be limited to the following: ▪ If the haul site location is one mile or less from the Project site, then daily haul trips shall be limited to 923 two-way trips. ▪ If the haul site location is three miles or less from the Project site, then daily haul trips shall be limited to 513 two-way trips. ▪ If the haul site location is five miles or less from the Project site, then daily haul trips shall be limited to 350 two-way trips. ▪ If the haul site location is ten miles or less from the Project site, then daily haul trips shall be limited to 204 two-way trips. ▪ If the haul site location is 15 miles or less from the Project site, then daily haul trips shall be limited to 138 two-way trips. ▪ If the haul site location is 20 miles or less from the Project site, then daily haul trips shall be limited to 102 two-way trips. These notes also shall be specified in bid documents issued to prospective construction contractors. The construction contractor shall keep daily logs of all soil import-related haul trips to and from the Project site, and shall make these logs available to County staff for inspection upon request.	Project Applicant, Construction Contractor / Riverside County Planning Department	M-AQ-3 Prior to grading permit issuance, the Project Applicant shall identify a location for the importation of material. The Riverside County Planning Department shall verify that the appropriate note(s) are included on the grading plans based on the distance between the Project site and the haul site. During construction activities, the construction contractor shall be responsible for compliance with the two-way trip restriction. The construction contractor also shall allow for inspection by Riverside County staff or its designee to verify compliance.
BIOLOGICAL RESOURCES:				
7.0 WILDLIFE AND VEGETATION				

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
The proposed Project has the potential to result in conflicts with applicable MSHCP policies, including provisions of MSHCP Section 6.1.2 through Section 6.1.4. Mitigation Measures M-BR-1, M-BR-2, M-BR-7, and M-BR-8 have been identified to ensure consistency with applicable provisions of the MSHCP.	Less than Significant	M-BR-1 (Condition of Approval 60.EPD.007, 80.EPD.001, 50.EPD.004) Due to the presence of least Bell's vireo in the avoided drainage located in the northeastern portions of the Project site (Drainage B), the following avoidance and minimization measures shall be adopted to avoid impacts to the species during construction and following completion of construction during the breeding season (approximately April 10 until July 31, depending on when the birds arrive from and depart to wintering areas): *Mitigation Prior to and During Construction* a. Prior to the issuance of grading or building permits during the breeding season, a survey to determine the presence of potential nesting least Bell's vireo on-site shall be conducted by a qualified biologist three (3) days before any grading or ground disturbance activity commences in the vicinity of Drainage B during the breeding season, and all results shall be forwarded to the USFWS, CDFW, and the Riverside County Environmental Programs Department. b. The qualified biologist shall identify a 300-foot avoidance buffer from the habitat in Drainage B for construction occurring during the breeding season. If work is required within 300-feet during the breeding season, the biologist shall monitor all work to ensure no impacts occur to the least Bell's vireo. Written documentation shall be prepared and submitted to CDFW, USFWS, and Riverside County Environmental Programs Department on completion of construction during the breeding season to outline any monitoring activities. c. Construction limits in and around least Bell's vireo habitat associated with Drainage B shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the habitat and/or the 300-foot avoidance buffer during the breeding season. d. Prior to grading and construction, a training program shall be developed and implemented by the qualified biologist to inform all workers on the project about	Project Applicant/ Riverside County Environmental Programs Department, Riverside County Planning Department, Riverside County Building and Safety Department	M-BR-1 Prior to issuance of grading permits and building permit final inspection, the Riverside County Environmental Programs Department and Building and Safety Department shall ensure that all requirements related to construction or post-construction impacts have been fulfilled.

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		the listed species, its habitat, and the importance of complying with avoidance and minimization measures. A copy of the training materials shall be included in bid documents issued to prospective construction contractors. e. Prior to the issuance of grading or building permits, the County of Riverside Building and Safety Department shall ensure the following not is included on the grading and/or building plans: "All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May." This note also shall be specified in bid documents issued to prospective construction contractors. f. During any excavation and grading within or immediately adjacent to the 300-foot avoidance buffer for Drainage B, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment so that emitted noise is directed away from the least Bell's vireo habitat within Drainage B. The construction contractor shall keep logs demonstrating that all construction equipment utilizes properly maintained mufflers, and shall make these logs available to County staff for inspection upon request. g. The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and Drainage B during all Project construction occurring during the breeding season. To ensure this requirement is enforced, the construction contractor shall provide a map to the Riverside County Environmental Programs Department depicting the location of staging areas in		

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		relation to Drainage B. The construction contractor also shall permit inspection by Riverside County staff upon request to verify compliance with this requirement. h. If the monitoring biologist determines that noise from the construction activities may be affecting the normal expected breeding behavior of the birds, the construction supervisor shall be informed and work within no less than 300 feet of construction areas shall be ceased until appropriate measures are implemented. This may include monitoring by a qualified acoustician to verify noise levels are below 60 decibels (dBA) within the least Bell's vireo habitat. If the 60 dBA requirement is exceeded the acoustician shall make operational changes, utilize technology to reduce construction noise such as mufflers, and/or install a barrier to alleviate noise levels during the breeding season. Installation of noise barriers and any other corrective actions taken to mitigate noise during the construction period shall be communicated to the USFWS, CDFW, and Riverside County Environmental Programs Department. i. If after all corrective actions are implemented the monitoring biologists determines that the normal expected breeding behavior of the birds is being affected, work within no less than 300 feet shall be ceased and the USFWS, CDFW, and Riverside County Environmental Programs Department shall be contacted to discuss the appropriate course of action. *Mitigation for Post-Construction Impacts* j. Prior to building permit final inspection, the Project Applicant shall demonstrate that cat-proof fencing has been installed at the perimeter of development adjacent to the open space for Drainage B. k. Access to the Drainage B open space area shall be restricted for conservation activities only. Prior to building permit final inspection, signs shall be installed prohibiting public access, including dogs.		

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		l. Prior to building permit final inspection, the Riverside County Building and Safety Department shall ensure that all night lighting within development areas are directed away from the open space area associated with Drainage B (Lot 'M'). The Riverside County Building and Safety Department shall also verify that Project has been designed to minimize exterior night lighting while remaining compliant with local ordinances related to street lighting. Any necessary lighting (e.g., to light up equipment for security measures) shall be shielded or directed away from the habitat area in Drainage B and are not to exceed 0.5 foot-candles. Monitoring by a qualified lighting engineer (attained by the Project Applicant and subject to spot checking by Riverside County staff) shall be conducted as needed to verify light levels are below 0.5 foot-candles required within identified occupied least Bell's vireo habitat following construction. If the 0.5 foot-candles requirement is exceeded, the lighting engineer shall make operational changes and/or install a barrier to alleviate light levels during the breeding season. m. An awareness program shall be implemented to educate residents about the conservation values associated with the Drainage B open space. A copy of the awareness program shall be provided to the Riverside County Environmental Programs Department for review and approval. The approved awareness program literature shall be included in sales documentation for individual units and provided to each homeowner within the proposed development. M-BR-2 (Condition of Approval 60.EPD.004) Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to initial grading or clearing activities, a qualified biologist shall conduct a survey of the Project site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report that shall be reviewed and approved by the County of Riverside prior to the issuance of a grading permit, subject to the following provisions:		M-BR-2 Prior to commencement of grading activities, the Riverside County Environmental Programs Department shall ensure that a pre-construction burrowing owl survey is completed within 30 days prior to initial grading or clearing activities, and shall enforce

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		a) In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction. b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then grading permits shall be conditioned to avoid occupied burrows to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (March 7, 2012) including, but not limited to, conducting pre-construction surveys; avoiding occupied burrows during the nesting and non-breeding seasons; implementing a worker awareness program; biological monitoring; establishing avoidance buffers; and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by the County of Riverside Environmental Programs Department (EPD), in coordination with the CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP. In accordance with the MSHCP, take of active nests shall be avoided. Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) shall occur when owls are present outside the nesting season. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. The EPD may require translocation sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, shall be identified in consultation with EPD and/or CDFW taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species. If proximate alternate habitat is not present as determined by the biologist,		the identified requirements should any burrowing owl(s) be identified on-site.

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit. c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owl, the requirements of MSCHP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable Habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall only be issued, either: ▪ Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or ▪ A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit. M-BR-7 (Condition of Approval 10.EPD.001) Prior to		M-BR-7 Prior to issuance

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		issuance of building permits, a final landscaping plan shall be submitted to the Riverside County Environmental Programs Department (EPD) for review. The EPD shall review the list of plant species to verify that none of the plant species listed in Table 6-2 of the MSHCP, *Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area*, are identified in the landscape plans. M-BR-8 (Condition of Approval 60.EPD.006) Prior to issuance of grading permits, a habitat mitigation and monitoring plan (HMMP) shall be prepared to address mitigation for MSHCP Riparian/Riverine resources. The HMMP shall provide details as to the implementation of the mitigation, performance standards, maintenance, and future monitoring of the proposed Riparian/Riverine habitat restoration and enhancement, Prior to grading permit final inspection, compensatory mitigation for impacts to 1.16 acres of the MSHCP Riparian/Riverine Areas in on-site and off-site portions of Drainage A shall be provided at a minimum 2:1 ratio by creating and enhancing habitat, as set forth in the Project's Determination of Biologically Equivalent or Superior Preservation (DBESP) prepared by PCR Services Corporation and dated November 2015. The riparian mitigation shall satisfy compensatory mitigation required pursuant to regulatory permits (as required by Mitigation Measure M-BR-4) and Section 6.1.2 of the MSHCP (as required by Mitigation Measure M-BR-1). As summarized in IS/MND Table EA-17, Acres of Proposed Mitigation Type and Habitat Per Drainage, Project compensatory mitigation shall consist of the following: ▪ enhancement to 0.27 acre of riparian habitat in Drainage A; ▪ enhancement to 0.43 acre of riparian transition in Drainage A and enhancement to 0.29 acre of riparian transition in Drainage B (for a total of 0.72 acre of riparian transition enhancements); ▪ enhancement to 0.09 acre of upland habitat within Drainage A and 0.71 acre of upland habitat in Drainage B (for a total of 0.80 acre of upland habitat enhancements); ▪ creation of 0.07 acre of riparian habitat in Drainage A and creation of 0.05 acre of riparian habitat in Drainage B (for a total of 0.12 acre of riparian habitat creations); and		of building permits, the Riverside County Environmental Programs Department shall verify that the landscape plans do not contain any plant species listed in Table 6-2 of the MSHCP. M-BR-8 Prior to issuance of grading permits, the County Building and Safety Department shall verify that the required habitat mitigation and monitoring plan (HMMP) has been approved by the Riverside County Environmental Programs Department. Prior to grading permit final inspection, the Project Applicant shall provide evidence to the Riverside County Environmental Programs Department demonstrating that the required compensatory mitigation has been achieved.

<table>
<tr><th>IMPACTS</th><th>LEVEL OF SIGNIFICANCE AFTER MITIGATION</th><th>MITIGATION MEASURES</th><th>RESPONSIBLE PARTY/ MONITORING PARTY</th><th>IMPLEMENTATION STAGE</th></tr>
<tr><td></td><td></td><td>▪ creation of 0.64 acre of riparian transition in Drainage A and creation of 0.03 acre of riparian transition in Drainage B (for a total of 0.67 acre of riparian transition creations);

<table>
<tr><th></th><th></th><th colspan="3">Area (acres)</th></tr>
<tr><th>Mitigation Type</th><th>Habitat Type</th><th>Drainage A</th><th>Drainage B</th><th>Total</th></tr>
<tr><td>Enhancement</td><td>Riparian</td><td>0.27</td><td>-</td><td>0.27</td></tr>
<tr><td></td><td>Riparian-transition</td><td>0.43</td><td>0.29</td><td>0.72</td></tr>
<tr><td></td><td>Upland</td><td>0.09</td><td>0.71</td><td>0.80</td></tr>
<tr><td>Subtotal</td><td></td><td>0.79</td><td>1.00</td><td>1.79</td></tr>
<tr><td>Creation</td><td>Riparian</td><td>0.07</td><td>0.05</td><td>0.12</td></tr>
<tr><td></td><td>Riparian Transition</td><td>0.64</td><td>0.03</td><td>0.67</td></tr>
<tr><td></td><td>Upland</td><td>-</td><td>-</td><td></td></tr>
<tr><td>Subtotal</td><td></td><td>0.71</td><td>0.08</td><td>0.79</td></tr>
<tr><td>Total</td><td></td><td>1.50</td><td>1.08</td><td>2.58</td></tr>
</table></td><td></td><td></td></tr>
<tr><td>Implementation of the proposed Project has the potential to impact sensitive wildlife species, including the least Bell's vireo and burrowing owl. Mitigation Measures M-BR-1, M-BR-2, M-BR-3, M-BR-5, M-BR-6, and M-BR-8 have been identified to ensure that the Project would have less-than-significant impacts on sensitive wildlife species.</td><td>Less than Significant</td><td>As specified for Mitigation Measure M-BR-1, M-BR-2, M-BR-3, M-BR-5, M-BR-6, and M-BR-8.</td><td>Project Applicant/ Riverside County Environmental Programs Department, Riverside County Planning Department, Riverside County Building and Safety Department</td><td>As specified for Mitigation Measure M-BR-1, M-BR-2, M-BR-3, M-BR-5, M-BR-6, and M-BR-8.</td></tr>
<tr><td>A total of 0.57 acre of sensitive native communities would be impacted by the proposed Project , including 0.48 acre of arroyo willow scrub and 0.09 acre of black willow scrub</td><td>Less than Significant</td><td>M-BR-3 (Condition of Approval 60.EPD.006) Prior to issuance of grading permits, a habitat mitigation and monitoring plan (HMMP) for impacts to two sensitive native communities (arroyo willow scrub and black willow scrub) shall be prepared. The HMMP shall offset impacts to these habitats by focusing on the creation, enhancement, and/or restoration of riparian habitats within disturbed habitat areas of the Project site and/or off-site. The functions and values of the mitigation areas shall be equivalent or superior to the impacted habitat. The HMMP shall provide details as to the implementation of the mitigation, performance standards, maintenance, and future monitoring. Prior to grading permit final inspection, compensatory mitigation for impacts to the three sensitive native communities shall be provided at a 2:1 ratio for impacts to arroyo willow scrub and black willow scrub by creating, enhancing and/or restoring riparian habitat. Mitigation is proposed both on-site and off-site at an agency approved mitigation bank or land acquired for the purpose of mitigation. The riparian mitigation shall also satisfy compensatory mitigation required pursuant to regulatory</td><td></td><td>M-BR-3 Prior to issuance of grading permits, the County Building and Safety Department shall verify that the required habitat mitigation and monitoring plan (HMMP) has been approved by the Riverside County Environmental Programs Department. Prior to grading permit final inspection, the Project Applicant shall provide evidence to the Riverside County Environmental Programs Department demonstrating that the required compensatory mitigation has been achieved.</td></tr>
</table>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		permits (as required by Mitigation Measure M-BR-4) and Section 6.1.2 of the MSHCP (as required by Mitigation Measure M-BR-8). Mitigation for impacts shall occur in one or more of the following ways: 1. Transplantation of arroyo willow scrub and black willow scrub habitat species from impact areas, if feasible; 2. Seeding of arroyo willow scrub and black willow scrub species, in addition to species associated with these habitat types; 3. Planting of container plants and/or stakes of arroyo willow and black willow species and/or other species associated with these habitat types; or 4. Salvage of duff and topsoil from impact areas and subsequent dispersal into the mitigation areas.		
The Project site has the potential to support songbird and raptor nests due to the presence of shrubs, ground cover, and limited trees on-site. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA, 16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. As such direct impacts to breeding birds (e.g. through nest removal) or indirect impacts (e.g. by noise causing abandonment of the nest) are considered a potentially significant impact for which mitigation would be required	Less than Significant	M-BR-5 (Condition of Approval 60.EPD.005) Prior to the issuance of any grading permit that would remove potentially suitable nesting habitat for raptors or songbirds, the Project applicant shall demonstrate to the satisfaction of the County of Riverside that either of the following have been or will be accomplished. 1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds. 2. Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete. The buffer may be modified and/or other recommendations proposed as determined		M-BR-5 Prior to issuance of grading permits, the Riverside County Environmental Programs Department shall verify that either construction activities have been scheduled outside the nesting season, or that a pre-construction survey during the nesting season has taken place and that appropriate buffers have been established from any occupied nests.

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		appropriate by the biological monitor to minimize impacts. M-BR-6 (Condition of Approval 10.Planning.010) Prior to building permit final inspection, the Project applicant shall demonstrate that payment of the MSHCP Local Development Mitigation Fee has occurred pursuant to Riverside County Ordinance No. 810.		M-BR-6 Prior to building permit final inspection, the Riverside County Building and Safety Department shall verify payment of the MSHCP Local Development Mitigation Fee.
The Project has the potential to result in impacts associated with the movement of wildlife species. Mitigation Measure M-BR-6 has been identified to ensure that the Project would have less-than-significant impacts on the movement of wildlife species.	Less than Significant	As specified for Mitigation Measure M-BR-6.	As specified for Mitigation Measure M-BR-6.	As specified for Mitigation Measure M-BR-6.
The Project has the potential to impact California Department of Fish and Game jurisdictional features. Mitigation Measure M-BR-3 has been identified to ensure that the Project would have less-than-significant impacts on California Department of Fish and Game jurisdictional features.	Less than Significant	As specified for Mitigation Measure M-BR-3.	As specified for Mitigation Measure M-BR-3.	As specified for Mitigation Measure M-BR-3.
The Project has the potential to impact federally protected wetlands. Mitigation Measure M-BR-4 has been identified to ensure that the Project would have less-than-significant impacts on federally protected wetlands.	Less than Significant	As specified for Mitigation Measure M-BR-4.	As specified for Mitigation Measure M-BR-4.	As specified for Mitigation Measure M-BR-4.
CULTURAL RESOURCES:				
9. ARCHEOLOGICAL RESOURCES				
There is a potential that buried archaeological materials may be present. Thus, before mitigation the proposed project could have a potentially significant impact to archeological resources.	Less than Significant	M-CR-1 (Condition of Approval 60.Planning.023) Prior to issuance of a grading permit, the Project Applicant shall prepare and submit to the County Archaeologist for review and approval a Cultural Resources Mitigation Monitoring and Reporting Program (CRMMRP). The CRMMRP shall include, but not necessarily be limited to, the following actions:	Project Applicant, Project Archaeologist, Construction Contractor / County Archaeologist	M-CR-1 Prior to issuance of any grading permits, the CRMMRP shall be reviewed and approved by the County Archaeologist. During ground-disturbing

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		1) Prior to issuance of a grading permit, the Project Applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the Project archaeologist to the Riverside County Planning Department. 2) The Project Applicant shall enter into an agreement with the Pechanga Tribe to provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. 3) The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. 4) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated. 5) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. 6) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before		activities, the provisions of the CRMMRP shall be implemented. Prior to grading permit final inspection, the report documenting the field and analysis results shall be provided to the Riverside County Planning Department.

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. 7) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis. 8) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation. 9) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.		
GEOLOGY AND SOILS				
16. OTHER GEOLOGIC HAZARDS				
The Project site is subject to inundation due to the failure of the Lake Mathews Dam, including inundation resulting from seismically-induced seiches. A seismically-induced seiche within Lake Mathews when the dam basin is filled to	Less than Significant	~~M-GEO-1 (Condition of Approval XX.Planning.XXX) Prior to the issuance of a building permit, the County of Riverside shall verify the proper design of foundations and that hydrologic studies have been prepared that account for appropriate storm water runoff flows from potential failure of the Lake Mathews Dam.~~	~~Project Applicant/ Riverside County Building and Safety Department~~	~~M-GEO-1 Prior to the issuance of a building permit, the County of Riverside shall verify safety issues have been addressed through Project design.~~

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
capacity could cause extensive flooding within most areas of the Project site.		M-GEO-~~12~~ (Condition of Approval 80.Planning.022) Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that all home deeds include a disclosure about the Project site's location within a dam inundation hazard area. Additionally, as part of future home sale documentation, the Project Applicant shall provide each new homeowner a copy of the Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)." Additionally, each new homeowner shall be provided with informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Mathews Dam.	Project Applicant/ Riverside County Building and Safety Department	M-GEO-~~12~~ Prior to building permit final inspection, the Project Applicant shall provide evidence to Riverside County demonstrating that the disclosure has been provided on all deeds, and that the sales documentation includes the FEMA and CERT informational materials.
18. SOILS				
Based on the preliminary grading plan imported soil material may be required to establish the planned finished grade elevations. Depending on the source of the imported soil, it is possible that expansive soils may be incorporated into onsite fills and ultimately be exposed at finished grades within proposed building pad areas.	Less than Significant	M-GEO-~~23~~ (Condition of Approval 60.Planning.003) In the event that imported soil material is required to establish the design finished grades within the site, adequate control shall be provided prior to and during import operations to ensure that the imported soil material is compatible with onsite soils in terms of expansion potential. If, after completion of grading, it is determined that near-surface soils within building pad areas exhibit an elevated expansion potential, then grading plans shall demonstrate that the proper design of building foundations, floor slabs and exterior improvements are designed to alleviate the potential uplift forces that can develop in expansive soils.	Qualified Geotechnical Consultant/ Riverside County Building and Safety Department	M-GEO-~~23~~ A qualified geotechnical consultant shall be responsible for monitoring imported soils materials for their expansive potential. If soils are determined to contain expansive properties, then the Project's geologist shall ensure appropriate measures are incorporated to protect building foundations, floor slabs, and other exterior improvements.
GREENHOUSE GAS EMISSIONS				
21. GREENHOUSE GASES				
Implementation of the proposed Project has the potential to generate greenhouse gases that would impact the environment. Mitigation measures M-GG-1 through M-GG-2 have been identified to ensure that the Project would achieve a GHG reduction of approximately 30.49%	Less than Significant	M-GG-1 (Condition of Approval 80.Planning.019): Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the County demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation	Project Applicant/Riverside County Planning Department	M-GG-1 Prior to the issuance of building permits, the energy calculations showing the required energy use reduction shall be submitted to the Riverside County Planning

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
below BAU, which exceeds the County's threshold of significant of 30% below BAU; thus, would result in less-than-significant greenhouse gas impacts.		measures to be incorporated in the Project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would reduce energy consumption and promote energy conservation would also be acceptable): ▪ Increase in insulation such that heat transfer and thermal bridging is minimized; ▪ Limit air leakage through the structure and/or within the heating and cooling distribution system; ▪ Use of energy-efficient space heating and cooling equipment; ▪ Installation of electrical hook-ups at loading dock areas; ▪ Installation of dual-paned or other energy efficient windows; ▪ Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards; ▪ Installation of automatic devices to turn off lights where they are not needed; ▪ Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; ▪ Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; ▪ Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; ▪ Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.		Department for review and approval. Compliance with the energy reduction measures assumed in the calculations shall be verified by Riverside County prior to building permit final inspection.
		M-GG-2 (Condition of Approval 10.Planning.023): To reduce water consumption and the associated energy-usage, the Project will be designed to: ▪ Reduce outdoor water use by 30%, consistent with Riverside County Ordinance No. 859. ▪ Reduce indoor water use by 20% consistent with Division 4.3 of the 2013 CalGreen Residential Mandatory Measures.	Project Applicant/ Riverside County Building and Safety Department	M-GG-2 Prior to the issuance of building permits, the Project Applicant shall demonstrate that the target reduction in outdoor water demand has been accommodated by the Project's plans.

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
HAZARDS AND HAZARDOUS MATERIALS				
22. HAZARDS AND HAZARDOUS MATERIALS				
The presence of residual agricultural chemicals, such as pesticides, may be a potential concern with respect to worker exposure during as grading and foundation excavation work. This is evaluated as a potentially significant impact for which mitigation is required.	Less than Significant	Mitigation Measure M-AQ-2 (refer to Issue 6., *Air Quality*, of this Initial Study), which requires measures to control fugitive dust during construction and compliance with SCAQMD Rule 403, shall apply to address potential health impacts to workers during the Project's construction phase.	As specified for Mitigation Measure M-AQ-2	As specified for Mitigation Measure M-AQ-2
Construction of Project improvements to potential emergency access roadways would have the potential to adversely affect emergency response times in the local area. Implementation of a traffic control plan during construction, as required by M-HM-1, would ensure that the Project's improvements to these roadways do not significantly affect emergency service response times.	Less than Significant	M-HM-1 <u>(Condition of Approval 10.Planning.024) Continued vehicular access shall be maintained along El Sobrante Road and/or McAllister Street during construction of improvements to these roadways. Full lane closures are not permitted.</u> ~~(Condition of Approval XX.XXXX.XX) Prior to issuance of grading permits, encroachment permits, or improvement plans affecting El Sobrante Road and/or McAllister Street, the Project Applicant shall prepare and submit for review to the Riverside County Transportation Department a Traffic Control Plan that identifies measures to be undertaken to ensure continued vehicular access along El Sobrante Road and/or McAllister Street during construction of improvements to these roadways.~~	Project Applicant/ Riverside County Transportation Department	M-HM-1 Prior to issuance of grading permits, encroachment permits, or improvement plans affecting El Sobrante Road and/or McAllister Street, a traffic control plan shall be approved by the Riverside County Transportation Department and shall be implemented throughout the duration of construction activities affecting one or both roadways.
HYDROLOGY AND WATER QUALITY				
26. FLOODPLAINS				
The Project site has a high risk of inundation in the event of failure of the Lake Mathews Dam. A seismically-induced failure of the Lake Mathews Dam facility when the dam basin is filled to capacity could cause extensive flooding in the southern portions of the project.	Less than Significant	Mitigation Measure M-GEO-1 shall apply.	As specified above for M-GEO-1	As specified above for M-GEO-1
NOISE				
34. NOISE EFFECTS ON OR BY THE PROJECT				
Temporary construction-related noise impacts associated with the Project are expected to create intermittent	Less than Significant	M-N-1 (Condition of Approval 10.HEALTH.002) In order to reduce construction-related noise affecting nearby noise sensitive residential land uses to the maximum feasible	Project Applicant/ Riverside County Building and Safety Department	M-N-1 Prior to approval of grading plans and/or issuance of building

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
high-level noise at receivers surrounding the Project site. Although not required because construction-related impacts would be less than significant assuming compliance with Section 9.52.020 of the County's Noise Regulation ordinance, Mitigation Measures M-N-1 has nonetheless been imposed on the Project to reduce to the maximum feasible extent Project-related construction noise levels affecting nearby sensitive receptors.		extent, the following requirements shall apply: ▪ ~~Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that w~~Whenever a construction site is located within one-quarter (1/4) mile of an occupied residence or residences construction activities shall be limited between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official. ▪ ~~A Noise Abatement Plan shall be prepared and submitted to the County for review and approval prior to issuance of grading permits. The plan shall depict t~~The location of construction equipment and ~~how the~~ noise from this equipment shall~~will~~ be reduced during construction of the Project through the use of such methods as: • During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site. • The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the Project site (i.e., to the east) during all Project construction. • In order to reduce nighttime noise level contributions, it is recommended that outgoing flatbed trailer loading occur during the daytime or evening hours before Project site delivery, and that the		permits, the Riverside County Building and Safety Department shall ensure the Project's plans include the required notes. Prior to issuance of grading permits, the County shall review and approve a Noise Abatement Plan, which shall be adhered to by construction contractors during all construction activities on-site. Prior to issuance of grading permits that include hard rock areas, a Blasting Noise and Vibration Monitoring and Abatement Plan shall be approved by Riverside County, and construction contractors shall be required to adhere to the requirements specified therein during all grading activities involving hard rock blasting.

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		loaded trailer be parked near the driveway to the site. This will reduce the duration of equipment pick-up activity noise and increase the distance between the nearest noise receivers. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May). • No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties. ▪ ~~Prior to issuance of grading permits that include~~ During grading/blasting activities within hard rock areas, the Project shall adhere to the~~a Blasting Noise and Vibration Monitoring and Abatement Plan shall be prepared and submitted to the County. The Blasting Noise and Vibration Monitoring and Abatement Plan shall include~~ the following requirements: • Pre-blasting inspections shall be offered to homes within 200 feet of the hard rock areas. • Existing damage of each structure shall be documented. • Post-blasting inspections shall be offered to assess new or additional damage to each residential structure once blasting activities have ceased. • Traditional rock blasting methods shall not occur within 200 feet from any residential home. In these areas rock breaking must be performed with nonexplosive methods. • Blasting mats shall be used whenever feasible to further reduce the noise from blasting activities. • Nearby residential homes shall be notified via postings on the construction		

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		site 24 hours before the occurrence of major construction related noise and vibration impacts (such as grading and rock blasting) which may affect them. • The County may impose conditions and procedures on the blasting operations as necessary. The construction contractor shall comply with these measures for the duration of the blasting permit. The County may inspect the blast site and materials at any reasonable time (pursuant to County of Riverside Ordinance No. 787).		
The future exterior noise impact levels on the outdoor living areas (backyards) are estimated to range from 58.4 dBA CNEL to 72.5 dBA CNEL for homes adjacent to El Sobrante Road and McAllister Street. In order to meet the County of Riverside 65 dBA CNEL interior noise level standard, Mitigation Measure M-N-2 has been identified.	Less than Significant	M-N-2 (Condition of Approval 10.HEALTH.002) To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for single-family residential development, 6-foot high noise barriers for lots adjacent to McAllister Street and El Sobrante Road are required as depicted on Exhibits ES-A and ES-B of the Project's Noise Impact Analysis, prepared by Urban Crossroads and dated December 11, 2014. Construction of the required barriers would reduce the future exterior noise levels to between 52.9 and 64.4 dBA CNEL. The recommended noise control barriers shall be constructed so that the top of each wall extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials: ▪ Masonry block ▪ Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot ▪ Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot ▪ Earthen berm ▪ Any combination of these construction materials The barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be	Project Applicant/ Riverside County Building and Safety Department	M-N-2 Prior to building permit final inspection, the Riverside County Building and Safety Department shall ensure that the required noise barriers have been constructed.

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		made. All gaps (except for weep holes) should be filled with grout or caulking.		
The future first and second floor interior noise levels at the façade are estimated to range from 52.8 dBA CNEL to 66.9 dBA CNEL for homes adjacent to El Sobrante Road and McAllister Street. In order to meet the County of Riverside 45 dBA CNEL interior noise level standard, Mitigation Measure M-N-3 has been identified.	Less than Significant	M-N-3 (Condition of Approval 10.HEALTH.002) To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots facing El Sobrante Road and McAllister Street will require a Noise Level Reduction (NLR) of up to 27.1 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent Project Design Features: ▪ Windows: • All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. • Lots 84 to 93 adjacent to El Sobrante Road will require upgraded second floor windows with a minimum STC rating of 31. ▪ Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick. ▪ Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space. ▪ Attic: Attic vents should be oriented away from El Sobrante Road and McAllister Street. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents. ▪ Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the	Project Applicant/ Riverside County Building and Safety Department	M-N-3 Prior to issuance of building permits, the Riverside County Building and Safety Department shall ensure that the building plans include the required noise attenuation measures, and shall verify the required features have been constructed prior to building permit final inspection.

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		Uniform Mechanical Code. Wall mounted air conditioners shall not be used. ▪ Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad. With the interior Project Design Features provided in this study, the proposed Lake Ranch (Tract No. 36730) is expected to meet the County of Riverside 45 dBA CNEL interior noise level standards for residential development. A final noise study shall be prepared prior to obtaining building permits for the Project. This report would finalize the Project Design Features proposed in this study using the precise grading plans and actual building design specifications, and may include additional abatement, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level standard.		
TRANSPORTATION AND TRAFFIC				
43.CIRCULATION				
The proposed Project would result in the following impacts to study area intersections. <u>Existing Plus Project Conditions</u>: *Cumulatively Significant Impacts* ▪ La Sierra Avenue / El Sobrante Road <u>Existing Plus Ambient Plus Project Plus Cumulative (2016) Conditions</u>: *Cumulatively Significant Impacts* ▪ La Sierra Avenue / Indiana Avenue (City of Riverside) ▪ La Sierra Avenue / Arizona Avenue (City of Riverside) ▪ McAllister Street / El Sobrante Road (County of Riverside) *Cumulative Traffic Signal Impacts* ▪ McAllister Street/ El Sobrante Road	Less than Significant	M-TR-1 (Condition of Approval 90.TRANS.1) Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the County of Riverside Development Impact Fee (DIF). M-TR-2 (Condition of Approval 80.TRANS.3) The Project Applicant shall use all reasonable efforts to enter into an agreement with the City of Riverside to pay the standard Traffic and Railroad Signal Mitigation Fee of $190 per detached single family residential unit and the Transportation Impact Fee of $525 per detached single family residential unit to offset and fully mitigate Project impacts to intersections with the City of Riverside limits. Prior	Project Applicant/ Riverside County Building and Safety Department Project Applicant/ Riverside County Building and Safety Department	M-TR-1 Prior to issuance of the first building permit, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the County of Riverside Development Impact Fee (DIF) programs. M-TR-2 Prior to the issuance of building permits, the Riverside County Building and Safety Department shall verify that the standard Traffic and Railroad Signal Mitigation Fee of $190 per detached single family

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
Horizon Year (2035) Traffic Conditions: *Cumulatively Significant Impacts* ▪ La Sierra Avenue / Indiana Avenue (City of Riverside) ▪ La Sierra Avenue / Victoria Avenue (City and County of Riverside) ▪ McAllister Street/"A" Street (County of Riverside) Mitigation Measures M-TR-1 through M-TR-3 have been identified to ensure that the Project would not conflict with any applicable plans, ordinances or policies establishing a measure of effectiveness for the performance.		to issuance of building permits, the Project Applicant shall provide the Riverside County Building and Safety Department with evidence of the agreement entered into with the City of Riverside. M-TR-3 (Condition of Approval 80.TRANS.11) Prior to the first building permit final inspection, the Project Applicant shall work with the County of Riverside to establish improvement fair-share fee program for improvements to the intersection of McAllister Steet/Street "A" that ensures the construction of the following improvement, or comparable improvement that would allow the intersection to operate an acceptable LOS. The Project Proponent shall contribute a fair-share fee payment to the County of Riverside (Project's fair-share contribution is 8.6%) for the identified improvement. • Provide space for a westbound defacto right turn movement by implementing signage disallowing on-street parking; and • Provide space on McAllister Street in the intersection for westbound left-turning vehicles to cross northbound and southbound traffic in two stages.	Project Applicant/ Riverside County Building and Safety Department	residential unit and the Transportation Impact Fee of $525 per detached single family residential unit has been paid to the City of Riverside. M-TR-3 Prior to the issuance of the first building permit final inspection, the Project Applicant shall provide evidence to the Riverside County Building and Safety Department that appropriate fees have been paid or bonding for construction has been posted.

TRACT MAP Tract #: TR36730

Parcel: 270-160-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one 2.18-acre park site, one sewage lift station, and 17 open space lots.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36730 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36730, Amended No. 1, dated 9/24/15.

CONCEPTUAL LANDSCAPING = Tentative Tract Map No. 36730, Exhibit L, dated 12/30/14.

DESIGN GUIDELINES = Tentative Tract Map No. 36730, Exhibit D, dated 12/30/14.

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

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

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY RECOMMND

The applicant shall obtain the required building permit(s) for the proposed sewage lift station prior to construction.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WMWD WATER & SEWER RECOMMND

TR36730 is proposing potable water and sanitary sewer service from WMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park Suite 300
Irvine CA 92606

Noise Study: Lake Ranch Tract 36730, Noise Study 09043-11 dated December 9, 2014

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36730 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 10, 2015. c/o Steve Hinde.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

EPD DEPARTMENT

10.EPD. 1 - MSHCP UWIG RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage
Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP UWIG (cont.) RECOMMND

devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.
*Toxics
Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.
*Lighting
Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.
*Noise
Proposed noise generating land uses affecting the on-site mitigation areas or MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the on-site mitigation areas or MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.
*Invasives
When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.
*Barriers

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP UWIG (cont.) (cont.) RECOMMND

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.
*Grading/Land Development and/or Fuel Modification Activities
Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

FIRE DEPARTMENT

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

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

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

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

Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map (TR) 36730 is a proposal to subdivide 104 acres into residential lots (minimum lot size of 6,000 square feet) in the Lake Mathews area. The site is located on the northeast corner of McAllister Street and El Sorbrante Road. This project is being processed concurrently with Change of Zone (CZ) 7844, which is a proposal to change the

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

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

current zoning of Light Agricultural 10-acre minimum (A-1-10) to One Family Dwellings(R-1) and Planned Residential (R-4) for the site.

The site receives runoff at the southeast corner of the site in the form of well-defined watercourse with a tributary drainage area of approximately 230 acres. This watercourse traverses the southern boundary and the southwest corner of the site before entering an existing 90-inch diameter storm drain under McAllister Street. This existing storm drain is not maintained by the District. The western half of the site naturally drains to the inlet for this storm drain, which was constructed by the residential developments to the west. Another large, natural watercourse traverses the northeastern corner of the site and has a tributary drainage area of approximately 500 acres. The northeastern portion of the site receives little runoff from offsite flows and is tributary to this large, natural watercourse.

The proposed drainage plan for northeastern portion of this development includes a diversion of the low flows up to the 10-year storm event with underground storm drains. This diversion is proposed to mitigate increased runoff generated by the development of this portion of the site. These flows are diverted west to the existing 90-inch storm drain. Stormwater runoff from storm events greater than the 10-year frequency will exceed the capacity of the catch basins for these proposed underground storm drains and proceed to the northeast corner as they do in the predeveloped condition.

The proposed drainage plan for southern portion of this development includes a large, regional detention basin to be constructed upstream of the project and offsite. This regional basin will be designed to accomplish 100-year peak flow attenuation of tributary offsite stormwater runoff to the existing downstream drainage system and increased runoff mitigation by reducing peak flowrates of the more frequent storm events for the offsite storm flows. Attenuated stormwater runoff from the basin will be convey to the existing 90-inch storm drain through a proposed storm drain in the perimeter streets (El Sobrante Road and McAllister Street). The discharge from the basin will confluence with tributary onsite storm flows and shall not exceed the capacity for the existing 90-inch storm drain.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

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

The regional basin and the storm drain outlet shall be designed to the District's standards.

A combination of flow attenuation with the proposed regional basin and the selection of bioretention BMPs for water quality mitigation would accomplish reasonable increased runoff mitigation. A cursory review of the drainage study indicates the preliminary design of the basin may be large enough while the tentative map shows that there is adequate area to increase the size of the basin if necessary. The District finds this conceptual drainage plan acceptable.

It should be noted that the site is located within the bounds of the Southwest Riverside Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is $4,147 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

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

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

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

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:
1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 -(.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are

10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.) RECOMMND

discouraged.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP BMP - ENERGY DISSIPATOR RECOMMND

Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

unpermitted signage is removed.

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

a. Lots created by this map shall conform to the design standards of the R-1 and R-4 zone and DESIGN GUIDELINES within the R-4 area.
b. The front yard setback is 20 feet and may be varied up to 25% for front entry garages pursuant to DESIGN GUIDELINES within the R-4 zone area. The minimum front yard setback for side-entry garages shall not be less than 15 feet within the R-4 zone area.
c. The side yard setback is 5 feet.
d. The street side yard setback is 10 feet.
e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
f. The minimum average width of each lot is 60 feet for R-1 zone area and 60 feet for R-4 zone area.
g. The maximum height of any building is 40 feet.
h. The minimum parcel size is 7,200 square feet for the R-1 zone area and 3,500 square feet for the R-4 zone area.
j. No more than 50% of the lot shall be covered by structure.
k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cummulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

10.PLANNING. 11 MAP - REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

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

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

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

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

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

6. Entry monument and gate entry plan.

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

10.PLANNING. 12 MAP - DESIGN GUIDELINES RECOMMND

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

10.PLANNING. 13 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

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

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 16 MAP - LOW PALEO RECOMMND

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

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

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

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

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

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

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

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LOW PALEO (cont.) RECOMMND

the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

10.PLANNING. 17 MAP - PDA04857R3 ACCEPTED RECOMMND

County Archaeological Report (PDA) No 4857R2, submitted for this project (TR36730) was prepared by Brian F. Smith, Claire Allen, Jennifer R. Kraft, of Brian F. Smith and Associates and is entitled: "A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR36730, Riverside County, California," dated January 05, 2015. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant January 28, 2015.
Revised County Archaeological Report (PDA) No. 4857r3 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated February 10, 2015. This report was

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - PDA04857R3 ACCEPTED (cont.) RECOMMND

received on March 18, 2015 and accepted by the County Archaeologist on the same day.
(PDA) No 4857r3 concludes that as all resources located on the property have been evaluated as non-significant and the proposed development will not represent a significant adverse impact to cultural resources.
(PDA) No 4857r3 recommends that due to the potential that buried archaeological materials may be present, a cultural resources Mitigation Monitoring and Reporting program (MMRP) should be included as a condition of approval for this project.
These documents are herein incorporated as a part of the record for project.

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND RECOMMND

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT, THE FOLLOWING CONDITION SHALL BE PLACED ON THE PROJECT:

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - UNANTICIPATED RESOURCES RECOMMND

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

10.PLANNING. 20 MAP - PDP01465 RECOMMND

County Paleontological Report (PDP) No. 1465 submitted for this case (TR36730), was prepared by George Kennedy of Brian F. Smith and Associates and is entitled: "Paleontological Resource Impact Assessment for the Citrus Heights II Project Site, unincorporated Riverside County, California" dated January 22, 2015.

PDP01465 concluded:

1. Based on the plutonic nature of the mixed granodiorite and gabbro bedrock across the northern portion of the project site and the deep pedogenic soils in the southern

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - PDP01465 (cont.) RECOMMND

portion, it is highly unlikely that fossiliferous deposits are present.

PDP01465 recommended:

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

PDP01465 satisfies the requirement for a Paleontological Resources Assessment for this project (TR36730). PDP01465 is hereby accepted for TR36730.

10.PLANNING. 21 USE - GEO02432 RECOMMND

County Geologic Report GEO No. 2432, submitted for the project TR36730 was prepared by Petra Geotechnical, Inc. It is entitled: "Response to Riverside County planning Department, Review Comments #2, Tentative Tract 36730, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection of El Sobrante Road and Mcallister Street, County of Riverside, California", dated November 13, 2015. In addition, Petra Geotechnical Inc. submitted the following:

"Geotechnical EIR-Level Assessment, Tentative Tract 36730, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection of El Sobrante Road and Mcallister Street, County of Riverside, California", dated October 27, 2014.

"Feasibility/Due-diligence Geotechnical Assessment, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection Of El Sobrante Road and Mcallister Street, County of Riverside, California" dated July 31, 2013.

These documents are herein incorporated into GEO02432.

GEO02432 concluded:
1.No portion of the area of proposed construction is located within the boundaries of an "Earthquake Fault Zone".
2.The probability of surface rupture is considered very low.
3.There is a low potential for liquefaction and is susceptible to subsidence.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02432 (cont.) RECOMMND

4.The potential for gross or surficial slope instability will be reduced to a less than significant level.
5.Onsite near-surface soils are classified as "non-expansive soils".
6.The probability of flooding from a tsunami is considered nil.
7.A seismically-induced failure of the Lake Mathews Dam facility when the dam basin is filled to capacity could cause extensive flooding in the southern portions of the project.
8.Groundwater is not anticipated to affect the proposed development.
GEO02432 Recommended:
1.Evacuation plans in the event of a failure of the Lake Mathews Dam are addressed in the County of Riverside General Plan.
2.The existing ground surface should be over-excavated and the excavated material replaced a properly compacted, engineered fill.

GEO No. 2432 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2432 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 22 MAP - GEO02432 RECOMMND

County Geologic Report GEO No. 2432, submitted for the project TR36730 was prepared by Petra Geotechnical, Inc. It is entitled: "Response to Riverside County planning Department, Review Comments #2, Tentative Tract 36730, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection of El Sobrante Road and Mcallister Street, County of Riverside, California", dated November 13, 2015. In addition, Petra Geotechnical Inc. submitted the following:

"Geotechnical EIR-Level Assessment, Tentative Tract 36730, Lake Ranch Project, Approximately 100-Acre Site Located

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - GEO02432 (cont.) RECOMMND

East of the Intersection of El Sobrante Road and Mcallister Street, County of Riverside, California", dated October 27, 2014.

"Feasibility/Due-diligence Geotechnical Assessment, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection Of El Sobrante Road and Mcallister Street, County of Riverside, California" dated July 31, 2013.

These documents are herein incorporated into GEO02432.

GEO02432 concluded:
1.No portion of the area of proposed construction is located within the boundaries of an "Earthquake Fault Zone".
2.The probability of surface rupture is considered very low.
3.There is a low potential for liquefaction and is susceptible to subsidence.
4.The potential for gross or surficial slope instability will be reduced to a less than significant level.
5.Onsite near-surface soils are classified as "non-expansive soils".
6.The probability of flooding from a tsunami is considered nil.
7.A seismically-induced failure of the Lake Mathews Dam facility when the dam basin is filled to capacity could cause extensive flooding in the southern portions of the project.
8.Groundwater is not anticipated to affect the proposed development.
GEO02432 Recommended:
1.Evacuation plans in the event of a failure of the Lake Mathews Dam are addressed in the County of Riverside General Plan.
2.The existing ground surface should be over-excavated and the excavated material replaced a properly compacted, engineered fill.

GEO No. 2432 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2432 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - GEO02432 (cont.) (cont.) RECOMMND

approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 23 MAP - WATER CONSUMPTION RECOMMND

To reduce water consumption and the associated energy-usage, the Project will be designed to:

-Reduce outdoor water use by 30%, consistent with Riverside County Ordinance No. 859.

-Reduce indoor water use by 20% consistent with Division 4.3 of the 2013 CalGreen Residential Mandatory Measures.

This condition implements mitigation measure GG-2.

10.PLANNING. 24 MAP - ROADS OPEN DURING CONSTR RECOMMND

Continued vehicular access shall be maintained along El Sobrante Road and/or McAllister Street during construction of improvements to these roadways. Full lane closures are not permitted.

TRANS DEPARTMENT

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

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

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 MAP- TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.TRANS. 6 MAP- TS/CONDITIONS (cont.) RECOMMND

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

La Sierra Avenue (NS) at:
SR-91 Westbound Ramps (EW)
SR-91 Eastbound Ramps (EW)
Indiana Avenue (EW)
Arizona Avenue (EW)
Victoria Avenue (EW)
McAllister Parkway (EW)
El Sobrante Road (EW)

McAllister Street (NS) at:
Driveway 1 (EW) - future intersection
"A" Street - future intersection
El Sobrante Road (EW)

Driveway 2 (NS) at:
El Sobrante Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 7 MAP - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP

10. GENERAL CONDITIONS

10.TRANS. 7 MAP - SUBMIT FINAL WQMP (cont.) RECOMMND

addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 8 MAP - WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.TRANS. 9 MAP - BMP MAINT AND INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

10.TRANS. 10 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;

3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

10. GENERAL CONDITIONS

10.TRANS. 10 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) RECOMMND

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WMWD WATER & SEWER RECOMMND

Provide a current "Will-Serve" letter is required from the agency providing water and sewer service.

50.E HEALTH. 2 MAP- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - CONS ENTITY DEDICATION RECOMMND

The areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area" (Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting, shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

50.EPD. 2 MAP - CONSERVATION EASEMENT RECOMMND

The applicant must record a conservation easement or deed restriction which covers the areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area" (Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting. The easement or deed restriction shall be recorded in favor of a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

50.EPD. 3 MAP - ECS CONDITION RECOMMND

The project shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.EPD. 4 MAP - ECS REQUIREMENTS RECOMMND

The constrained areas will conform to the areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area" (Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.
The ECS map must be stamped by the Riverside County Surveyor with the following notes.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.EPD. 4 MAP - ECS REQUIREMENTS (cont.) RECOMMND

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

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California Building Code.

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES (cont.) RECOMMND

roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 4 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width.(for roads with medians) Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 5 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 6 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer,

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.FIRE. 6 MAP-#46-WATER PLANS (cont.) RECOMMND

containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 7 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Southwest Riverside Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

50.PARKS. 2 MAP - TRAIL MAINTENANCE REGION RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net within the R-1 zone and 3,500 square feet net within the R-4 zone.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 and R-4 zone, DESIGN GUIDELINES, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1127 and Change of Zone No. 7844 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP - QUIMBY FEES (1) (cont.) RECOMMND

and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Proposed lots within the TENTATIVE MAP are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 23 MAP - ECS NOTE DAM INUNDATION RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

DAM INUNDATION AREA - This property is located downstream of Lake Mathews which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits.

50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 29 MAP - AG PRES CANCEL (1) RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1046, located with El Sobrante Agricultural Preserve No. 3, and shall have adopted a resolution disestablishing said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) RECOMMND

incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage,

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenents, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.SURVEY. 2 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on El Sobrante Road and McAllister Street and so noted on the final map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 3 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 4 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

(1) Landscaping along El Sobrante Road and McAllister Street.

(2) Streetlights.

(3) Graffiti abatement of walls and other permanent structures.

(4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 6 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 7 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within El Sobrante Road and McAllister Street.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - LANDSCAPING (cont.) RECOMMND

maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 8 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 9 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://rctlma.org/trans/General-Information/Pamphlets-Brochures

50.TRANS. 10 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 11 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - DEDICATIONS RECOMMND

Street "L" (reserved lot) between street "H" and street "M" is designated privately maintained LOCAL ROAD and said road shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (along one side) within the 56' full-width easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5'concrete sidewalk (one side only) shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "P" and street "Y" (reserved lot) from street "U" to the southerly property line of Lot No. 133 are designated privately maintained LOCAL ROAD and said roads shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (along one side only) within the 56' full-width easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5'concrete sidewalk (one side only) shall be constructed adjacent to the right-of-way line within the 10' parkway.

All other interior streets (reserved lots) are designated LOCAL ROAD and said roads shall be improved with 36' full-width AC pavement, 6" concrete curb & gutter and 5' sidewalk within the 56' full-width easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5'sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "A" (reserved lot) is designated privately maintained ENTRY ROAD and said road shall be improved with 54' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 88' full-width easement in accordance with modified County Standard No. 103, Section

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - DEDICATIONS (cont.) RECOMMND

"A" Ordinance 461.(54'/88'). Modified for increased AC improvement from 44' to 54' and increased right-of-way from 74' to 88'. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5'sidewalk shall be constructed 6' from the right-of-way line within the 17' parkway.

Street "A" (reserved lot) along project boundary is designated privately maintained COLLECTOR ROAD and said road shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 78' full-width easement in accordance with modified County Standard No. 103, Section "A", Ordinance 461. (44'/78') Modified for increased right-of-way from 74' to 88', and location of sidewalk. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5'sidewalk shall be constructed 6' from the right-of-way line within the 17' parkway.

50.TRANS. 13 MAP - PART-WIDTH RECOMMND

El Sobrante Road (Public) along project boundary is a paved County maintained road designated ARTERIAL HIGHWAY and said road shall be improved with 59' part-width AC pavement, (43'on the project side and 16' on opposite side of the centerline), 8" concrete curb and gutter (project side), and sidewalk (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 104' part-width dedicated right-of-way (64' on the project side and 40' on the other side of the centerline) in accordance with County Standard No. 92, Ordinance 461.

NOTE: 1. A raised curbed landscaped median shall be constructed at the center line. The project proponent may pay cash-in-lieu for the raised landscaped median.

2. A 10' sidewalk shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - PART-WIDTH (cont.) RECOMMND

*** NOTE: THIS CONDITION WAS MODIFIED BY THE PLANNING COMMISSION ON 03/03/2016 for 10' non-meandering sidewalk on El Sobrante Road ***

McAllister Street (Public) along project boundary is a paved County maintained road designated COLLECTOR ROAD and said road shall be improved with 34' part-width AC pavement, (22'on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter (project side), and sidewalk (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by Caltrans within the 70' part-width dedicated right-of-way (37' on the project side and 33' on the other side of the centerline) in accordance with County Standard No. 103, Ordinance 461.

NOTE: 1. A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway.

50.TRANS. 14 MAP - WQMP REQMT ON FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 15 MAP - SUBMIT WQMP AND PLANS RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - SUBMIT WQMP AND PLANS (cont.) RECOMMND

As indicated in the approval Preliminary WQMP approval letter, dated 12/15/2015 from CValdo Corporation, the following comments must be addressed in the Final WQMP.

1.The outlet structures for the three proposed water quality basins must be designed per "STD WQ501 or similar approved design" instead of using a STD CB110 drop inlet (as currently called out in the Preliminary WQMP exhibits). Also note that all construction details for constructing said outlet structures must be provided in the final storm drain/grading plans.

2.The dewatering analysis for Basin "A" included in Appendix 6 of the PWQMP (using the WQMP spreadsheets) does not match the "orifice pattern" proposed in the Preliminary WQMP exhibit and should not be included in the Final WQMP document. Please add language in the Final WQMP describing how the flood routing output file (presented in Appendix 7 "Hydromodification") was used to verify that the 100% of the VBMP for Basin "A" would dewater in no more than 72-hours and that 50% of Vbmp would drain in no less than 24 hours. This same approach may be used for Basins "B" and "C" to demonstrate that the 100% of the Vbmp will dewater in less than 72 hours.

50.TRANS. 16 MAP - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

50.TRANS. 17 MAP - LC LNDSCP COMMON AREA MA RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMND

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - ECP CLEARANCE RECOMMND

DEH-ECP has reviewed the "Phase I Environmental Site Assessment and Limited Phase II Subsurface Investigation" prepared by Environ dated September 2013. Based on the information provided in the report and historic

60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 1 GRADE - ECP CLEARANCE (cont.) RECOMMND

agricultural activity associated with the property additional soil sampling and analysis is required to evaluate for the presence of pesticides. The limited soil sampling conducted at the Site reported elevated levels of pesticides above the screening levels. Additionally, several of the reporting limits used by the laboratory were also above screening levels. The additional soil sampling and analysis shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). If a human health risk assessment is performed it shall be evaluated by the Office of Environmental Health Hazard Assessment (OEHHA) before it is accepted by DEH-ECP. Cost for the evaluation shall be paid by the project proponent. For further information, please contact DEH-ECP at (951) 955-8980.

EPD DEPARTMENT

60.EPD. 2 - CONS ENTITY DEDICATION RECOMMND

The areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area" (Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting, shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60.EPD. 3 - PERM FENCING PLAN RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area" (Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - PERM FENCING PLAN (cont.) RECOMMND

minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 4 - 30 DAY BUOW SURVEY RECOMMND

Pursuant to Objectives 5 & 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required and the County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.
If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 5 - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 - NESTING BIRD SURVEY (cont.) RECOMMND

through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 6 - HMMP RECOMMND

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document titled "Determination of Biologically Equivalent or Superior Preservation" prepared by PCR Services Corporation and dated November 2015. There will be impacts to 1.16 acres of MSHCP Riparian/Riverine Areas. On-site mitigation proposed for the drainage impacts will be at a minimum 2:1 mitigation-to-impact ratio and includes 2.58 acres of mitigation, 1.50 acres within and adjacent to Drainage A and 1.08 acres adjacent to Drainage B. The mitigation will consist of enhancement and creation. The biologist shall provide a Habitat Mitigation and Monitoring Plan (HMMP) to the Planning

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6 - HMMP (cont.) RECOMMND

Department/Environmental Programs Division (EPD) for review and approval. The HMMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 7 - BIOLOGICAL MONITORING RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities, fence installation, and to survey the site for nesting birds. A work plan shall be submitted to the EPD from the qualified biological monitor to review and approve, that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The work plan should also include
1 A survey to determine the presence of potential nesting least Bell's vireo on-site shall be conducted by a qualified biologist three (3) days before any grading or ground disturbance activity commences in the vicinity of Drainage B during the breeding season, and all results forwarded to the USFWS and CDFW.

2 The qualified biologist shall identify a 300-foot avoidance buffer from the habitat in Drainage B for construction occurring during the breeding season. If work is required within 300 feet during the breeding season, the biologist shall monitor all work to ensure no impacts occur to the least Bell's vireo. Written documentation shall be prepared and submitted to CDFW and/or USFWS on completion of construction during the breeding season to outline any monitoring activities.

3 Construction limits in and around least Bell's vireo habitat associated with Drainage B shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the habitat and/or the 300-foot avoidance buffer during the breeding season.

4 Prior to grading and construction a training program

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 - BIOLOGICAL MONITORING (cont.) RECOMMND

shall be developed and implemented by the qualified biologist to inform all workers on the project about the listed species, its habitat, and the importance of complying with avoidance and minimization measures.

5 All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours determined by the County.

6 During any excavation and grading within or immediately adjacent to the 300-foot avoidance buffer for Drainage B, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment so that emitted noise is directed away from the least Bell's vireo habitat within Drainage B.

7 The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and Drainage B during all project construction occurring during the breeding season.

8 If the monitoring biologist determines that noise from the construction activities may be affecting the normal expected breeding behavior of the birds, the construction supervisor shall be informed and work within no less than 300 feet of construction areas shall be ceased until appropriate measures are implemented. This may include monitoring by a qualified acoustician to verify noise levels are below 60 dBA within the least Bell's vireo habitat. If the 60 dBA requirement is exceeded the acoustician shall make operational changes, utilize technology to reduce construction noise such as mufflers and/or install a barrier to alleviate noise levels during the breeding season. Installation of noise barriers and any other corrective actions taken to mitigate noise during the construction period shall be communicated to the USFWS and CDFW.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 - BIOLOGICAL MONITORING (cont.) (cont.) RECOMMND

9 If after all corrective actions are implemented the monitoring biologists determine that the normal expected breeding behavior of the birds is being affected, work within no less than
300 feet shall be ceased and the USFWS and CDFW shall be contacted to discuss the appropriate course of action.

10 An awareness program shall be implemented to educate residents about the conservation values associated with the Drainage B open space.

The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

a) fuel modification to reduce fire loading
b) appropriate fire breaks according to fuel load, slope and terrain.
c) non flammable walls along common boundaries between rear yards and open space.
d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONBILE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the map is built in phases, then each phase shall be protected from the 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (WQMP).

The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract Map 36730 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPROVED REGI RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 5 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS (cont.) RECOMMND

combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 13 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 15 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 MAP - SKR FEE CONDITION (cont.) RECOMMND

iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 103.62 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 18 MAP - AG PRES CANCEL (2) RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1046, located within El Sobrante Agricultural Preserve No. 3, and shall have adopted a resolution disestablishing said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - SLOPE STBILTY RPRT RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1127 and Change of Zone No. 7844 have been approvd and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the ounty Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 23 MAP - CULTURAL RESOURCE PROF. RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.
The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.
The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - CULTURAL RESOURCE PROF. (cont.) RECOMMND

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.
The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 24 MAP - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga and/or Soboba Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.
Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - NATIVE AMERICAN MONITOR (cont.) RECOMMND

developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 25 MAP - SCAQMD 403 NOTES RECOMMND

The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving activities, grading, and equipment travel on unpaved roads.

Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

-During grading activity, all construction equipment (>150 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. The construction contractor shall keep a log of all construction equipment greater than 150 horsepower demonstrating compliance with this requirement, and the log shall be made available for inspection by Riverside County upon request.

-During construction activity, total horsepower-hours per day for all equipment shall not exceed 24,464 horsepower-hours per day. The construction contractor shall keep a log of all gas-powered equipment used during each day of construction, the number of hours each piece of

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - SCAQMD 403 NOTES (cont.) RECOMMND

equipment was used, and the total horsepower of all construction equipment used. These logs shall be made available for inspection by Riverside County upon request.

-During grading and ground-disturbing construction activities, the construction contractor shall ensure that all unpaved roads, active soil stockpiles, and areas undergoing active ground disturbance within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas by water truck, sprinkler system or other comparable means, shall occur in the mid-morning, afternoon, and after work has been completed for the day.

-Temporary signs shall be installed on the construction site along all unpaved roads and/or unpaved haul routes indicating a maximum speed limit of 15 miles per hour (MPH). The signs shall be installed before construction activities commence and remain in place during the duration of vehicle activities on all unpaved roads unpaved haul routes.

This condition implements mitigation measure AQ-2

60.PLANNING. 26 MAP - IMPORT HAUL TRIPS RECOMMND

Prior to issuance of grading permits, the Project Applicant shall identify a location for the importation of soil material. The County shall verify that a note is included on the grading plans indicating that two-way haul trips associated with any soil import activity shall be limited to the following:

-If the haul site location is one mile or less from the Project site, then daily haul trips shall be limited to 923 two-way trips.

-If the haul site location is three miles or less from the Project site, then daily haul trips shall be limited to 513 two-way trips.

-If the haul site location is five miles or less from the Project site, then daily haul trips shall be limited to 350 two-way trips.

-If the haul site location is ten miles or less from the

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - IMPORT HAUL TRIPS (cont.) RECOMMND

Project site, then daily haul trips shall be limited to 204 two-way trips.

-If the haul site location is 15 miles or less from the Project site, then daily haul trips shall be limited to 138 two-way trips.

-If the haul site location is 20 miles or less from the Project site, then daily haul trips shall be limited to 102 two-way trips.

These notes also shall be specified in bid documents issued to prospective construction contractors. The construction contractor shall keep daily logs of all soil import-related haul trips to and from the Project site, and shall make these logs available to County staff for inspection upon request.

This condition implements mitigation measure AQ-3

60.PLANNING. 27 MAP - CONSTRUCTION HOURS RECOMMND

Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that whenever a construction site is located within one-quarter (1/4) mile of an occupied residence or residences construction activities shall be limited between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

This condition implements mitigation measure N-1

60.PLANNING. 28 MAP - NOISE ABATEMENT PLAN RECOMMND

A Noise Abatement Plan shall be prepared and submitted to the County for review and approval prior to issuance of grading permits. The plan shall depict the location of construction equipment and how the noise from this equipment will be reduced during construction of the Project through the use of such methods as:

-During all Project site construction, the construction contractors shall equip all construction equipment, fixed

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - NOISE ABATEMENT PLAN (cont.) RECOMMND

or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.

-The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the Project site (i.e., to the east) during all Project construction.

-In order to reduce nighttime noise level contributions, it is recommended that outgoing flatbed trailer loading occur during the daytime or evening hours before Project site delivery, and that the loaded trailer be parked near the driveway to the site. This will reduce the duration of equipment pick-up activity noise and increase the distance between the nearest noise receivers.

-The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).

-No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties.

This condition implements mitigation measure N-1

60.PLANNING. 29 MAP - BLASTING NOISE PLAN RECOMMND

Prior to issuance of grading permits that include hard rock areas, a Blasting Noise and Vibration Monitoring and Abatement Plan shall be prepared and submitted to the County. The Blasting Noise and Vibration Monitoring and Abatement Plan shall include the following requirements:

-Pre-blasting inspections shall be offered to homes within 200 feet of the hard rock areas.

-Existing damage of each structure shall be documented.

-Post-blasting inspections shall be offered to assess new

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 MAP - BLASTING NOISE PLAN (cont.) RECOMMND

or additional damage to each residential structure once blasting activities have ceased.

-Traditional rock blasting methods shall not occur within 200 feet from any residential home. In these areas rock breaking must be performed with nonexplosive methods.

-Blasting mats shall be used whenever feasible to further reduce the noise from blasting activities.

-Nearby residential homes shall be notified via postings on the construction site 24 hours before the occurrence of major construction related noise and vibration impacts (such as grading and rock blasting) which may affect them.

-The County may impose conditions and procedures on the blasting operations as necessary. The construction contractor shall comply with these measures for the duration of the blasting permit. The County may inspect the blast site and materials at any reasonable time (pursuant to County of Riverside Ordinance No. 787).

This condition implements mitigaiton measure N-1

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements

60.TRANS. 3 MAP - SUBMIT FINAL WQMP RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

70. PRIOR TO GRADING FINAL INSPECT

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION (cont.) RECOMMND

Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 3 MAP - CURATION OF COLLECTIONS RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.
a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.
b. A curation agreement with an appropriate qualified

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP - CURATION OF COLLECTIONS (cont.) RECOMMND

repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.
c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.
Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* - WASTE MNGEMNT PLAN RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:
1.Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.
2.Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).
3.Identify diversion facilities where the construction and waste material will be taken.
4.Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5.Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE* - WASTE MNGEMNT PLAN (cont.) RECOMMND

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

EPD DEPARTMENT

80.EPD. 1 MAP - PERM FENCE INSTALLATION RECOMMND

Prior to the issuance of a building permit, all biologically sensitive areas will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 2 MAP - MSHCP UWIG RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage
Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2 MAP - MSHCP UWIG (cont.) RECOMMND

detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.
*Toxics
Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.
*Lighting
Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.
*Noise
Proposed noise generating land uses affecting the on-site mitigation areas or MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the on-site mitigation areas or MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.
*Invasives
When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2 MAP - MSHCP UWIG (cont.) (cont.) RECOMMND

*Barriers
Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.
*Grading/Land Development and/or Fuel Modification Activities
Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

80.FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residental Code, Califorina Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans,BMP improvement plans and any other necessary documentation

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36730 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved DESIGN GUIDELINES.

80.PLANNING. 5 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 8 MAP - TRASH ENCLOSURES RECOMMND

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department),

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorprorated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be clearecd individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX RECOMMND

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.

2. Show front, side and rear yard setbacks.

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 17 MAP - FINAL SITE PLAN RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines and project specific DESIGN GUIDELINES.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) RECOMMND

within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPENT plot plan conditon of approval shall be cleared individually.

80.PLANNING. 18 MAP - Walls/Fencing Plans RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) RECOMMND

provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 19 MAP - ENERGY DEMAND CALCS RECOMMND

Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the County Planning Department demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the Project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - ENERGY DEMAND CALCS (cont.) RECOMMND

that would reduce energy consumption and promote energy conservation would also be acceptable):

-Increase in insulation such that heat transfer and thermal bridging is minimized.

-Limit air leakage through the structure and/or within the heating and cooling distribution system.

-Use of energy-efficient space heating and cooling equipment.

-Installation of dual-paned or other energy efficient windows.

-Use of interior and exterior energy efficient lighting that exceeds the incumbent California Title 24 Energy Efficiency performance standards.

-Installation of automatic devices to turn off lights where they are not needed.

-Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings.

-Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors.

-Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems.

-Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

This condition implements mitigation measure AQ-1 and GG-1.

80.PLANNING. 20 MAP - CONSTRUCTION HOURS RECOMMND

Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that whenever a construction site is located within one-quarter (1/4) mile of an occupied residence or

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - CONSTRUCTION HOURS (cont.) RECOMMND

residences construction activities shall be limited between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

This condition implements mitigaiton measure N-1

80.PLANNING. 21 MAP - INTERIOR NOISE MIT RECOMMND

To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots facing El Sobrante Road and McAllister Street will require a Noise Level Reduction (NLR) of up to 27.1 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent Project Design Features:

Windows:
-All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.

-Lots 84 to 93 adjacent to El Sobrante Road will require upgraded second floor windows with a minimum STC rating of 31.

Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

Attic: Attic vents should be oriented away from El Sobrante Road and McAllister Street. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - INTERIOR NOISE MIT (cont.) RECOMMND

when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

With the interior Project Design Features provided in this study, the proposed Lake Ranch (Tract No. 36730) is expected to meet the County of Riverside 45 dBA CNEL interior noise level standards for residential development. A final noise study shall be prepared prior to obtaining building permits for the Project. This report would finalize the Project Design Features proposed in this study using the precise grading plans and actual building design specifications, and may include additional abatement, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level standard.

This condition implements mitigation measure N-3

80.PLANNING. 22 MAP - DAM INUNDATION DISCLOSUR RECOMMND

Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that all home deeds include a disclosure about the Project site's location within a dam inundation hazard area. Additionally, as part of future home sale documentation, the Project Applicant shall provide each new homeowner a copy of the Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)." Additionally, each new homeowner shall be provided with informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Mathews Dam.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Landscaping along El Sobrante and McAllister Street.

(2) Streetlights.

(3) Graffiti abatement of walls and other permanent structures.

(4) Street sweeping.

80.TRANS. 2 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

80.TRANS. 3 MAP-TS/CITY FAIR SHARE (MTR-2) RECOMMND

Prior to the issuance of any building permits, the applicant shall approach the City of Riverside to pay standard traffic impacts fees for intersections within the City limits which are impacted by the project. The project proponent shall pay the standard traffic impacts fees in accordance with the fee schedule in effect at the time of building permit issuance. Receipt(s) and a letter for fees paid shall be provided to the County in order to pull building permit(s).

80.TRANS. 4 MAP - TS/FAIR SHARE RECOMMND

The traffic study for the project recommends a traffic signal for the intersection of McAllister Street (NS) at El Sobrante Road (EW). Since this intersection is not a covered facility in the County's DIF program, the project

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 MAP - TS/FAIR SHARE (cont.) RECOMMND

proponent shall pay its fair share towards the cost of a future traffic signal at the location. The traffic study calculated the project's percentage of new traffic to be 9.3%.

80.TRANS. 5 MAP - TS/GEOMETRICS RECOMMND

The intersection of McAllister Street (NS) at Driveway 1 (EW) shall be improved to provide the following geometrics:

Northbound: One shared through/right-turn lane
Southbound: one left-turn lane, one through lane
Eastbound: N/A
Westbound: one shared left-turn/through lane - stop controlled

The intersection of Driveway 2 (NS) at El Sobrante Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left-turn /through lane - stop controlled
Eastbound: one through lane and one shared through/right-turn lane
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 6 MAP - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 MAP - IMPLEMENT WQMP (cont.) RECOMMND

owners/occupants.

80.TRANS. 7 MAP - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80.TRANS. 8 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
2) Weather-based controllers and necessary components to eliminate water waste;
3) A copy of the "stamped" approved grading plans; and,
4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;
2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
3) Shading plans for projects that include parking lots/areas;
4) The use of canopy trees (24" box or greater) within the parking areas;
5) Landscaping plans for slopes exceeding 3 feet in height;
6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

special district such as LMD/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 9 MAP - LC LANDSCAPE SECURITY RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is $2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 10 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 MAP - LC LNDSCPNG PROJ SPECIFI (cont.) RECOMMND

1. El Sobrante Road and McAllister Street shall be maintained by a Landscape Maintenance District (LMD/CFD).
2. Water Quality and Detention Basins shall be landscaped sufficiently to provide filtration as required by WQMP.
3. Project shall not exceed 0.50ETO in County rights-of-way (ROW).
4. Project shall use County Standard Irrigation and Planting details.
5. Plans shall comply with Lake Matthews / Woodcrest Area Plan and El Sobrante Policy Area, including designated scenic highway for El Sobrante Road. Project shall provide riding and hiking trails along El Sobrante Road and McAllister Street to tie in to the County system of regional trails.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - BMP GPS COORDINATES (cont.) RECOMMND

coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the new storm drain and regional detention basin are deemed substantially complete.

90.FLOOD RI. 4 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 135 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 135 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative block wall on lots adjacent to McCallister Streets and El Sobrante Road. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3 MAP - QUIMBY FEES (2) RECOMMND

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from this Quimby Fee authorized organization. If no such organization or authority is in effect at building permit final inspection, this condition shall not apply.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

Fencing and walls shall be provided throughout the subdivision in accordance with the approved final site development plans.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 103.62 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 42710.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF (MTR-1) RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - WRCOG TUMF (MTR-1) (cont.) RECOMMND

the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.) RECOMMND

these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 5 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - LANDSCAPING (cont.) RECOMMND

Landscaping shall be improved within El Sobrante Road and McAllister Street.

90.TRANS. 6 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 7 MAP - BMP EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 8 MAP - BMP MAINT AND INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 9 MAP - LC LNDSCP INSPECT DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 10 MAP - LNDSCP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS._____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS._____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

90.TRANS. 12 MAP - EL SOBRANTE ROAD CONTRIB RECOMMND

Prior to the occupancy permit issuance, the project proponent shall deposit a contribution of $500 per dwelling unit with the Transportation Department for road improvements on El Sobrante Road or as approved by the Director of Transportation.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION RECOMMND

Prior to the issuance of the 135 building permit, the applicant shall begin construction of the trail as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 135 building permit, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

TRACT MAP Tract #: TR36730 Parcel: 270-160-001

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 3 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 135 building permit, the applicant shall complete construction of the trail(s) as shown on the exhibit/trail plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and CF/CDG Lake Ranch Venture, LLC, a Delaware Limited Liability Company registered in the State of California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010 and 285-020-006 ("PROPERTY"); and,

WHEREAS, on October 28, 2013, PROPERTY OWNER filed an application for General Plan Amendment No. 1127, Change of Zone No. 7844, Tract Map No. 36730 and Agricultural Preserve No. 1046 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars ($20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
CF/CDG Lake Ranch Venture, LLC
23 Corporate Plaza Drive, Suite 246
Newport Beach, CA 92649

7. ***Default and Termination***. This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
b. Rescind any PROJECT approvals previously granted;
c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT***. Nothing is this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns***. The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver***. No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability***. If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification***. The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution***. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. ***Effective Date***. The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 4-13-16

FORM APPROVED COUNTY COUNSEL
BY: MELISSA R. CUSHMAN 4/7/16 DATE

PROPERTY OWNER:
CF/CDG Lake Ranch Venture, LLC, a Delaware Limited Liability Company registered in the State of California

By: CDG Lake Ranch Investment, LLC, a Delaware Limited Liability Company
Its Manager

By: PLC Investments, Inc., a Delaware Corporation
Its Manager

By: Chris Gibbs
Christopher Gibbs
Vice President

Dated: 4/1/16

By: Daniel O'Bannon
Daniel L. O'Bannon
Chief Financial Officer

Dated: 4/1/16

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On April 1, 2016 before me, Sylvia Sowah, Notary Public
(insert name and title of the officer)

personally appeared Christopher Gibbs and Daniel O'Bannon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SYLVIA SOWAH
Commission # 2122091
Notary Public - California
Orange County
My Comm. Expires Aug 3, 2019

Signature _____ (Seal)

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 23, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Surveyor – B. Robinson
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
P.D. Archaeology Section-H. Thompson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
Riverside Unified School Dist.
City of Riverside
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Regional Water Quality Ctr. Brd.
Air Quality Mgmt. District – South Coast
Soboba
Pechanga

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730 – EA42710 – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre). The **Change of Zone** proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The **Tentative Tract Map is** a Schedule A subdivision of 103.62 acres into 271 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., four water quality detention basins, one park site, one sewage lift station, and 23 open space lots. - APNs: 270-050-026, 270-060-001, 010, 270-170-009, 010, 011, 270-180-010, and 285-020-006

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 14, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham,** Project Planner, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 8, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson
1st District Supervisor
1st District Planning Commissioner

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730, AMENDED NO. 1 – EA42710 – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre). The **Change of Zone** proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The **Tentative Tract Map is** a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots. - APNs: 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on January 29, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Trans, Env. Health, Flood Control, Fire, Building & Safety – Grading & Plan Check, EPD, Geology, Archaeo, Landscape, Parks

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham,** Project Planner, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 10, 2015

TO

Riv. Co. Flood Control District

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730, AMENDED NO. 1 – EA42710 – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre). The **Change of Zone** proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The **Tentative Tract Map is** a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots. - APNs: 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham, Project Planner**, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 24, 2015

TO

EPD

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730, AMENDED NO. 1 – EA42710 – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre). The **Change of Zone** proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The **Tentative Tract Map is** a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots. - APNs: 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham, Project Planner**, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department
LANDSCAPE SECTION
MEMORANDUM

Date:	September 16, 2015
To:	Mark Hughes, Transportation Department Damaris Abraham, Planning Department
Project Number:	**TTM36730**
Project Name:	**Lake Ranch**
Landscape Submittal:	**Landscape Concept Plan – 2nd**
Landscape Plan Consultant:	Denise Armijo (VDLA Landscape Architects) 951-955-0924 or 619-294-8484
Recommendation:	**APPROVE WITH CONDITIONS**

In consideration of Forma's written response dated 8/31/15 to conceptual comments for landscape, we recommend Approval with Standard Conditions, including the items below.

1. Plans shall comply with Lake Matthews / Woodcrest Area Plan and El Sobrante Policy Area, including designated scenic highway for El Sobrante Road.
2. Project will provide riding and hiking trails along El Sobrante Road and McAllister Street to tie in to the County system of regional trails.
3. The plant palette shall provide appropriate use categories such as 'street trees', 'screening plants', 'focal plants', etc.
4. Water Quality and Detention Basins shall be landscaped sufficiently to provide filtration as required by SWPP.
5. El Sobrante Road and McAllister Street shall be maintained by a Landscape Maintenance District.

END MEMO

4080 Lemon Street, 8th Floor · Riverside, CA 92501 · (951) 955-6740
P.O. Box 1090 · Riverside, CA 92502-1090 · FAX (951) 955-3198

COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: February 10, 2015

To: Damaris Abraham
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: Steven Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
Office (951) 955-8980
Fax: (951) 955-8988

THE AMERICAN BOARD OF INDUSTRIAL HYGIENE INCORPORATED
CERTIFICATION NUMBER 7479 CP EXPIRES 6-1-2018
PENNSYLVANIA 1969
STEVEN D. HINDE, CIH

Written by: Heidi Barrios, MBA, REHS
Environmental Health Specialist III, Industrial Hygienist

Project Reviewed: Tract No. 36730 Lake Ranch, 272 lot, single family residential development

Reference Number: **SR# 31728**

Applicant: Bill Holman
Christopher Development Group
23 Corporate Plaza, Suite 246
Newport Beach, CA 92660

Noise Consultant: Urban Crossroads, Inc.
41 Corporate Park, Suite 300
Irvine, CA 92606

Information Provided: Lake Ranch Tract 36730, Noise Study 09043-11, dated December 9, 2014

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.

2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).

3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Office Locations • Blythe • Corona • Hemet • Indio • Murrieta • Palm Springs • Riverside •

Phone: 951-955-8980
www.rivcoeh.org

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 28,700 assumed for El Sobrante Road (the County General Plan classifies El Sobrante Road as a 4 Lane Arterial Highway). ADT design capacity of 10,400 assumed for McAllister Street (the County General Plan classifies McAllister Street as a 2 Lane Collector Street) quoted from the Lake Mathews / Woodcrest Area Plan, Vol. 1 - Figure 7, dated August 2003".

2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Arterial Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

For Collector Street

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.42	73.6	13.6	10.22
Med. Truck	1.84	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

2. Traffic Speed of 40 MPH.

3. The distance from the centerline of El Sobrante Road, and McAllister Street to the nearest building face is estimated to be 124, and 66 feet respectively.

4. Modeling for El Sobrante Road, and Mc Allister Street were done using a "hard site" assumption for exterior.

5. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.

6. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.

7. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Office Locations • Blythe • Corona • Hemet • Indio • Murrieta • Palm Springs • Riverside •

Phone: 951-955-8980
www.rivcoeh.org

Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. **Six foot high (noise barriers):**
    - masonry block walls or combination berm and block wall shall be constructed for lots adjacent to McAllister Street, El Sobrante Road, "A" Street and those facing the ephemeral stream (lots: 1 – 36, 81 – 93, and 180 – 197).
2. **Windows:**
    - All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating 27.
    - Lots 84 to 93 adjacent to El Sobrante Road will require upgraded second floor windows with a minimum STC rating of 31.
3. **Doors:**
    - All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.
4. **Roof:**
    - Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
5. **Attic:**
    - Attic vents should be oriented away from El Sobrante Road and McAllister Street. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.
6. **Ventilation:**
    - Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.
7. **Furnishings:**

- All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

Construction Noise and Vibration Mitigation Measures:

General Construction Noise

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.

3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable (i.e., to the north and east) from existing residential dwellings to the site.

4. The construction shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m... during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).

5. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

Blasting Noise and Vibration

1. Pre-blasting inspections shall be offered to homes within 200 feet of the hard rock areas. Existing damage of each structure shall be documented prior to blasting. Post-blasting inspections shall be offered to assess new or additonal damage to each residential structure once blasting activities have ceased.
2. Traditional rock blasting methods shall not occur within 200 feet from any residential home. In these areas rock breaking must be performed with non-explosive methods.
3. Blasting mats shall be used whenever feasible to further reduce the noise from blasting activities.
4. Nearby residential homes shall be notified via postings on the construction site 24 hours before the occurrence of major construction related noise and vibration impacts (such as grading and rock blasting) which may affect them.

EXHIBIT ES-B: SUMMARY OF RECOMMENDATIONS



LEGEND:

- 6' Planned Noise Barrier Height (in feet)
- Planned Noise Barrier Location
- Lots requiring standard windows with a minimum STC rating of 27 and a means of mechanical ventilation (e.g. air conditioning).
- Lots facing El Sobrante Road requiring upgraded second floor windows with a minimum STC rating of 31.

Office Locations • Blythe • Corona • Hemet • Indio • Murrieta • Palm Springs • Riverside •
Phone: 951-955-8980
www.rivcoeh.org

Community Development
Department
Planning Division

City of Arts & Innovation

August 14, 2014

Damaris Abraham
Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Subject: General Plan Amendment 1127, Change of Zone No. 7488 & Tentative Tract Map No. 36730

Dear Ms. Abraham:

Thank you for the opportunity to comment on the above-noted project - a General Plan Amendment, Change of Zone and Tentative Tract Map for Schedule A subdivision of 103.62 acres into 271 residential lots ranging in size from 6,000 to 20,149 square feet, four water quality detention basins, one park site, one sewage lift station and 23 open space lots. The project site is located at the northeast corner of El Sobrante Road and McAllister Street in the City of Riverside's southern sphere of influence and within a potential City annexation area (Annexation Area 108, Lake Hills/Orchards/Victoria Grove). City staff has reviewed the proposed subdivision and offers the following comments:

General Plan Land Use Consistency - The proposed subdivision involves a General Plan Amendment and a Change of Zone of a site that is within the City's sphere of influence and a potential annexation area. The proposed General Plan Amendment to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and proposed Change of Zone from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) will make nearly the entire project site inconsistent with the City's current General Plan 2025 Land Use Designations. For the project site, the City's General Plan 2025 Land Use Designations are as follows:

- C - Commercial for approximately 13.5 acres of the southerly portion of Assessor's Parcel No. 270-180-010. The City's Commercial designation is intended for retail sales, service and office uses with a maximum floor area ratio (FAR) of 0.5.

- LDR – Low Density Residential for Assessor's Parcel No. 270-170-011 (Approximately 1.9 acres). The City's Low Density Residential designation provides for the development of large lot single-family homes at a maximum density of 4.1 dwelling units per acre and 6.0 dwelling units per acre, with a Planned Residential Development (PRD) permit.

Lands in this designation are developed or to be developed with the full range of urban services available in the City.

- A – Agricultural for the remaining project site area (approximately 87.5 acres). The City's Agricultural Land Use Designation is intended for agricultural production with incidental residential uses at density of 0.20 dwelling units per acre – one dwelling unit per five acres.

With regard to General Plan consistency, adoption of the proposed subdivision can individually or cumulatively create impacts that are not mitigated or anticipated by the City's current adopted long range planning documents. CEQA analysis for the project needs to appropriately consider and evaluate land use impacts related to consistency with both the County and City General Plans.

In an effort to achieve consistency between the County and City General Plans, and to jointly plan development in unincorporated areas adjacent to cities, City staff requests that concurrent with review of the County application associated with the proposed subdivision, the applicant file a General Plan Amendment with the City to change the City land use designation for the proposal. Please note that the filing of a General Plan Amendment application with the City does not guarantee or otherwise secure the City's approval of a General Plan Amendment. Please refer to County Action 4.3 of the attached Cities/County Memorandum of Understanding which provides that the "County desires to jointly plan with Cities for development of 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."

In addition to evaluating General Plan land use consistency, the CEQA analysis needs to appropriately evaluate and mitigate impacts to agricultural resources. Nearly the entire project site is identified by the County and the City's Open Space and Conservation Element as either Farmland of Statewide Importance or Farmland of Local Importance. Further, the site is identified as an Agricultural Preserve (El Sobrante Ag. 3 Agricultural Preserve).

Public Works Department Traffic Division Comments - The residential land use has the potential to generate approximately 2600 vehicle trips/day, 200 vehicle trips/hour during the AM Peak Hour and 271 vehicle trips/hour during the PM Peak Hour per the ITE Trip Generation Manual land use 210.

The majority of these trips are anticipated to make use of La Sierra Avenue as access to retail, mass transit, and State Route 91. As such, a traffic impact analysis following Riverside County Guidelines would likely extend to the City of Riverside intersection of La Sierra Avenue & Indiana Avenue. The City requests that analysis of TTM 36730 include the intersections of La Sierra Avenue/Indiana Avenue, La Sierra Avenue/Arizona Avenue, and La Sierra Avenue/Victoria Avenue. The analysis should present potential mitigations resulting from added trips within the City of Riverside.

The City of Riverside Traffic Division requests the opportunity to review the traffic impact analysis associated with this development during scoping and prior to approval.

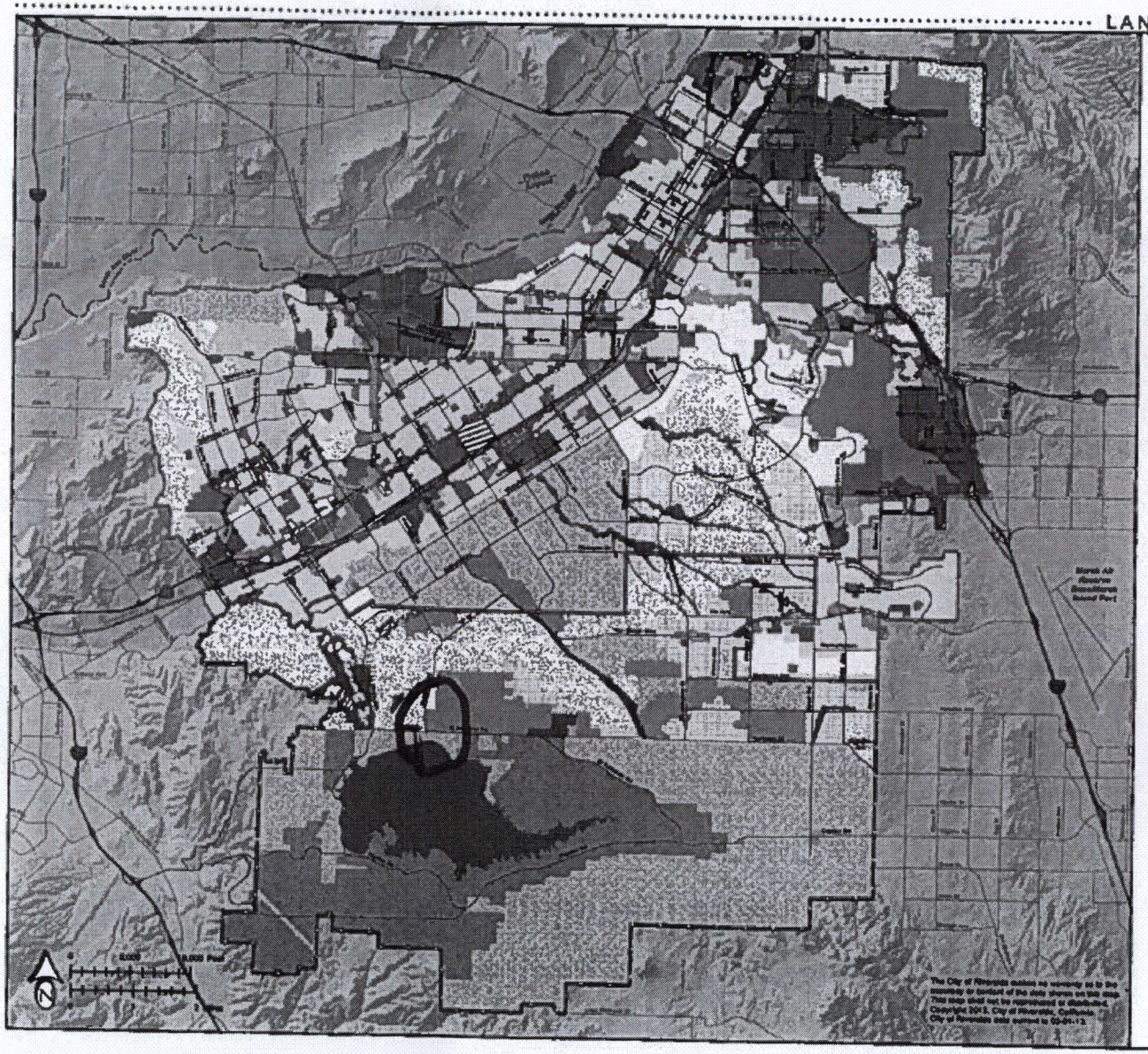
We look forward to continue working with you. Please send us copies of all revised plans, staff reports, and environmental reviews as it pertains to this project. Should you have any questions regarding this letter, please contact Doug Darnell, Senior Planner, at (951) 826-5219 or by e-mail at ddarnell@riversideca.gov.

Sincerely,

Jay Eastman, AICP
Principal Planner

Enclosures: City of Riverside General Plan 2025 Land Use Designations
March 12, 2003 Cities/County Memorandum of Understanding

c: Rusty Bailey, Mayor
Riverside City Council Members
Scott Barber, City Manager
Deanna Lorson, Assistant City Manager
Al Zelinka, Community Development Director
Emilio Ramirez, Deputy Community Development Director
Tom Boyd, Public Works Director
Kevin Jeffries, Supervisor District 1, 4080 Lemon Street, 5th Floor, Riverside CA, 92501
Juan C. Perez, Interim Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
CF/CDG Lake Ranch Venture, LLC 23 Corporate Plaza Drive, Suite 246 Newport Beach, CA 92660
Albert Webb Associates, 3788 McCray Street, Riverside, CA 92506



LEGEND

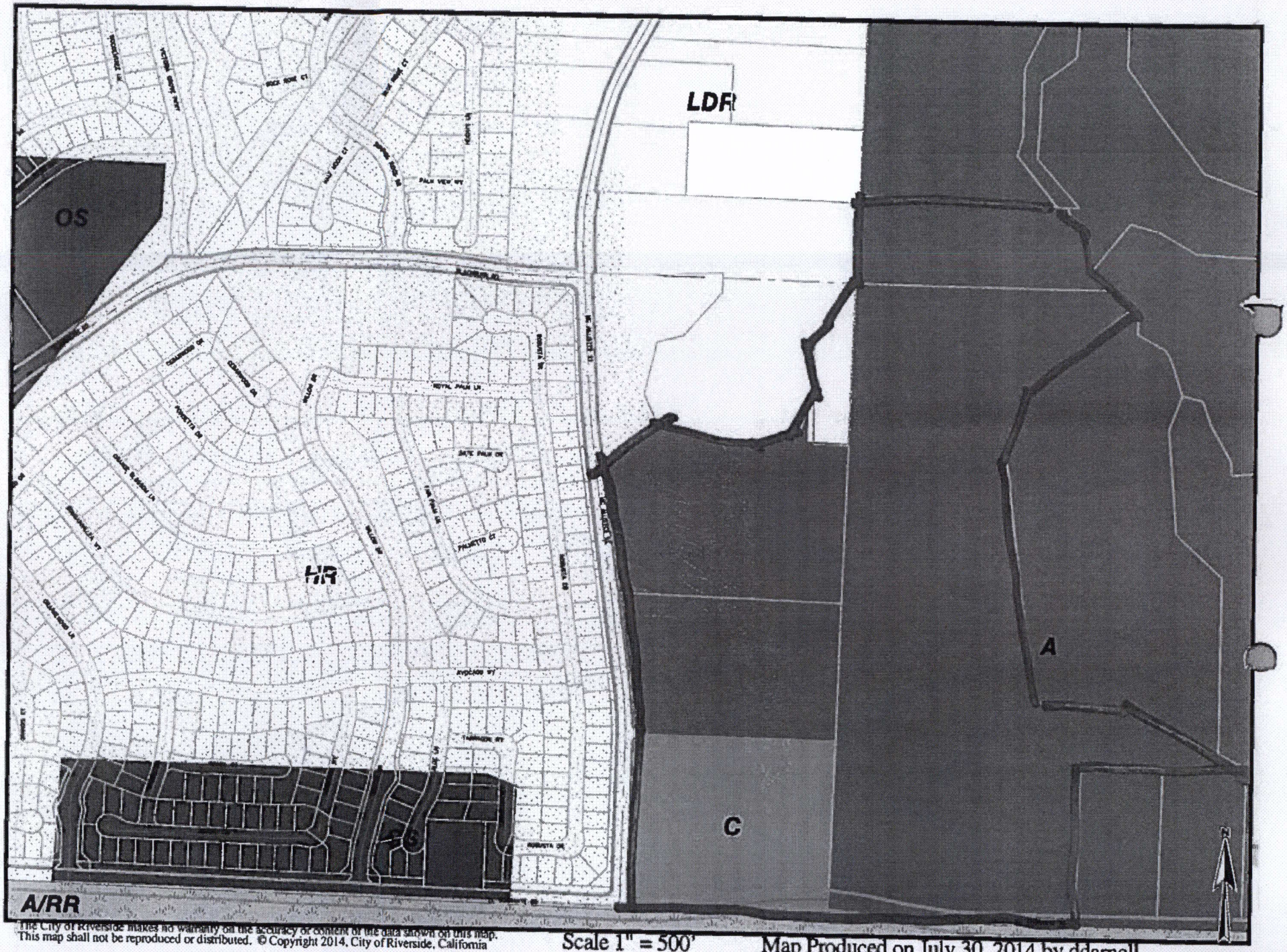
- RIVERSIDE CITY BOUNDARIES
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE
- POTENTIAL SPECIFIC PLAN

GENERAL PLAN 2025
LAND USE ELEMENT

- A - AGRICULTURAL
- A/RR - AGRICULTURAL/RURAL RESIDENTIAL
- HR - HILLSIDE RESIDENTIAL
- SRR - SEMI RURAL RESIDENTIAL
- VLDR - VERY LOW DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- HDR - HIGH DENSITY RESIDENTIAL
- VHDR - VERY HIGH DENSITY RESIDENTIAL
- C - COMMERCIAL
- CRC - COMMERCIAL REGIONAL CENTER
- DSP - DOWNTOWN SPECIFIC PLAN
- OSP - ORANGECREST SPECIFIC PLAN
- CBUSP - CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN
- O - OFFICE
- B/OP - BUSINESS/OFFICE PARK
- I - INDUSTRIAL
- MU-N - MIXED USE-NEIGHBORHOOD
- MU-V - MIXED USE-VILLAGE
- MU-U - MIXED USE-URBAN
- PF - PUBLIC FACILITIES/INSTITUTIONAL
- PR - PRIVATE RECREATION
- P - PUBLIC PARK
- OS - OPEN SPACE/NATURAL RESOURCES
- RAT - KANGAROO RAT HABITAT

* SEE TABLE LU-3 (LAND USE DESIGNATIONS) IN GENERAL PLAN
SOURCE: CITY OF RIVERSIDE

Figure LU-10
LAND USE POLICY MAP



The City of Riverside makes no warranty on the accuracy or content of the data shown on this map.
This map shall not be reproduced or distributed. © Copyright 2014, City of Riverside, California

Scale 1" = 500'

Map Produced on July 30, 2014 by ddarnell

FINAL VERSION
3/12/02

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 standards[1] 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 libraries[2] 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.

---

[1] 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

[2] The 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

Bob Buster

Chairman, Riverside County
Board of Supervisors
BOB BUSTER

ATTEST:
GERALD A. MALONEY, Clerk
By [signature]
DEPUTY

Cities

Mayor, City of Corona

Mayor, City of Moreno Valley

Mayor, City of Riverside

MAR 1 2 2002 12.2

WARREN D. WILLIAMS
General Manager-Chief Engineer

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

163335

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

August 19, 2014

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Damaris Abraham, Project Planner

Dear Ms. Abraham:

Re: Change of Zone 07844
Area: Lake Mathews

Change of Zone 7844 is a proposal to change the current zoning of Light Agricultural 10-acre minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) on a 103.6-acre site in the Lake Mathews/Woodcrest area. This project is being processed concurrently with Tract Map (TR) 36730.

The District has reviewed this case and has the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

HENRY OLIVO
Engineering Project Manager

c: TR 36730

MMM:blm

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☑ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07844 DATE SUBMITTED: 7/3/2014

APPLICATION INFORMATION

Applicant's Name: Bill Holman Christopher Development Group, Inc E-Mail: bholman@plcland.com

Mailing Address: 23 Corporate Plaza Drive Suite 246
Newport Beach (City) CA (State) 92660 (ZIP) (Street)

Daytime Phone No: (949) 721-9777 Fax No: (949) 729-1214

Engineer/Representative's Name: MDS Consulting E-Mail: sschultz@mdsconsulting.net

Mailing Address: 17320 Redhill Avenue Suite 350
Irvine (City) CA (State) 92614 (ZIP) (Street)

Daytime Phone No: (949) 251-8821 Fax No: (949) 251-0516

Property Owner's Name: CF/CPG Lake Ranch Venture LLC E-Mail: bholman@plcland.com

Mailing Address: 23 Corporate Plaza Drive, Suite 246
Newport Beach (City) CA (State) 92660 (ZIP) (Street)

Daytime Phone No: (949) 721-9777 Fax No: (949) 729-1214

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Bill Holman _____ _____

PRINTED NAME OF APPLICANT *SIGNATURE OF APPLICANT*

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dan O'Gunnor _____ _____

PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)*

_____ _____

PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)*

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010, 285-020-006

Section: 31 & 32 Township: 3 SOUTH Range: 5 WEST

Approximate Gross Acreage: 103.6 ACRES

General location (nearby or cross streets): North of El Sobrante Road, South of _____, East of McAllister Street West of _____.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 745 A6, A7, B7

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change of zoning from A-1-10 to R-4 on 76.75 acres and A-1-10 to R-1 on 26.87 acres

Related cases filed in conjunction with this request:

General Plan Amendment No 1127, TTM No 36730

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☑ TRACT MAP
- ☐ REVISED MAP
- ☐ PARCEL MAP
- ☐ MINOR CHANGE
- ☐ REVERSION TO ACREAGE
- ☐ AMENDMENT TO FINAL MAP
- ☐ VESTING MAP
- ☐ EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36730 DATE SUBMITTED: 7/3/2014

APPLICATION INFORMATION

Applicant's Name: Bill Holman Christopher Development Group, Inc E-Mail: bholman@plcland.com

Mailing Address: 23 Corporate Plaza Drive Suite 246 *Street*
Newport Beach *City* CA *State* 92649 *ZIP*

Daytime Phone No: (949) 721-9777 Fax No: (949) 729-1214

Engineer/Representative's Name: MDS Consulting E-Mail: sschultze@mdsconsulting.net

Mailing Address: 17320 Redhill Avenue, Suite 350 *Street*
Irvine *City* CA *State* 92614 *ZIP*

Daytime Phone No: (949) 251 8821 Fax No: (949) 251-0516

Property Owner's Name: CF/CDG Lake Ranch Venture LLC E-Mail: bholman@plcland.com

Mailing Address: 23 Corporate Plaza Drive, Suite 246 *Street*
Newport Beach *City* CA *State* 92660 *ZIP*

Daytime Phone No: (949) 721-9777 Fax No: (949) 729-1214

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Bill Holman _____ _____

PRINTED NAME OF APPLICANT *SIGNATURE OF APPLICANT*

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dan O'Bannon _____ _____

PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)*

_____ _____

PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)*

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010, 285-020-006

Section: 31 & 32 Township: 3 SOUTH Range: 5 WEST

Approximate Gross Acreage: 103.6 ACRES

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of El Sobrante Road, South of _____, East of McAllister Street, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: 745 A6, A7, B7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivision of approximately 103 acres into 271 numbered lots of varying sizes (minimum 6,050 sq. ft.) plus lettered lots for private streets, landscaping, recreational amenities, etc.

Related cases filed in conjunction with this request:

General Plan Amendment No. 1127, Change of Zone

Is there a previous development application filed on the same site: Yes ☑ No ☐

If yes, provide Case No(s). SR 003216-abandoned (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☑ No ☐

If yes, indicate the type of report(s) and provide a copy: Biology, Cultural Resources, Environmental, & Geotech/Soils

Is water service available at the project site: Yes ☑ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) NA

Is sewer service available at the site? Yes ☑ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) NA

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☑ No ☐

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes ☑ No ☐

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 292,000 CY

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01127 DATE SUBMITTED: 10/28/2013

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Christopher Development Group, Inc. E-Mail: bholman@plcland.com

Mailing Address: 23 Corporate Plaza, Suite 246
Street
Newport Beach, CA 92660
City *State* *ZIP*

Daytime Phone No: (949) 729-1221 Fax No: (949) 729-1214

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: sandy.chandler@webbassociates.com

Mailing Address: 3788 McCray Street
Street
Riverside, CA 92506
City *State* *ZIP*

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: H&R Warne Farms, Inc. E-Mail: n/a

Mailing Address: 13100 El Sobrante Road
Street
Riverside, CA 92503
City *State* *ZIP*

Daytime Phone No: ( ) n/a Fax No: ( ) n/a

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

BILL HOLMAN
PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

H&R WAGNE FARMS INC.
By Robert Graham VP
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 270-180-010

Section: 31 Township: T3S Range: R5W

Approximate Gross Acreage: 23.7 acres

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA 507B

FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 30, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 1127 – Applicant: Christopher Development Group, Inc. – First/First Supervisorial District – Location: Northeasterly corner of El Sobrante Road and McAllister Street – 23.70 Gross Acres – REQUEST: The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation to Community Development: Medium Density Residential (CD: MDR) (0.20 – 0.35 Floor Area Ratio).

RECOMMENDED MOTION:
The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced General Plan Amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

Departmental Concurrence

(Continued on next page)

JCP:da

Juan C Perez
TLMA Director/ Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	$ N/A	$ N/A	$ N/A	$ N/A	Consent ☐ Policy ☑
NET COUNTY COST	$ N/A	$ N/A	$ N/A	$ N/A	

SOURCE OF FUNDS: N/A

Budget Adjustment: N/A

For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY: Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: March 11, 2014
xc: ~~Planning~~, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

☐ Positions Added ☐ Change Order
☐ A-30 ☐ 4/5 Vote

Prev. Agn. Ref.: | **District: 1/1** | **Agenda Number:** 15-1

BACKGROUND:

Summary

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573, which amended Article II of that ordinance.

Impact on Citizens and Businesses

This action will initiate the County's review of the General Plan Amendment application, which will include an evaluation by Planning staff, the appropriate environmental review and consideration by the Planning Commission and Board of Supervisors during public hearings on the project.

SUPPLEMENTAL:

Additional Fiscal Information

There will be no cost to the County for the processing of the application.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. **Planning Commission Staff Report**
B. **Directors Report**

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First/First
Project Planner: Damaris Abraham
Planning Commission: January 15, 2014

General Plan Amendment No. 1127
(Entitlement/Policy Amendment)
Applicant: Christopher Development Group, Inc.
Engineer/Representative: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS

RECOMMENDATIONS:

The Planning Director recommended that the appropriate findings per the General Plan Administration Element can be made and the Planning Commission made the comments below. The Planning Director continues to recommend that the appropriate findings per the General Plan Administration Element can be made. For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Petty: None

Commissioner Charissa Leach: None

Commissioner Ed Sloman: None

Commissioner Bill Sanchez: None

Commissioner Mickey Valdivia: None

Agenda Item No.: 2.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First/First
Project Planner: Damaris Abraham
Planning Commission: January 15, 2014

GENERAL PLAN AMENDMENT NO. 1127
(Entitlement/Policy Amendment)
Applicant: Christopher Development Group, Inc.
Engineer/Representative: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1127 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) Land Use Designation to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).

The proposed Amendment is located in the Lake Mathews/Woodcrest Area Plan; more specifically, the project is located at the northeasterly corner of El Sobrante Road and McAllister Street.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

D.M.

General Plan Amendment No. 1127 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

a. The proposed change does not involve a change in or conflict with:

   (1) The Riverside County Vision;

   (2) Any General Plan Principle; or,

   (3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

   The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

   (1) The Riverside County Vision.

   The Proposed Project would eliminate potential land use conflicts and compatibility issues which would result from development of the site according to the existing General Plan Commercial Retail designation. The Proposed Project would result in a land use designation

that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area. Lands located to the north, east, and west of the project site are designated "Medium Density Residential" and land located to the east are developed with single family homes.

(2) Any General Plan Principle.

The proposed General Plan Amendment meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances within the El Sobrante Policy Area than provided by the current designation. However, at this stage it cannot be determined if the project is, or is not consistent with the requirements of the Policy Area. The applicant will be required to provide a detailed analysis of the project's consistency with the El Sobrante Policy Area.

(3) Any Foundation Component designation in the General Plan.

The proposed designation would be within the same Foundation Component of the General Plan. Thus, the proposed amendment is consistent with the Community Development Foundation.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or,

The Proposed Project would not be detrimental to the purposes of the General Plan and Lake Mathews/Woodcrest Area Plan because the proposed amendment would maintain the rural and suburban style residential atmosphere of the community.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

The appropriate additional finding for the proposed amendment is "required to expand basic employment job opportunities and would improve the ratio of jobs-to-workers in the County." The proposed amendment will provide local construction jobs to develop the 23.7 acre site into a residential community. Subsequent jobs would be created to service and maintain the community.

SUMMARY OF FINDINGS:

1.	General Plan Land Use (Ex. #6):	Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre)
2.	Proposed General Plan Land Use:	Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre)
3.	Existing Zoning (Ex. #2):	Light Agriculture - 10 Acre Minimum (A-1-10)
4.	Surrounding Zoning (Ex. #2):	Light Agriculture - 10 Acre Minimum (A-1-10) to the north and east, Controlled Development Areas (W-2) to the south, One Family Dwellings (R-1) to the west

5.	Existing Land Use (Ex. #1):	Vacant
6.	Surrounding Land Use (Ex. #1):	Vacant and groves to the north and east, Lake Mathews to the south, and single family residences to the and west
7.	Project Data:	Total Acreage: 23.7

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element might be possible, although additional analysis is required, and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1127. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

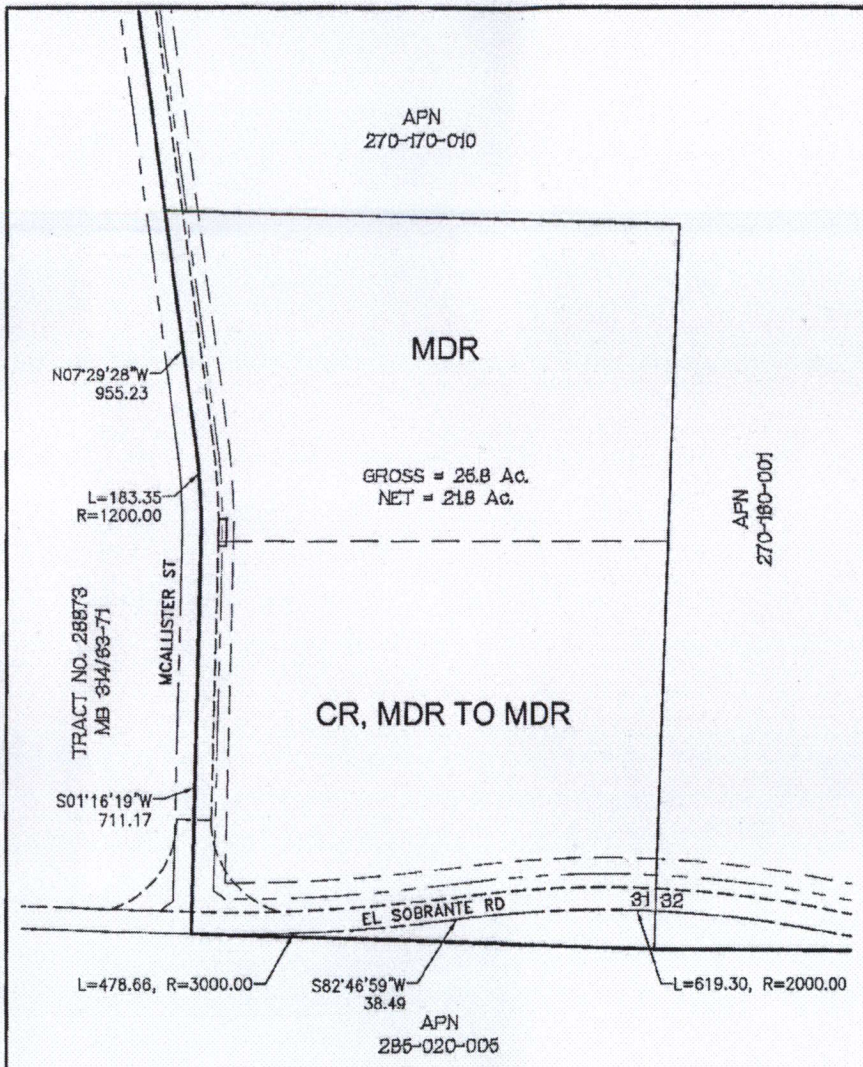
1. As of this writing, no letters, in support or opposition have been received.

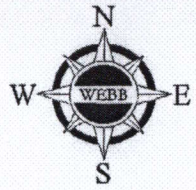
2. The project site is not located within:
   a. A MSHCP Criteria Area;
   b. A Redevelopment Area;
   c. An Airport Influence Area;
   d. A Flood Zone;
   e. A Fault Zone; or,
   f. Ord. No. 655 Mount Palomar Lighting Influence Area.

3. The project site is located within:
   a. An Agricultural Preserve (El Sobrante No. 3);
   b. A High Fire Area;
   c. The City of Riverside Sphere of Influence;
   d. The El Sobrante Policy Area; and,
   e. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area.

4. The subject site is currently designated as Assessor's Parcel Number 270-180-010.

DA:da
Y:\Planning Case Files-Riverside office\GPA01127\GPIP\PC\GPIP Staff Report.GPA01127.docx
Date Prepared: 10/20/08
Date Revised: 12/11/13





GRAPHIC SCALE
1" = 200'
100 0 200

OWNER
H&R WARNE FARMS, INC.
13100 EL SOBRANTE ROAD
RIVERSIDE, CA 92503

APPLICANT
CHRISTOPHER DEVELOPMENT GROUP, INC.
23 CORPORATE PLAZA, SUITE 246
NEWPORT BEACH, CA 92660
(949) 729-1237

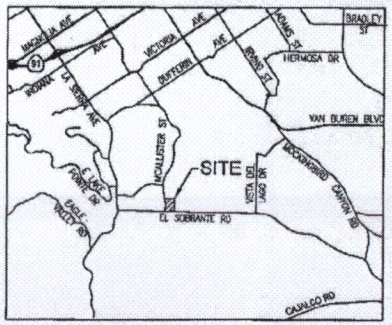
ENGINEER
ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
(951) 686-1070

ASSESSOR'S PARCEL NO.
270-180-010

ACREAGE
ACRES GROSS/OWNERSHIP 23.70 AC

LAND USE
EXISTING LAND USE DESIGNATION: CR - COMMERCIAL RETAIL AND MDR - MEDIUM DENSITY RESIDENTIAL
PROPOSED LAND USE DESIGNATION: MDR - MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING: A-1-10

LEGAL DESCRIPTION
THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AND THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SAID SECTIONS ARE SHOWN ON MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO OF FILE IN BOOK 1, PAGE 8 OF MAPS, SAN BERNARDINO COUNTY RECORDS.



VICINITY MAP

UTILITIES
WATER.....WESTERN MUNICIPAL WATER DISTRICT
SEWER.....WESTERN MUNICIPAL WATER DISTRICT
ELECTRIC.....SOUTHERN CALIFORNIA EDISON COMPANY
GAS.....SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE.....ATT
TELEVISION.....INDIVIDUAL RECEPTION/CABLE

NOTES
1. 2007 EDITION THOMAS BROS. MAP BOOK: PAGE 745, GRID A7

REVISIONS	DATE	BY

GENERAL PLAN AMENDMENT #_____

SEC 31, T3S, R5W

SCALE: 1"=200'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256
DATE: 10/11/2013		
DESIGNED:		
CHECKED:		
PLN CK REF:		
F.B.		

W.O. 13-0182
SHEET 1
OF 1 SHEETS
DWG. NO.

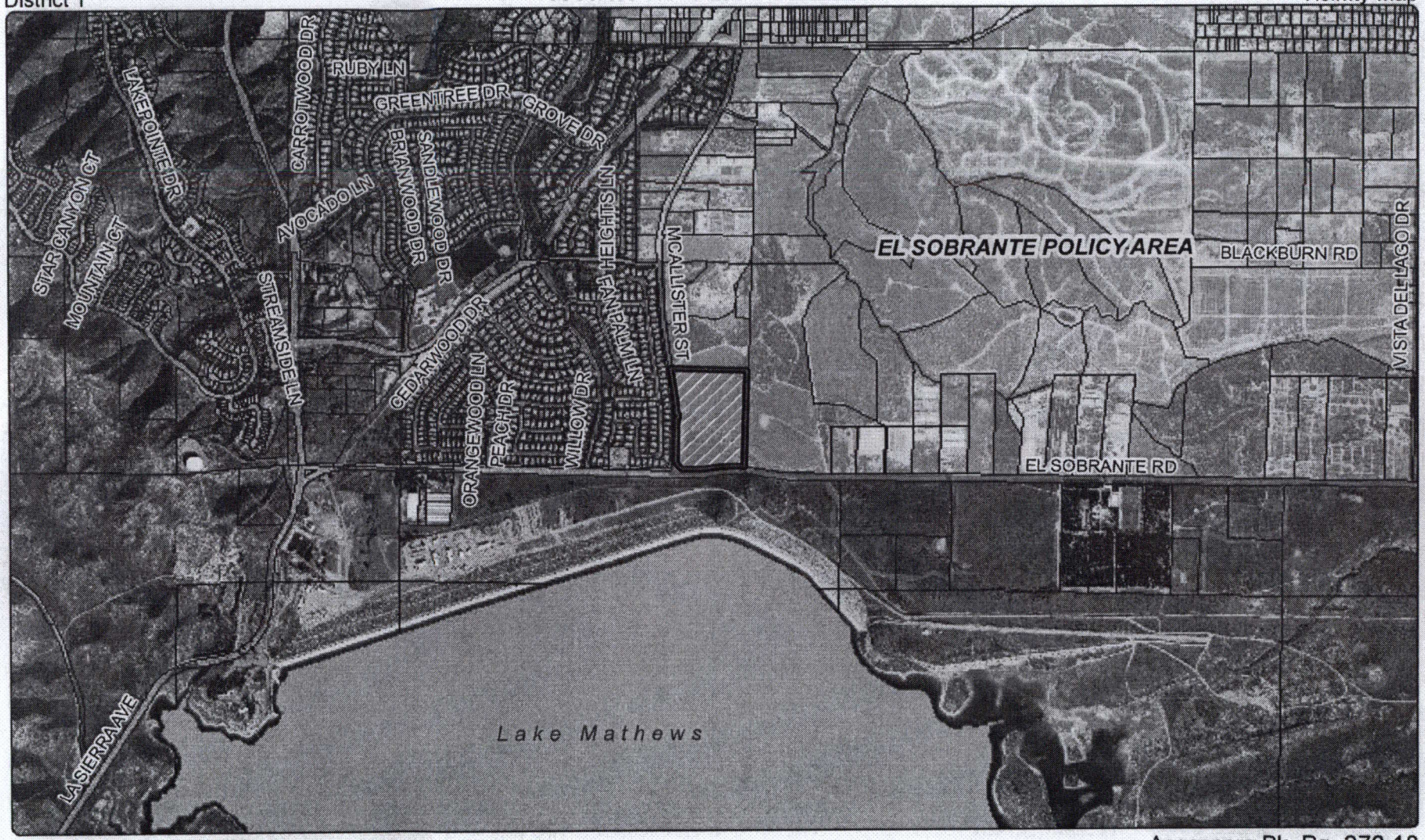
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 12/04/13
Vicinity Map



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 31

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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

N

0 1,000 2,000 4,000 6,000 Feet

Assessors Bk. Pg. 270-18
Thomas Bros. Pg. 745 A7
Edition 2009

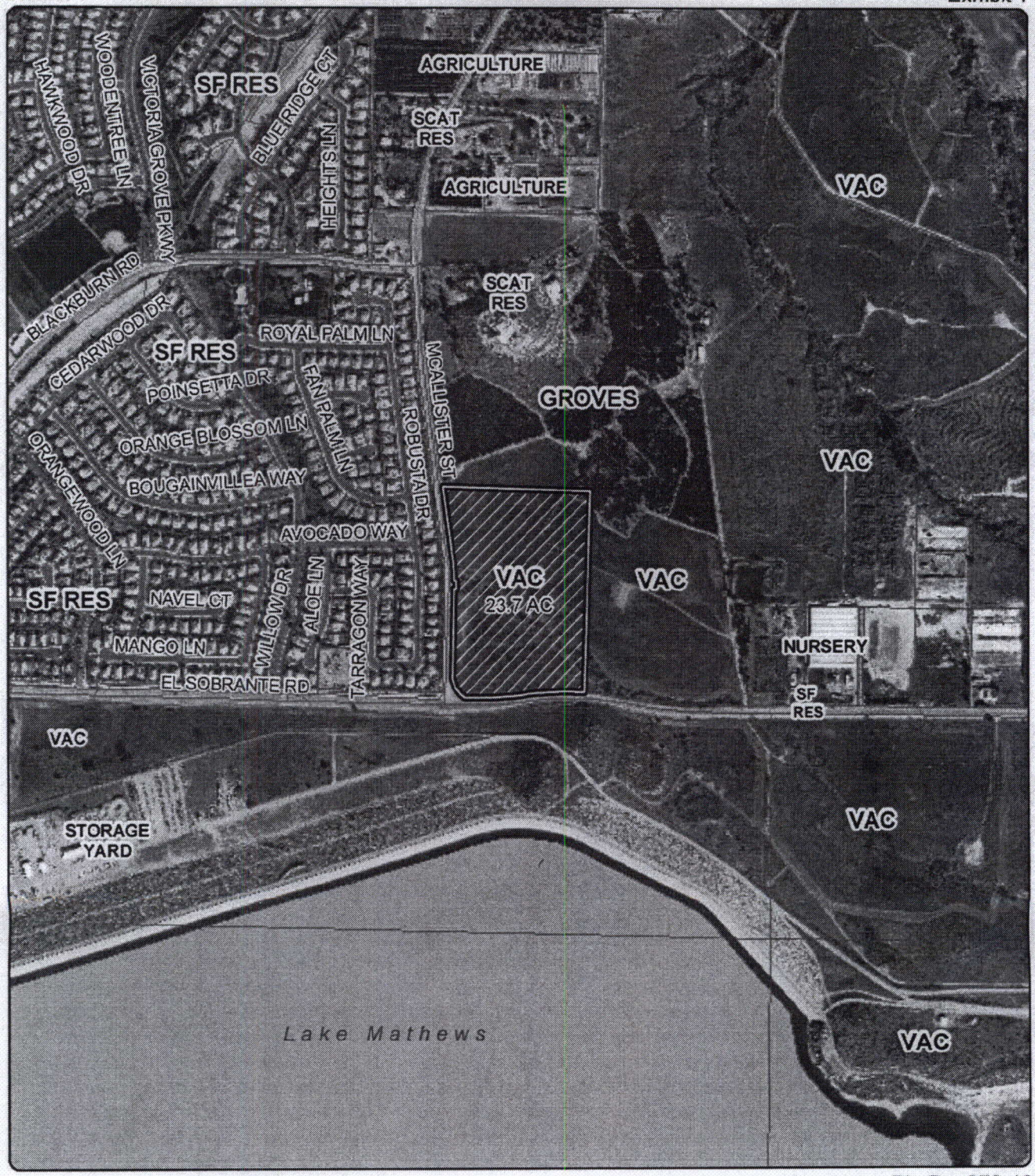
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 12/04/13
Exhibit 1



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 31

N

Assessors Bk. Pg. 270-18
Thomas Bros. Pg. 745 A7
Edition 2009

0 250 500 1,000 1,500 2,000
Feet

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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

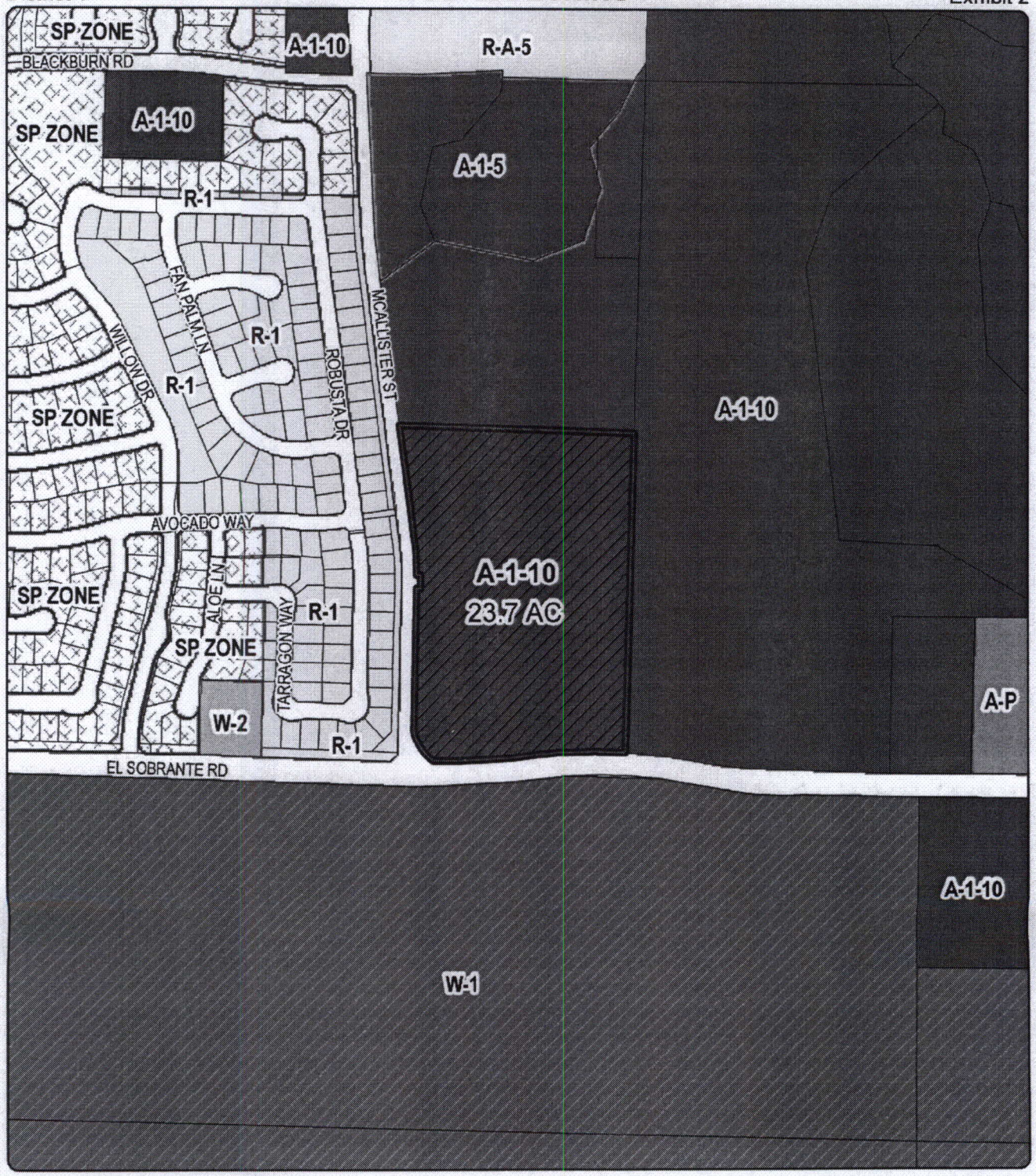
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 12/04/13
Exhibit 2



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 31

N

Assessors Bk. Pg. 270-18
Thomas Bros. Pg. 745 A7
Edition 2009

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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

0 250 500 1,000 1,500
Feet

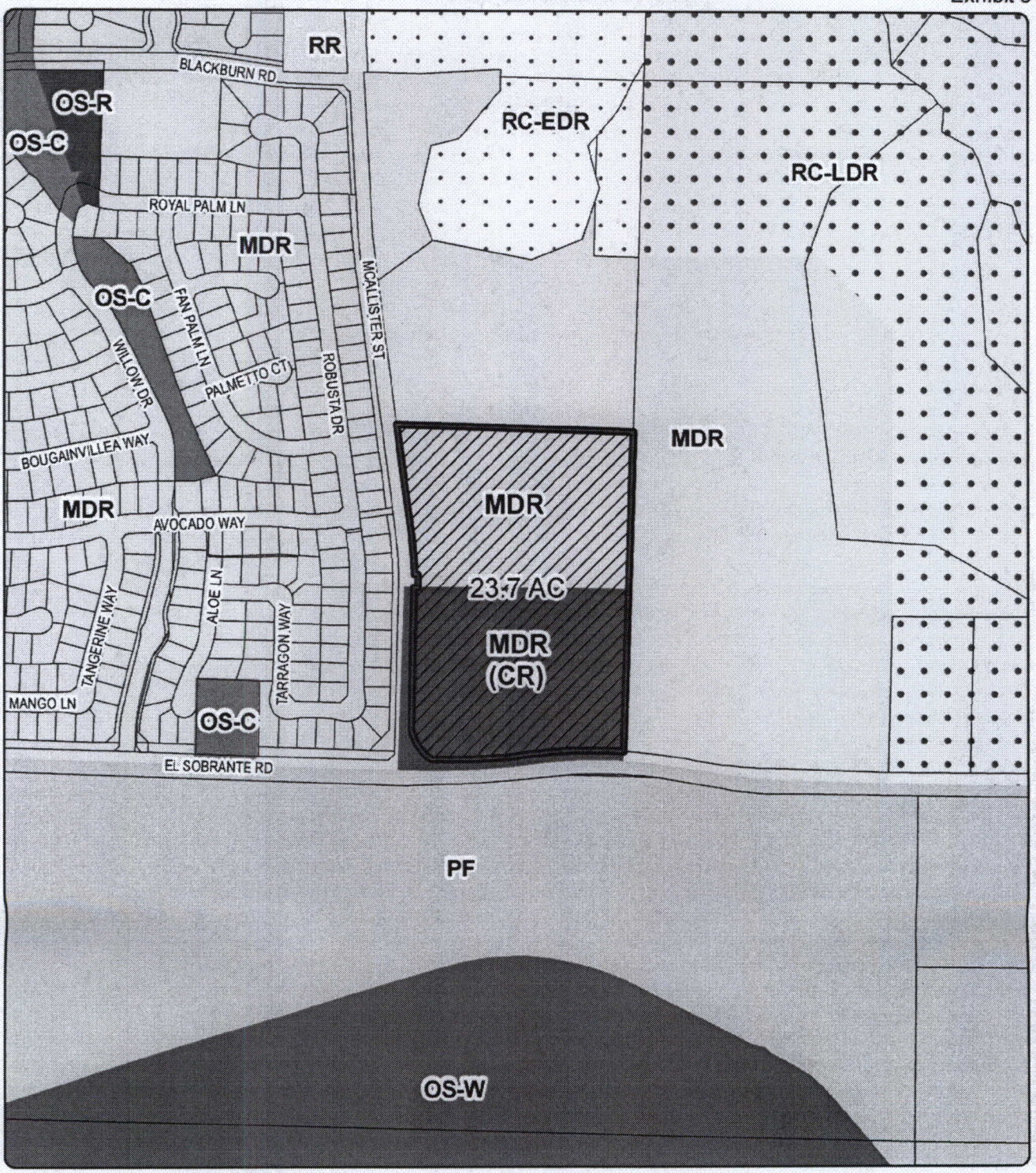
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 12/04/13
Exhibit 6



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 31

N

Assessors Bk. Pg. 270-18
Thomas Bros. Pg. 745 A7
Edition 2009

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 types of land use than is provided for under exis ting zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

0 250 500 1,000 1,500 Feet

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside CountyLand Use and Subdivision Ordinance Nos. 348 & 460, before the **RIVERSIDE COUNTY** PLANNING COMMISSION to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730, AMENDED NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre). The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
MARCH 2, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Russell Brady, at 951-955-3025 or email rbrady@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at http://planning.rctlma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department,4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the

designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/5/2016,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07844/GPA01127/TR36730 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

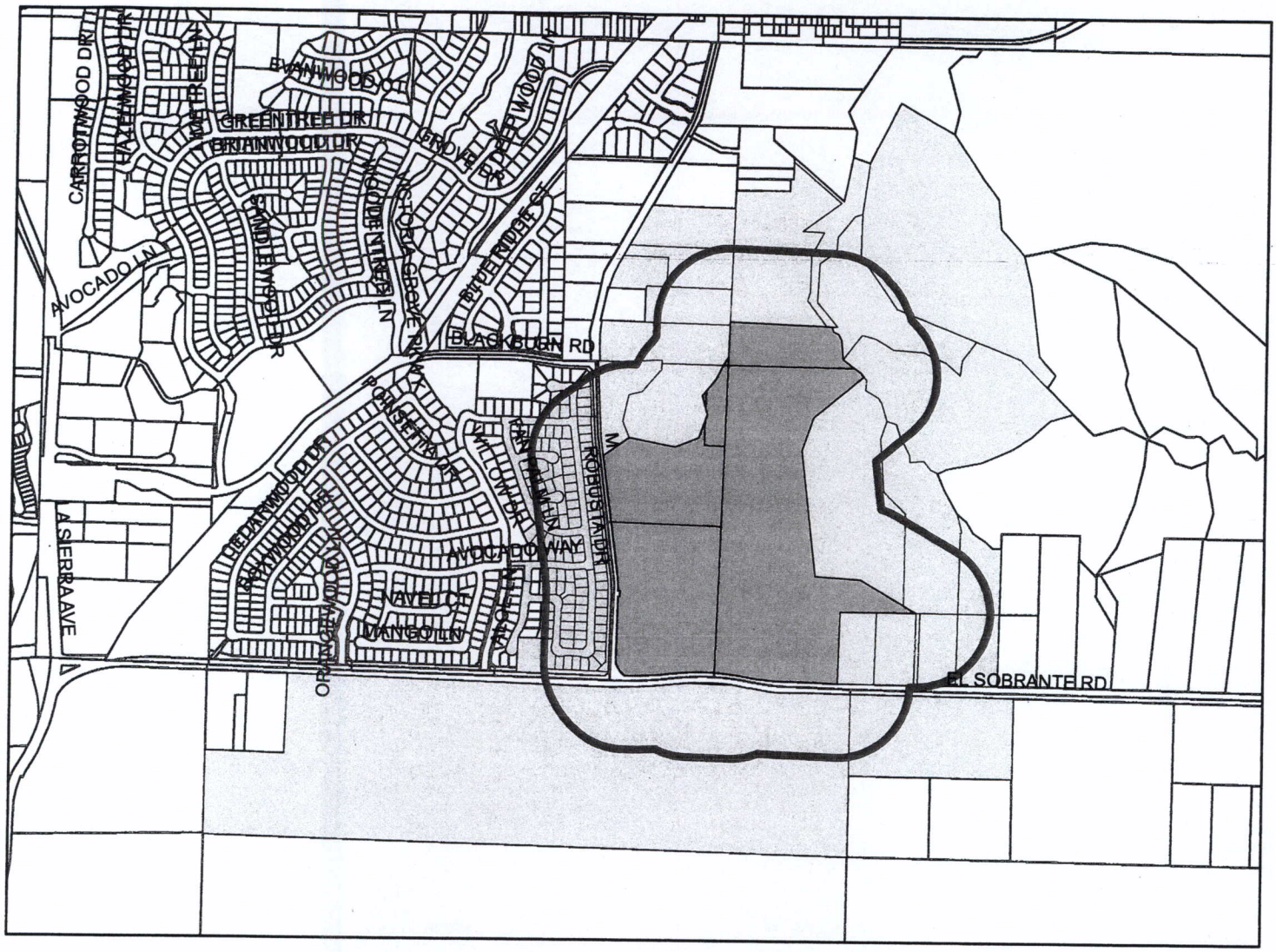
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

7/5/2016

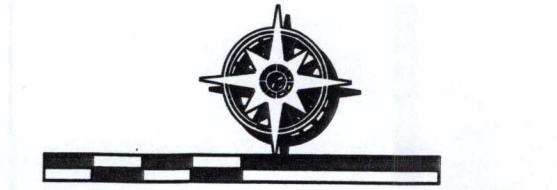
CZ07844 / GPA01127 / TR36730 (600 feet buffer)



Selected Parcels

270-350-031	270-350-024	270-350-044	270-320-030	270-320-053	270-350-054	270-320-052	270-320-026	270-350-043	270-320-049
270-320-042	270-320-012	270-320-008	270-320-033	270-320-002	270-350-074	270-320-080	270-320-068	270-350-022	270-350-050
270-350-027	270-050-026	270-060-010	270-160-001	270-170-009	270-170-010	270-170-011	270-180-010	285-020-006	285-030-001
270-170-003	270-320-022	270-430-022	270-430-012	270-320-059	270-160-024	270-320-029	270-320-055	270-320-056	270-350-046
270-320-072	270-320-067	270-350-033	270-320-023	270-160-002	270-160-023	270-160-003	270-350-049	270-350-047	270-320-057
270-350-048	270-320-024	270-320-005	270-350-030	270-430-023	270-320-074	270-350-028	270-350-039	270-350-035	270-320-060
270-320-025	270-320-018	270-320-050	270-320-020	270-320-028	270-430-021	270-320-045	270-320-064	270-050-027	270-170-014
270-350-045	270-320-003	270-320-027	270-050-006	270-050-029	270-350-053	270-320-043	270-350-055	270-320-058	270-060-016
270-320-013	270-320-048	270-350-036	270-350-034	270-050-038	270-350-052	270-320-062	270-350-057	270-320-047	270-350-042
270-350-029	270-320-010	270-350-037	270-350-038	270-350-026	270-320-051	270-350-051	270-320-071	270-070-002	270-320-011
270-320-054	270-320-041	270-050-028	270-350-025	270-350-056	285-020-005	270-350-040	270-320-063	270-430-011	270-320-021
270-320-046	270-320-031	270-160-025	270-320-004	270-350-041	270-320-061	270-430-020	270-320-019	270-320-065	270-320-009

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Étiquettes faciles à peler
Utilisez le cabarit AVERY® 5162®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-up™

www.avery.com
1-800-GO-AVERY

ASMT: 270320003, APN: 270320003
APPY NIYO, ETAL
17747 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320004, APN: 270320004
CHRISTINA ZIEMBOWICZ, ETAL
17759 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320005, APN: 270320005
FRANCES ELDER
17771 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320006, APN: 270320006
SHIRLEY FIELD
17783 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320007, APN: 270320007
SANTOS ARZAGA
17791 ROBUSTA DR
RIVERSIDE CA 92503

ASMT: 270320008, APN: 270320008
HORTENCIA OGAS, ETAL
17803 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320009, APN: 270320009
RITA LIQUETE
17827 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320010, APN: 270320010
GERALD GROSS, ETAL
12776 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320011, APN: 270320011
ENNA SERINA, ETAL
12764 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320012, APN: 270320012
JOANN REYES, ETAL
12752 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320013, APN: 270320013
KAREN TRAUGER, ETAL
12740 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320018, APN: 270320018
HERMAN PARKER
12743 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320019, APN: 270320019
RICHARD BUI
12755 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320020, APN: 270320020
JACQUELINE HUNG, ETAL
12767 AVOCADO WAY
RIVERSIDE, CA. 92503

Easy Peel® Labels
Use Avery® Template 5162®

Feed Paper

Bend along line to expose Pop-up Edge™

AVERY® 5962®

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®
Sens de
Replier à la hachure afin de
révéler le rebord Pop-up™
www.avery.com
1-800-GO-AVERY

ASMT: 270320021, APN: 270320021
MOUNIRA ASSALI, ETAL
16850 HAZELWOOD DR
RIVERSIDE CA 92503

ASMT: 270320022, APN: 270320022
GABRIELLA MAYFIELD, ETAL
17836 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320023, APN: 270320023
JACQUELINE WASHINGTON, ETAL
17812 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320024, APN: 270320024
SAINEY JALLOW, ETAL
17800 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320025, APN: 270320025
PATRICIA STEELE, ETAL
17788 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320026, APN: 270320026
SUSANA SIMS, ETAL
17764 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320027, APN: 270320027
GENA WALLIG, ETAL
17752 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320028, APN: 270320028
IRENE NISBET
17740 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320029, APN: 270320029
YESENIA MEDINA, ETAL
17728 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320030, APN: 270320030
ADAM WOSS
17716 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320031, APN: 270320031
PAMELA GARTHE
17704 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320032, APN: 270320032
LAURA GONZALES, ETAL
17692 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320033, APN: 270320033
DENISE GARCES, ETAL
17680 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320034, APN: 270320034
AMY SMITH, ETAL
17668 ROBUSTA DR
RIVERSIDE, CA. 92503

Easy Peel® Labels
Use Avery® Template 5162®
Feed Paper
Bend along line to
expose Pop-up Edge™
AVERY® 5962®

ASMT: 270320035, APN: 270320035
ROBERTA OGAS, ETAL
17656 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320037, APN: 270320037
ZERINA BEGUM
17171 GROVE DR
RIVERSIDE CA 92503

ASMT: 270320038, APN: 270320038
JESSICA MATHAUDHU, ETAL
17620 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320041, APN: 270320041
MICHELLE STALNAKER, ETAL
12741 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320042, APN: 270320042
JOHN PETERSON, ETAL
12753 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320043, APN: 270320043
KARIE SHIMIZU, ETAL
12765 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320044, APN: 270320044
SHIRLEY MIXON JACKSON, ETAL
C/O SHIRLEY MIXON JACKSON
12777 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320045, APN: 270320045
GINA HANLEY, ETAL
12789 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320046, APN: 270320046
ISABEL GUTIERREZ, ETAL
17647 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320047, APN: 270320047
SUSANTI SOEBIANTA, ETAL
17659 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320048, APN: 270320048
LINDA MILLS, ETAL
17671 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320049, APN: 270320049
PING MALKUS, ETAL
17683 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320050, APN: 270320050
KEARY MINOR JOHNSON, ETAL
17695 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320051, APN: 270320051
MANUEL HERNANDEZ
17707 ROBUSTA DR
RIVERSIDE, CA. 92503

Easy Peel® Labels
Use Avery® Template 5162®
Feed Paper
Bend along line to
expose Pop-up Edge™
AVERY® 5962®

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®
Sens de
chargement
Repliez à la hachure afin de
révéler le rebord Pop-up™
www.avery.com
1-800-GO-AVERY

ASMT: 270320052, APN: 270320052
CARMEN GOMEZ, ETAL
16295 BRIDGTON CIR
RIVERSIDE CA 92503

ASMT: 270320053, APN: 270320053
KHADIJA FAROOQI, ETAL
17731 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320054, APN: 270320054
CHERYL MARKOWICH, ETAL
17743 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320055, APN: 270320055
LAWRENCE WAGNER, ETAL
17755 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320056, APN: 270320056
GAYLE THOMPSON, ETAL
17780 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320057, APN: 270320057
MARIA LE, ETAL
17740 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320058, APN: 270320058
JOAN STINE
12735 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320059, APN: 270320059
CONNIE SCHONERT LONG
12759 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320060, APN: 270320060
LAURA LEFEVRE, ETAL
12771 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320061, APN: 270320061
MONIQUE OPSTAD, ETAL
12780 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320062, APN: 270320062
JOSEPH MINOR
PO BOX 78341
CORONA CA 92877

ASMT: 270320063, APN: 270320063
NINA BALDWIN
12744 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320064, APN: 270320064
SARAH RENAUD, ETAL
12732 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320065, APN: 270320065
RAYCHELE STERLING, ETAL
17672 FAN PALM LN
RIVERSIDE, CA. 92503

Easy Peel® Labels
Use Avery® Template 5162®
Feed Paper
Bend along line to
expose Pop-up Edge™
AVERY® 5962®

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®
Sens de
Repliez à la hachure afin de
révéler le rebord Pop-up™
www.avery.com
1-800-GO-AVERY

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®
Sens de
Replier à la hachure afin de
révéler le rebord Pop-up™
www.avery.com
1-800-GO-AVERY

ASMT: 270320066, APN: 270320066
AMELIA TIEFENTHALER, ETAL
17660 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320067, APN: 270320067
DEANNA HAHN
3579 WARM SPRINGS DR
LAKE HAVASU CITY AZ 86406

ASMT: 270320068, APN: 270320068
KRISTIN MANLEY, ETAL
12751 DATE PALM CIR
RIVERSIDE, CA. 92503

ASMT: 270320069, APN: 270320069
SARA GALLWEY, ETAL
12763 DATE PALM CIR
RIVERSIDE, CA. 92503

ASMT: 270320070, APN: 270320070
NORA BRIGGS, ETAL
12775 DATE PALM CIR
RIVERSIDE, CA. 92503

ASMT: 270320071, APN: 270320071
MARY BERG
10281 CAPRI DR
ALTA LOMA CA 91737

ASMT: 270320072, APN: 270320072
RICHELE FUNKHOUSER, ETAL
12760 DATE PALM CIR
RIVERSIDE, CA. 92503

ASMT: 270320073, APN: 270320073
CARMEN MITCHELL, ETAL
12748 DATE PALM CIR
RIVERSIDE, CA. 92503

ASMT: 270320074, APN: 270320074
GABRIELA CASTRO
12724 DATE PALM CIR
RIVERSIDE, CA. 92503

ASMT: 270320078, APN: 270320078
VICTORIA GROVE MAINTENANCE ASSN
P O BOX 1117
CORONA CA 92878

ASMT: 270320080, APN: 270320080
DANA CHRISTIE, ETAL
17644 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350021, APN: 270350021
LEALA LETTICE, ETAL
12774 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350022, APN: 270350022
KIRSTIN PERKINS, ETAL
12786 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350023, APN: 270350023
VERONICA ALFONSO, ETAL
12798 TARRAGON WAY
RIVERSIDE, CA. 92503

Easy Peel® Labels
Use Avery® Template 5162®
Feed Paper
Bend along line to
expose Pop-up Edge™
AVERY® 5962®

ASMT: 270350024, APN: 270350024
HEATHER COOKSEY, ETAL
12810 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350025, APN: 270350025
RIZWANA HOSSAIN, ETAL
12822 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350026, APN: 270350026
SILVIA ARTEAGA, ETAL
12834 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350027, APN: 270350027
GLORIA ROA, ETAL
12846 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350028, APN: 270350028
PAUL MILLER, ETAL
17931 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350029, APN: 270350029
JARROD KIMURA, ETAL
17921 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350030, APN: 270350030
SILVIA REGALADO, ETAL
17911 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350031, APN: 270350031
2013 1 IH BORROWER
C/O INVITATION HOMES
901 MAIN ST STE 4700
DALLAS TX 75202

ASMT: 270350032, APN: 270350032
MALIK SIDNEY, ETAL
17891 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350033, APN: 270350033
DEREK HAMILTON
17881 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350034, APN: 270350034
MARTHA GAMEZ, ETAL
17871 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350035, APN: 270350035
GIANNETTE MAKBOUL
17861 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350036, APN: 270350036
ELIZABETH OSBRINK, ETAL
17851 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350037, APN: 270350037
NANCY POOLE, ETAL
17846 ROBUSTA DR
RIVERSIDE, CA. 92503

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®
Sens de chargement
Repliez à la hachure afin de révéler le rebord Pop-up™
www.avery.com
1-800-GO-AVERY
Easy Peel® Labels
Use Avery® Template 5162®
Feed Paper
Bend along line to expose Pop-up Edge™
AVERY® 5962®

ASMT: 270350038, APN: 270350038
MAFE TRINIDAD
17856 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350039, APN: 270350039
JENNIFER CARDENAS, ETAL
17866 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350040, APN: 270350040
NICOLAS CLARK
17876 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350041, APN: 270350041
OLGA BRILL, ETAL
1149 CARTER LN
CORONA CA 92881

ASMT: 270350042, APN: 270350042
KEVIN NAVARRO
17896 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350043, APN: 270350043
YOLANDA PEREZ, ETAL
17906 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350044, APN: 270350044
NICOLE WILDER, ETAL
17916 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350045, APN: 270350045
BETH MANCHESTER, ETAL
17926 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350046, APN: 270350046
KIMBERLIE WYBERT, ETAL
17936 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350047, APN: 270350047
FRANCINE GUERRERO, ETAL
17946 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350048, APN: 270350048
ERNEST SANTANA
17956 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350049, APN: 270350049
ARON STANCUI, ETAL
17966 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350050, APN: 270350050
CARLOS FRANQUEZ
17976 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350051, APN: 270350051
BRANDY PARKER, ETAL
17986 ROBUSTA DR
RIVERSIDE, CA. 92503

Easy Peel® Labels
Use Avery® Template 5162®
Feed Paper
Bend along line to
expose Pop-up Edge™
AVERY® 5962®
Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®
Sens de
Replier à la hachure afin de
révéler le rabat Pop-up™
www.avery.com
1-800-GO-AVERY

ASMT: 270350052, APN: 270350052
MARY FASSLER, ETAL
2341 RED OAK DR
SANTA ROSA CA 95403

ASMT: 270350053, APN: 270350053
KAMLYN POST, ETAL
12843 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350054, APN: 270350054
JENNIFER BONALES, ETAL
C/O JENNIFER L BONALES
12831 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350055, APN: 270350055
SHARI LARA, ETAL
12819 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350056, APN: 270350056
RAND HAMASHA, ETAL
18534 TOEHEE ST
PERRIS CA 92570

ASMT: 270350057, APN: 270350057
MARY ARENDAL, ETAL
12795 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350060, APN: 270350060
SHEA HOMES LTD PARTNERSHIP
1250 CORONA POINTE STE 600
CORONA CA 92879

ASMT: 270350061, APN: 270350061
WMWD
C/O HOWARD HICKS
P O BOX 5286
RIVERSIDE CA 92517

ASMT: 270350070, APN: 270350070
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 270350073, APN: 270350073
REBECCA WILSON, ETAL
12738 TARRAGON WAY
RIVERSIDE CA 92503

ASMT: 270350074, APN: 270350074
BARBARA BOXOLD
12750 TARRAGON WAY
RIVERSIDE CA 92503

ASMT: 270350075, APN: 270350075
ROBERT PINDROH
1945 FOX RIDGE DR
PASADENA CA 91107

ASMT: 270430008, APN: 270430008
SIMONA FELIX
12758 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270430009, APN: 270430009
ZENAIDA FRANCISCO
12770 ROYAL PALM LN
RIVERSIDE, CA. 92503

Easy Peel® Labels
Use Avery® Template 5162®
Feed Paper
Bend along line to
expose Pop-up Edge™
AVERY® 5962®

ASMT: 270430010, APN: 270430010
HAYDEE VANGELDEREN, ETAL
12782 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270430011, APN: 270430011
NORMAN BUNOAN
17555 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270430012, APN: 270430012
ELIZABETH HAHN, ETAL
17543 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270430020, APN: 270430020
RHONDA GILBERT, ETAL
17578 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270430021, APN: 270430021
VERONICA RODRIGUEZ, ETAL
17584 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270430022, APN: 270430022
CHARLES YOON
17596 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270430023, APN: 270430023
FRANCISCO RODRIGUEZ
17608 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270430025, APN: 270430025
VICTORIA GROVE MAINTENANCE ASSOC
11830 PIERCE ST STE 300
RIVERSIDE CA 92505

ASMT: 285020005, APN: 285020005
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 285030001, APN: 285030001
CF CDG LAKE RANCH VENTURE
C/O DAN OBANNON
23 CORPORATE PLZ STE 246
NEWPORT BEACH CA 92660

Easy Peel® Labels
Use Avery® Template 5162®
Feed Paper
Bend along line to
expose Pop-up Edge™
AVERY® 5962®
Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®
Sens de
Replier à la hachure afin de
révéler le rebord Pop-up™
www.avery.com
1-800-GO-AVERY

ASMT: 270050028, APN: 270050028
SANDY CHANG, ETAL
17288 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270050029, APN: 270050029
LYNDA CONANT, ETAL
P O BOX 7908
RIVERSIDE CA 92513

ASMT: 270050038, APN: 270050038
MARIA LOPEZ, ETAL
17392 CROSS CREEK LN
RIVERSIDE CA 92503

ASMT: 270060016, APN: 270060016
MARIA GARCIA, ETAL
17160 MCALLISTER ST
RIVERSIDE CA 92503

ASMT: 270070002, APN: 270070002
DONALD CARDEY, ETAL
P O BOX 288
RIVERSIDE CA 92502

ASMT: 270160003, APN: 270160003
DORSEY FAMILY GROVES
C/O TOM DORSEY
17853 SANTIAGO STE 107289
VILLA PARK CA 92861

ASMT: 270160004, APN: 270160004
RJ EL SOBRANTE
P O BOX 9
SAN JUAN CAPO CA 92693

ASMT: 270160021, APN: 270160021
WILLIAM CRAMER, ETAL
601 PERALTA HILLS DR
ANAHEIM CA 92807

ASMT: 270160023, APN: 270160023
DOR WIL ASSOC
9622 JAMES CIR
VILLA PARK CA 92667

ASMT: 270160024, APN: 270160024
CRAMER BROS
C/O WILLIAM R CRAMER
P O BOX 18929
ANAHEIM CA 92817

ASMT: 270160025, APN: 270160025
ANDRIANA KATELARI, ETAL
13220 EL SOBRANTE RD
RIVERSIDE, CA. 92503

ASMT: 270170003, APN: 270170003
HOLLY GUZMAN, ETAL
17520 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270170014, APN: 270170014
JEFF WOOD
STE 104 191
3380 LA SIERRA AVE
RIVERSIDE CA 92503

ASMT: 270320002, APN: 270320002
AVO PAYASSIAN
17735 FAN PALM LN
RIVERSIDE, CA. 92503

Easy Peel® Labels
Use Avery® Template 5162®
Feed Paper
Bend along line to
expose Pop-up Edge™
AVERY® 5962®

GPA1127 CZ7844 TR36730

Applicant:
Christopher Development Group, Inc.
Attn: Bill Holman
23 Corporate Plaza Drive, Suite 246
Newport Beach, CA 92649

Applicant:
Christopher Development Group, Inc.
Attn: Bill Holman
23 Corporate Plaza Drive, Suite 246
Newport Beach, CA 92649

Engineer:
MDS Consulting
17320Redhill Avenue, Suite 350
Irvine, CA 92614

Engineer:
MDS Consulting
17320Redhill Avenue, Suite 350
Irvine, CA 92614

Owner:
CF/CDG Lake Ranch Venture, LLC
23 Corporate Plaza Drive, Suite 246
Newport Beach, CA 92649

Owner:
CF/CDG Lake Ranch Venture, LLC
23 Corporate Plaza Drive, Suite 246
Newport Beach, CA 92649

GPA1127 CZ7844 TR36730

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Planning Department
City of Riverside
3900 Main St. 3rd Floor
Riverside, CA 92522

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Southern California Edison
2244 Walnut Grove Ave., Rm. 312
P.O. Box 600
Rosemead, CA 91770

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

South Coast Air Quality Mngmt. Dist.,
Program Supervisor - CEQA IGR
ATTN: Jillian Baker, Ph. D
21865 E. Copley Dr.
Diamond Bar, CA 91765

Reg. Water Quality Control Board #8
Santa Ana
3737 Main Street, Suite 500
Riverside, CA 92501-3348

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

Meri Meraz, Associate Environmental Planner
Department of Conservation
c/o Division of Land Resource Protection
801 K Street, MS 14-15
Sacramento, CA 95814

David Bunn, Director
Department of Conservation
c/o Division of Land Resource Protection
801 K Street, MS 18-01
Sacramento, CA 95814

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

General Plan No. 1127, Change of Zone No. 7844, and Tract Map No. 36730
Project Title/Case Numbers

Russell Brady
County Contact Person

951-955-3025
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Christopher Development Group, Inc.
Project Applicant

23 Corporate Plaza Drive, Suite 246, Newport Beach CA, 92649
Address

The project site is located northerly of El Sobrante Road and easterly of McAllister Street
Project Location

The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) a 12.9-acre portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre). The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basin lots (not including one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots (including 3 lots for MSHCP riparian/riverine mitigation and avoidance).
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Mitigated Negative Declaration was preparedfor the project pursuant to the provisions of the California Environmental Quality Act ($2,210.25+$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

_____ Project Planner _____ _____
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42710 ZCFG 06095

FOR COUNTY CLERK'S USE ONLY

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7867 and Tentative Tract Map No. 36894

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: February 9, 2016

Applicant/Project Sponsor: Christopher Development Group, Inc. Date Submitted: July 3, 2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Russell Brady Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Russell Brady at (951) 955-3025.

Revised: 2/9/16
X:\Planning Case Files-Riverside office\TR36730\DH-PC-BOS Hearings\DH-PC\GPA01127.CZ07844.TR36730.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42710 ZCFG06095

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE F* REPRINTED * R1407010

SPECIALIZED DEPARTMENT RECEIPT

Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

****

****

Received from: HOLMAN BILL $50.00
paid by: CK 1024
EA42710
paid towards: CFG06095 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By_____ Jul 03, 2014 09:25
MGARDNER posting date Jul 03, 2014

****

****

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	$50.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *