

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



714B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 22, 2013

SUBJECT: TENTATIVE TRACT MAP NO. 36317 – Certify Addendum No. 4 to EIR No. 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – REQUEST: The project is a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256 Amendment No. 2.

RECOMMENDED MOTION:

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission November 6, 2013.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION:**

**CONSIDERED ADDENDUM NO. 4 to ENVIRONMENTAL IMPACT REPORT NO. 325**, based on the findings incorporated in the initial study and Addendum No. 4 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

**APPROVED TENTATIVE TRACT MAP NO. 36317**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials: CSL:ms *D.M.*

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: December 17, 2013  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.

District: 1/1

Agenda Number:

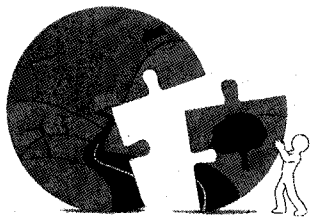
1-3

REVIEWED BY EXECUTIVE OFFICE

DATE 12/9/13  
Tina Grande

Departmental Concurrence

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

DATE: November 22 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: TENTATIVE TRACT MAP NO. 36317

(Charge your time to these case numbers)

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT)        | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <b>**SELECT Advertisement**</b>   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>                                   |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(1st Dist) Press Enterprise

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination  
California Department of Fish & Wildlife Receipt (CFG5754)

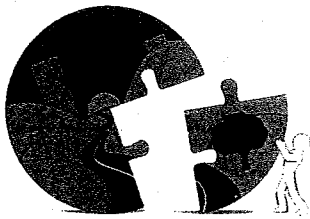
**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

**Original  
Form 11a - and 1 Board Packet  
is at Executive's Office**

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/notice of Determination was routed to County Clerks for posting on.

12/18/13  
Date

KB Initial  
Via Matt Straite

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.

TENTATIVE TRACT MAP NO. 36317  
Project Title/Case Numbers

Matt Straite  
County Contact Person 951-955-8631  
Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Starfield Sycamore Investors LLC  
Project Applicant 2151 Michelson Drive, Suite 250 Irvine CA 92612  
Address

Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15  
Project Location

Tentative Tract Map No. 36317 proposes a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of approved Specific Plan No. 256A2.  
Project Description.

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 6, 2013, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to Certified EIR No. 325 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS previously adopted for the project.

This is to certify that the earlier EIR, 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.

*[Signature]*  
Signature

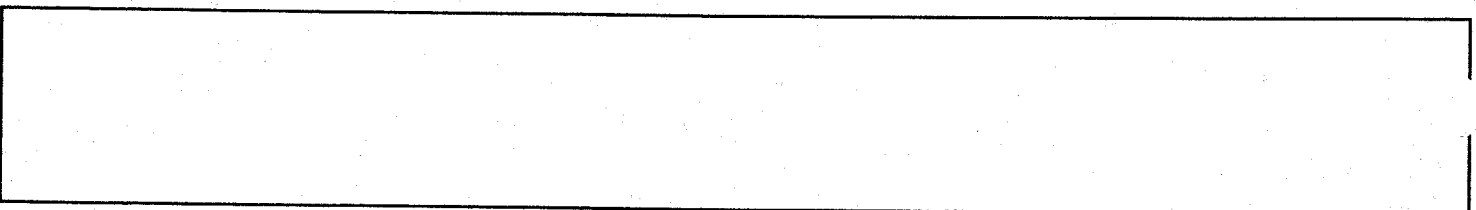
Board Assistant  
Title

12/17/13  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm  
Revised 4/15/2013  
Y:\Planning Case Files-Riverside office\SP00256A2\PC\NOD Form.docx

DEC 17 2013 1-3



Please charge deposit fee case#: ZTR36317 ZCFG .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R1011453

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: STARFIELD SYCAMORE INV LLC \$64.00  
paid by: CK 1576  
FISH & GAME FOR EA42390(ADDENDUM 4-EIR 325)TR36317  
paid towards: CFG05754 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Oct 18, 2010 16:57  
GLKING posting date Oct 18, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!



**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Ms. Mhu

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 12/17 **Agenda #** 1-3

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**     **Oppose**    \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

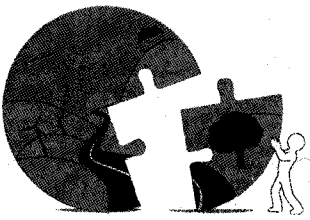
Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

714B

# RIVERSIDE COUNTY PLANNING DEPARTMENT



*Carolyn Syms Luna*  
Director

**DATE: November 22 2013**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: TENTATIVE TRACT MAP NO. 36317**

(Charge your time to these case numbers)

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

- Place on Administrative Action (Receive & File; EOT)
  - Labels provided If Set For Hearing
    - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
  - \*\*SELECT Advertisement\*\***
  - \*\*SELECT CEQA Determination\*\***
    - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)  
Controversial:  YES  NO

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(1st Dist) Press Enterprise

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination  
California Department of Fish & Wildlife Receipt (CFG5754)

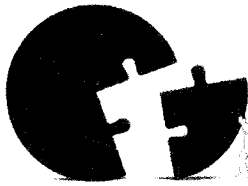
**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

**3 Extra Sets were taken to:  
Clerk of the Board**

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RIVERSIDE COUNTY  
PLANNING DEPARTMENT

PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
NOVEMBER 6, 2013

**3.1 TENTATIVE TRACT MAP NO. 36317** – Consider Addendum No. 4 to Certified EIR 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan – **REQUEST:** The project proposes a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. Project Planner, Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)

Staff Report Recommendation:

**CONSIDERATION OF ADDENDUM NO. 4; APPROVAL OF TENTATIVE TRACT MAP.**

Staff's Recommendation at Hearing:

**CONSIDERATION OF ADDENDUM NO. 4; APPROVAL OF TENTATIVE TRACT MAP** subject to additions, deletions, and changes to the Conditions of Approval provided at hearing.

Planning Commission Action:

By A Vote Of 3-1 (Commissioner Leach recused herself; Commissioner Sloman voted nay), **CONSIDERED ADDENDUM NO. 4; TENTATIVELY APPROVED TENTATIVE TRACT MAP**, subject to additions, deletions, and changes to the Conditions of Approval provided at hearing.

Agenda Item No.: 3.1  
Area Plan: Temescal Canyon  
Zoning Area: Temescal Area and Alberhill Area  
Supervisory District: First/First  
Project Planner: Matt Straite  
Planning Commission: November 6, 2013

TENTATIVE TRACT MAP NO. 36317  
ADDENDUM NO. 4 to EIR No. 325  
Applicant: Starfield Sycamore Inv LLC  
Engineer/Representative: Albert A Webb  
Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36317 proposes a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of approved Specific Plan No. 256A2.

The project is located in the Temescal Canyon Area Plan, more specifically it is southerly of Campbell Ranch Road and westerly of Interstate Highway 15.

### ISSUES OF POTENTIAL CONCERN:

#### *Lot 193*

Residential lot number 193, as shown on the map, requires the attention of the Commission. Staff has requested the removal of this lot throughout the review of the project. This individual home is placed along the fault setback line which is open space throughout the project. The accommodation of the fault setback has left a large open space corridor through the center of the project which features landscaping and trails. This open space is an asset to the community, offering a bucolic retreat for the future residents of the project. That park space view shed is interrupted by this lone single family home which creates a disjointed land use along the park. A condition of approval (50.Planning.38) has been added to the project requiring the elimination of this residential lot in the final map stage.

#### *Oak Tree*

There is an offsite oak tree on the south side of Towhee Lane as shown on the proposed map. The drainage facilities for the project use some offsite property to the south that would have impacted the oak tree. Working with the applicant, the Environmental Programs Division and Flood Control, the drainage was redesigned to avoid the oak tree.

#### *Planning Areas 26 and 24a*

The proposed map is directly adjacent to several approved mines to the west of the project site. The Specific Plan was designed to address the neighboring use, this proposed map is conforming to the requirements of the Specific Plan. However, in an effort to minimize the possible impacts to the existing slopes of the neighboring mine, the map has been designed to minimize the load, or weight, on the top of the slopes, or along the western edge of the proposed map. In other words, homes or a water quality basin would increase the weight of the property within the project, which could possibly impact the existing slopes located about 50 feet from the edge of the applicant's property. Additionally, the EIR for the original Specific Plan required a buffer along the western edge. To address these concerns, the property within PA26 and 24A along the projects western edge have been left open space. There is no irrigation proposed, but a condition of approval requires them to be planted with a wildflower seed mix that will grow with only natural irrigation.

D.M.

*Berm*

The Specific Plan has been designed to assure that the homes cannot see the neighboring mine, with the exception of the property in this proposed tentative map. The property slopes so that the future homes will be able to see the mine. The noise will be less than significant, but the aesthetics are a concern to Staff. The project has been designed to include a berm about 127 feet from the western edge of the project. This berm will also have trees planted along the top of the berm to help minimize the view shed from all the homes within the proposed project.

*Future Maps*

The project has been designed to accommodate future additional tract maps to the south and east of the map location.

*Internal Slopes*

The site features terrain that slopes to the south. As a result there are a number of slopes thought the project. The map is designed so that any slope tall enough to potentially be viewed from the street is within an HOAQ or CSA maintained slope, see lot OS 199. Additionally, these open space lots have been designed so that access for future landscape maintenance crews can be accommodated.

*Fuel Modification Zones*

The proposed map includes fuel modification areas within residential front, side and backyards. This means that the homeowner must plant specific fuel modification zone plants and not place any combustible structures in this area including wood porches and/or play structures; the Fuel Modification study explains in detail what is and is not a combustible structure (see attached). Staff has concerns with a fuel modification plan that requires certain actions within private yard areas, because most of these areas are private and difficult to inspect and monitor. Further, it is difficult to pass on to future homeowners that they have any restrictions at all. A similar private yard fuel modification requirement was used on a neighboring map, within the same Specific Plan. In that instance, Planning required the developer to pre-plant the backyards prior to sale to encourage the proper plant palate use. Such a requirement has not been added to this map. Planning staff requested the redesign of the Fuel Modification Plan so that fuel modification areas did not include private spaces; however, the applicant indicated that the alternative to using private space as fuel modification would mean a significant reduction in unit counts. Ultimately, Planning deferred to the County Fire Department for direction on the issue. The Fire Department expressed some concern as well, but ultimately approved the fuel modification plan using private space as fuel modification areas. An easement has been required in condition 50.Planning.39 to inform the homeowners as soon as possible and to allow inspections if required. Because Planning felt this use of private space was a unique request, the full FireWise 2000 Fuel Modification study is attached to this staff report for the Commission's reference.

*Fault Location*

The map features a fault that bisects the project site. Pursuant to State Law, a 50 foot setback has been added to the fault location to assure all structures are outside the setback. The setback has been marked on the exhibit.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), Open Space: Recreation (OS:R), as reflected on the Specific Plan Land Use Plan
2. Surrounding General Plan Land Use (Ex. #5): Light Industrial (LI) to the north and east, Open

- |                                   |  |
|-----------------------------------|--|
| 3. Existing Zoning (Ex. #2):      | Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space - Conservation Habitat (OS:CH) to the south and east.   |
| 4. Surrounding Zoning (Ex. #2):   | Specific Plan (SP)<br>Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south. |
| 5. Existing Land Use (Ex. #1):    | Single Family, School, Retail, Conservation Habitat and Vacant Land.   |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the north and east (except the 15 freeway), mining to the west, Conservation Habitat and a Nudist Resort to the south.  |
| 7. Project Data:                  | Total Acreage: 89.1 Acres (PA17A, 17B, 17C, 17D, 24A, 24D, 26, and 27)<br>Total residential lots: 193  |
| 8. Environmental Concerns:        | See attached Addendum No. 4 to EIR No. 325   |

**RECOMMENDATIONS:**

**CONSIDERATION** of **ADDENDUM NO. 4** to **ENVIRONMENTAL IMPACT REPORT NO. 325**, based on the findings incorporated in the initial study and Addendum No. 4 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE TRACT NO. 36317**, 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, Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), and Open Space: Recreation (OS:R), as reflected on the Specific Plan Land Use Plan.
2. The project site is surrounded by properties which are designated Light Industrial (LI) to the north and east, Open Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space-Conservation Habitat (OS:CH) to the south and east.
3. Several mitigation measures and the design of the project mitigate the potential impacts of the neighboring mining uses.
4. The zoning for the subject site is Specific Plan (SP).
5. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.

6. The project is consistent with the Specific Plan. Additionally, similar uses have been constructed and are operating in the project vicinity.
7. As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-site drainage improvements would be required to convey an existing ephemeral stream across the southeastern corner of the TTM 36317 site. The improvements would consist of the addition of rip rap and the construction of two 2-foot diameter culverts. A portion of the improvements would occur immediately off-site to the south and to the east of the TTM 36317 site. The proposed improvements are depicted on Figure 1 of the EA (refer also to Figure 4 of the EA under the discussion of biological resources).

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.

8. This Specific Plan is located within Criteria Area 3348, 3349, 3448, 3546, and 3545 of the Western Riverside County Multiple Species Habitat Conservation Plan. MSHCP dedication of conservation area was required of the first Amendment to the Specific Plan. There are no additional land dedication requirements in order to comply with the MSHCP.
9. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
10. Pursuant to CEQA section 15164, 15162 and 15156 overall, the proposed project would result in impacts that are less than or equal to those addressed in EIR No. 325 and addenda. As demonstrated in the accompanying Environmental Assessment No. 42390 (EA42390), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR No. 325 and addenda thereto. More specifically:
  - a. As proposed, the Project would not involve any land uses which were not included in the analysis contained in EIR 325, and none of the actions proposed by the Project would result in new significant impacts (based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M). Therefore, the Project would not result in any new significant effects that were not previously identified in EIR 325 and prior addenda.
  - b. The proposed Project would not require "major revisions" to the previous EIR because the Project will not involve any substantial changes in the Project resulting in substantial increases in the severity of the previously identified significant impacts. As proposed, TTM 36317 would allow for the construction of 193 medium density residential lots and 14 open space lots on approximately 89.1 acres. Residential lots include 107 5,000 s.f. lots and 86 6,000 s.f. lots on approximately 32.44 acres. Proposed open space lots would range in size from 0.06 acre to 13.25 acres in size and would encompass approximately 40.9 acres, allowing for passive park, open space, and water quality/detention basin land uses. TTM 36317 is fully consistent with



SP256A2, which was previously evaluated in conjunction with approved Addendum No. 3 to EIR 325. No changes to SP 256 would occur as a result of the proposed Project. Overall, TTM 36317 would result in impacts that are less than or equal to those addressed in EIR 325 and the addenda thereto. The addendum also addresses construction of an off-site flood control channel; however, this improvement is being constructed in satisfaction of a prior condition of approval adopted in connection with previously-approved development. As demonstrated in the accompanying Environmental Assessment No. 42390 (EA42390), the proposed Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of EIR 325 and addenda thereto.

c. Subsequent to the certification of EIR 325 and approval of SP256A2, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, no new information of substantial importance regarding new significant impacts has become available which was not known at the time the previous EIR was prepared.

d. The proposed Project would result in a comparable level of development permitted under the approved SP256A2, and none of the modifications proposed by the Project would result in more severe impacts as compared to what was previously disclosed as part of EIR 325. Therefore, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, the proposed Project would not result in a substantial increase in the severity of previously identified significant effects analyzed in certified EIR 325 and addenda thereto.

e. Technical reports were prepared for the subject areas of traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR 325 and prior addenda. Specifically, these technical reports concluded as follows:

1. The traffic report reaffirmed the findings and mitigation measures established within SP 256 and EIR 325, and found that no new traffic impacts requiring mitigation would occur as a result of TTM 36317;
2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
3. The noise impact analysis and addendum letter thereto fulfills the requirement of EIR 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. As concluded in the addendum letter to the noise impact analysis, noise barriers are not required in association with TTM 36317 and no new impacts to noise would occur as a result of the Project;
4. The updated biology reports were prepared to demonstrate Project consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in EIR 325.;

5. The hydrology/water quality reports fulfill the mitigation requirements of EIR 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and

6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was previously identified by EIR 325.

f. The MSHCP Consistency Analysis determined that TTM 36317 would be fully consistent with the conservation criteria for MSHCP Conservation Cell No. 3545, and that the Project also would be fully consistent with Sections 6.1.2, 6.1.3, 6.1.4, 6.3.2 of the MSHCP; accordingly, no new impact due to a conflict with the MSHCP would occur.

g. Mitigation measures identified in EIR 325, other than those that have changed as a result of updated technical studies, new governmental regulations, and/or imposed requirements specified in Project-related permits and authorizations, would still be appropriate and feasible for the proposed Project. Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified EIR 325 would be prepared for the proposed Project. Its focus is to evaluate the proposed Project in relation to the approved Specific Plan and FEIR.

## **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), and Open Space: Recreation (OS:R), as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan and the Specific Plan.
2. The proposed project is consistent with the proposed Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. Through mitigation the project is consistent with the neighboring mining uses.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

## **INFORMATIONAL ITEMS:**

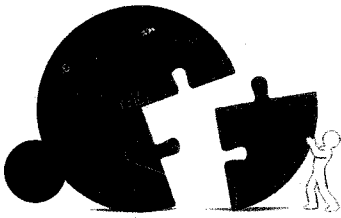
1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
  - a. An area drainage plan, or dam inundation area.
  
3. The project site is located within:
  - a. The city of Corona sphere of influence;
  - b. The boundaries of the County Service Area No. 134;
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
  - d. A fault zone;
  - e. An area subject to low to moderate liquefaction;
  - f. Partially within an MSHCP criteria cell (3545); and,
  - g. Partially within a 100-year flood plain.
  
4. The subject site is currently designated as Assessor's Parcel Numbers 290-660-002, 290-660-003, 290-660-005, 290-660-0012, 290-670-006, and 290-670-007.

Y:\Planning Master Forms\Staff Report.doc

Date Prepared: 01/01/01

Date Revised: 09/18/13



*Carolyn Syms Luna*  
*Director*

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

## Memorandum

**DATE:** November 6, 2013  
**TO:** Planning Commission  
**FROM:** Matt Straite  
**RE:** **AGENDA ITEM 3.1 Revisions, and additions to Conditions of Approval**

### *Revisions/deletions of Conditions of Approval*

Condition of Approval No. **50.Planning.39** was added in error and should be deleted. This COA referenced the need for a fuel modification easement in particular lots and does not apply to this project. Another condition, **50.Fire.04** already requires that fuel modification areas be shown on the ECS of the final map.

Condition **60.Planning.3** had lot references that were from an outdated version of the map. The revised COA should read:

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement within lot numbers 205, 206 ~~192, 193~~, or 194, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

### *New Conditions of Approval*

The Environmental Programs Division has added the following three conditions of approval to the Tract:

#### **60.EPD.1 OAK TREE AVOIDANCE**

The oak tree delineated at the south east corner of the project site on the exhibit titled "TR36317 AMD 4" and dated 6/25/13, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within this area. This area shall be mapped and labeled "Delineated Constraint Area (Oak Tree Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

#### **60.EPD.2 BIOLOGICAL MONITOR**

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of all grading and construction activities near the preserved oak tree located at the south east corner of the project site. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor 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 biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. 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.

### **60.EPD.3 MBTA NESTING BIRD**

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) 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 through August 31st). If habitat must be cleared during the nesting season, 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. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

# RIVERSIDE COUNTY PLANNING DEPARTMENT TR36317

Supervisor Jeffries  
District 1

Date Drawn: 8/14/13  
Vicinity Map



Zoning Areas: Temescal, Alberhill  
Township/Range: T7SR2W  
Section: 12 & 13

Assessors Bk. Pg. 290-66, 67  
Thomas Bros. Pg. 834 G3  
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.dtrng.cpr.riverside.ca.gov/arcmap.html>





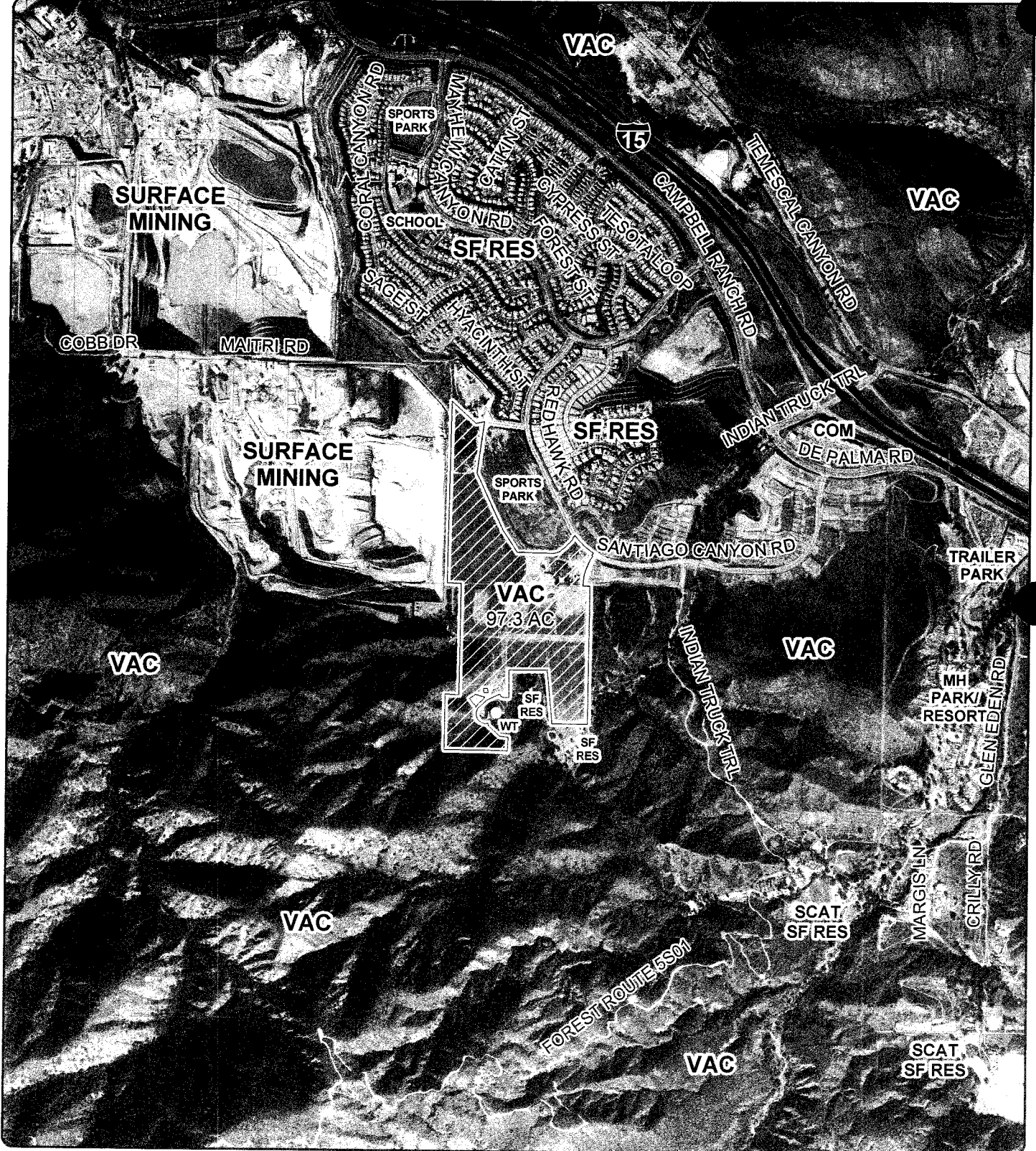
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36317

### LAND USE

Supervisor Jeffries  
District 1

Date Drawn: 8/14/13  
Exhibit 1



Zoning Areas: Temescal, Alberhill  
Township/Range: T7SR2W  
Section: 12 & 13

Assessors Bk. Pg. 290-66, 67  
Thomas Bros. Pg. 834 G  
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.tira.ca.riverside.ca.us/index.rml>

0 500 1,000 2,000 3,000 4,000  
Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT

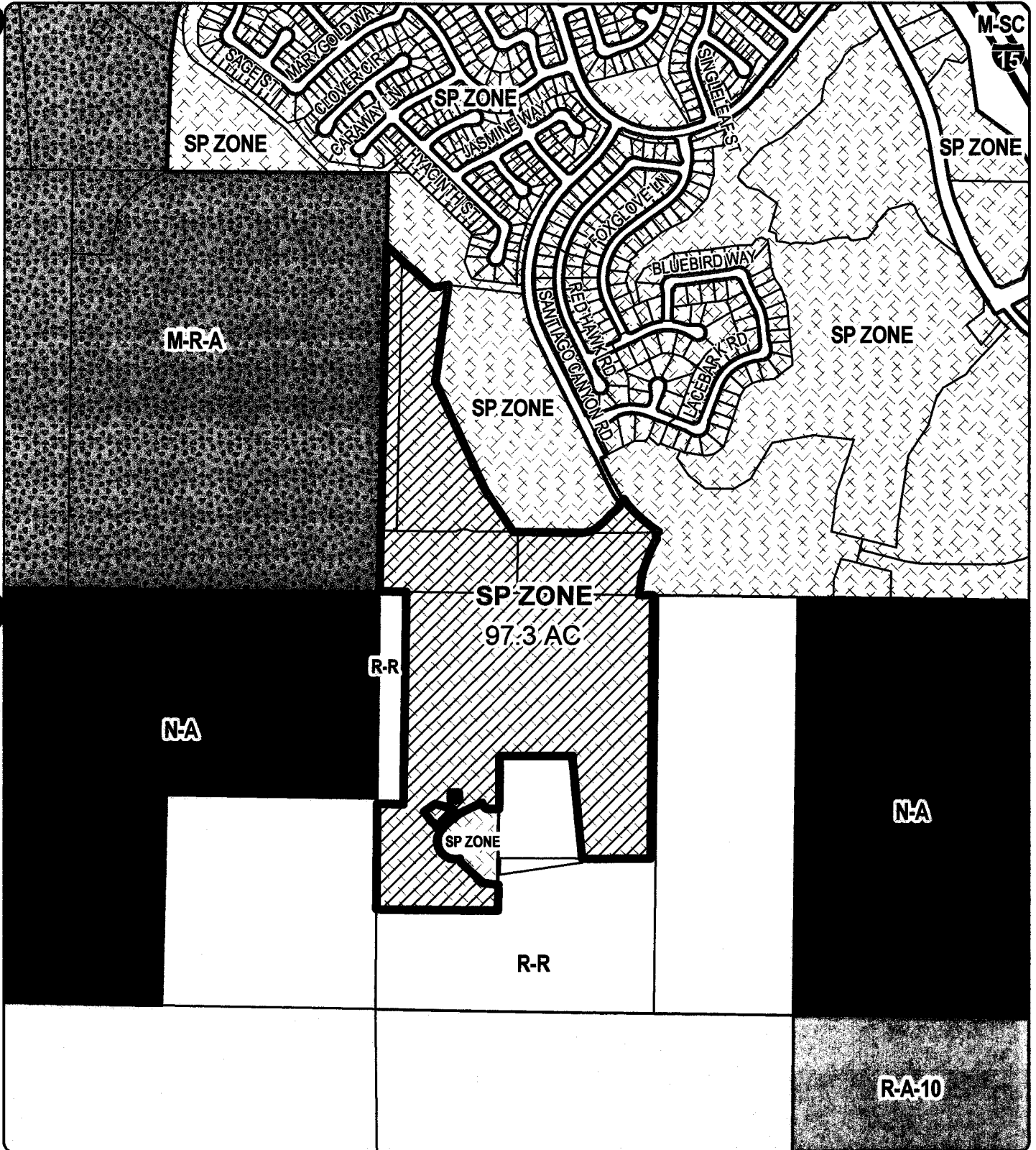
TR36317

Date Drawn: 8/14/13

Supervisor Jeffries  
District 1

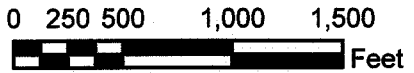
EXISTING ZONING

Exhibit 2



Zoning Areas: Temescal, Alberhill  
Township/Range: T7SR2W  
Section: 12 & 13

Assessors Bk. Pg. 290-66, 67  
Thomas Bros. Pg. 834 G3  
Edition 2009



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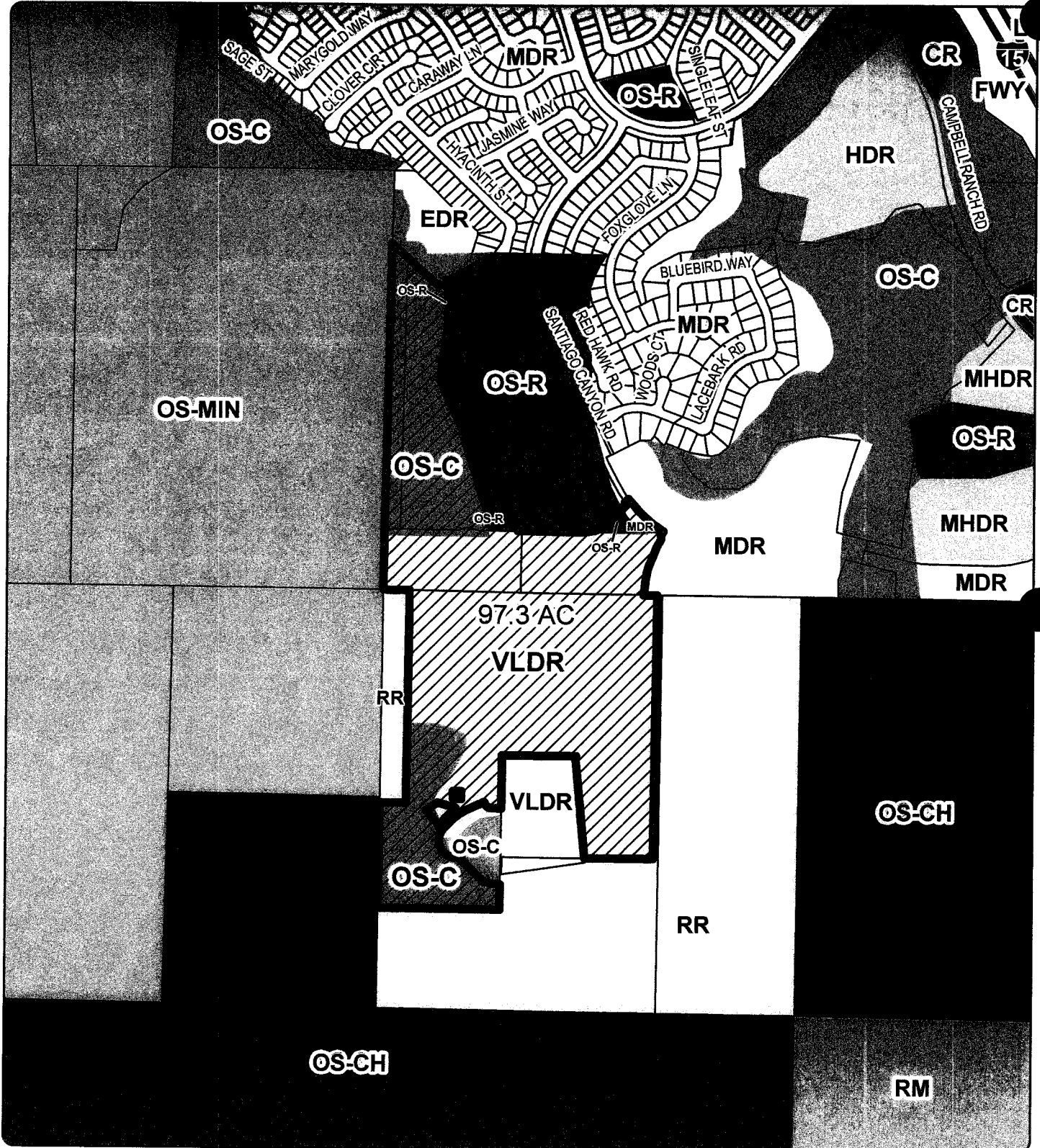
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

EXISTING GENERAL PLAN

Supervisor Jeffries  
District 1

Date Drawn: 8/14/13  
Exhibit 5



Zoning Areas: Temescal, Alberhill  
Township/Range: T7SR2W  
Section: 12 & 13

Assessors Bk. Pg. 290-66, 67  
Thomas Bros. Pg. 834 C  
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>



# SPECIFIC PLAN LAND USE PLAN

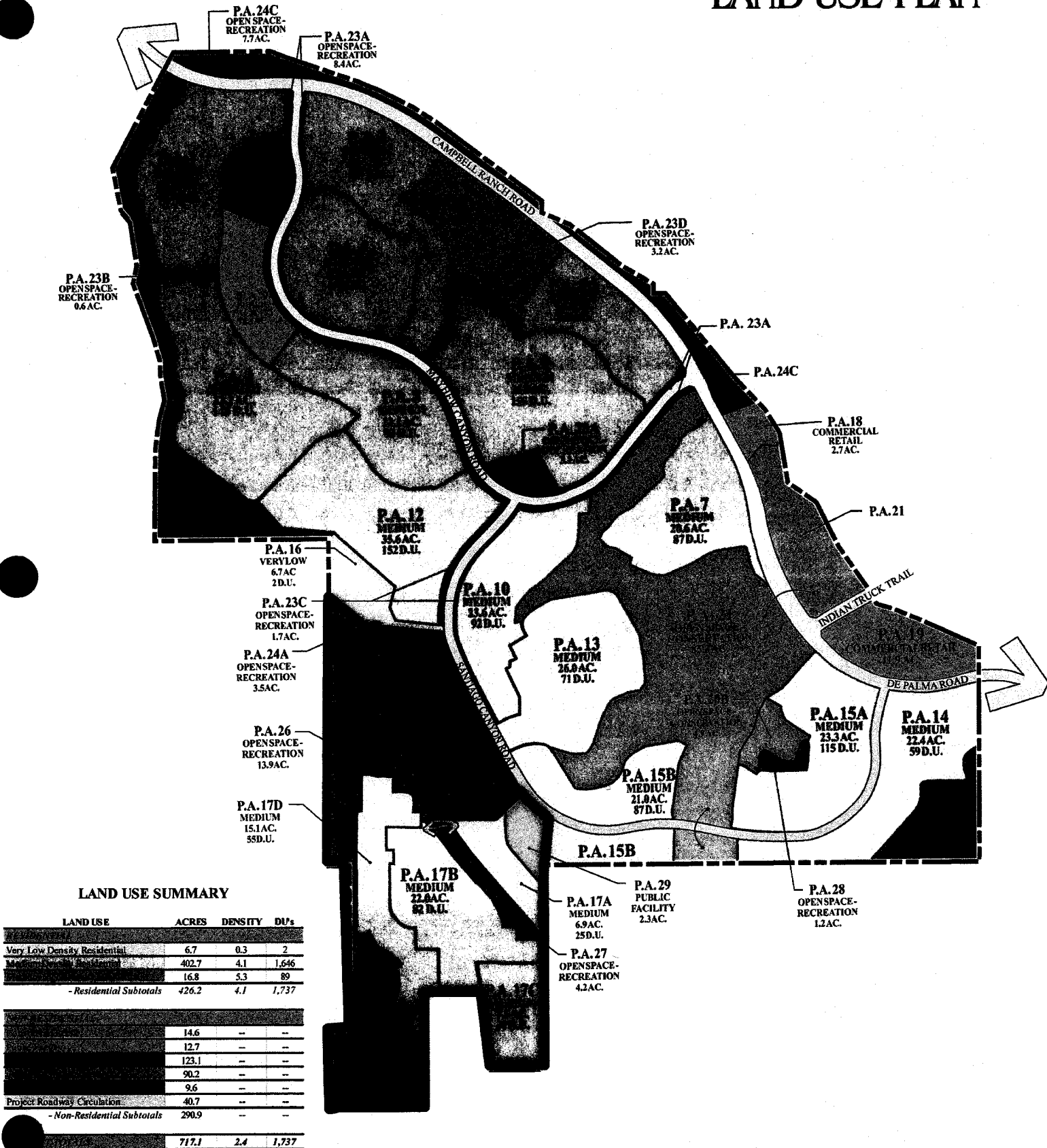


Figure 3





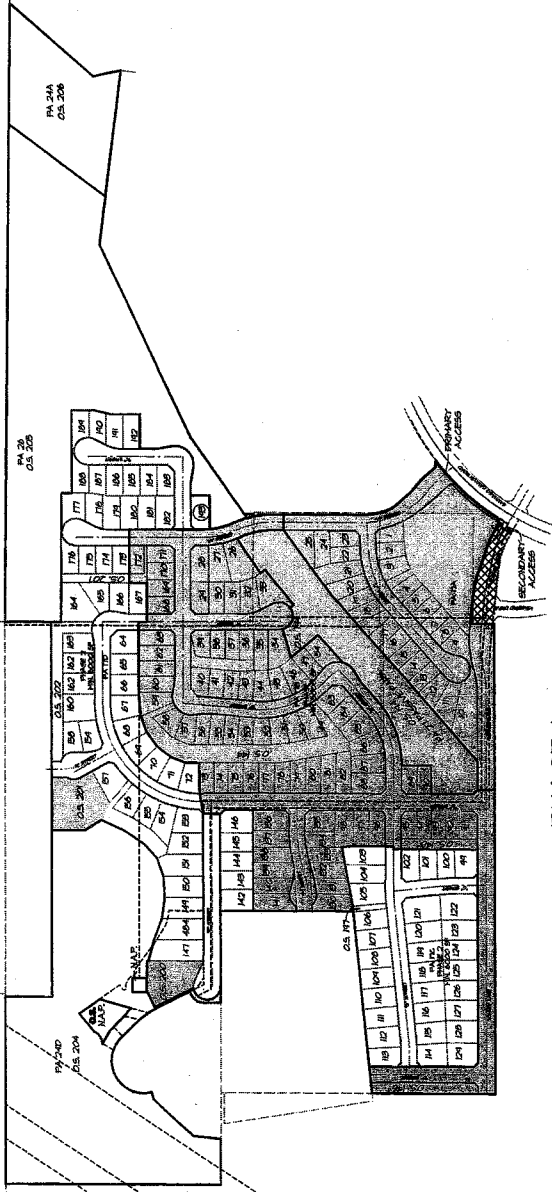






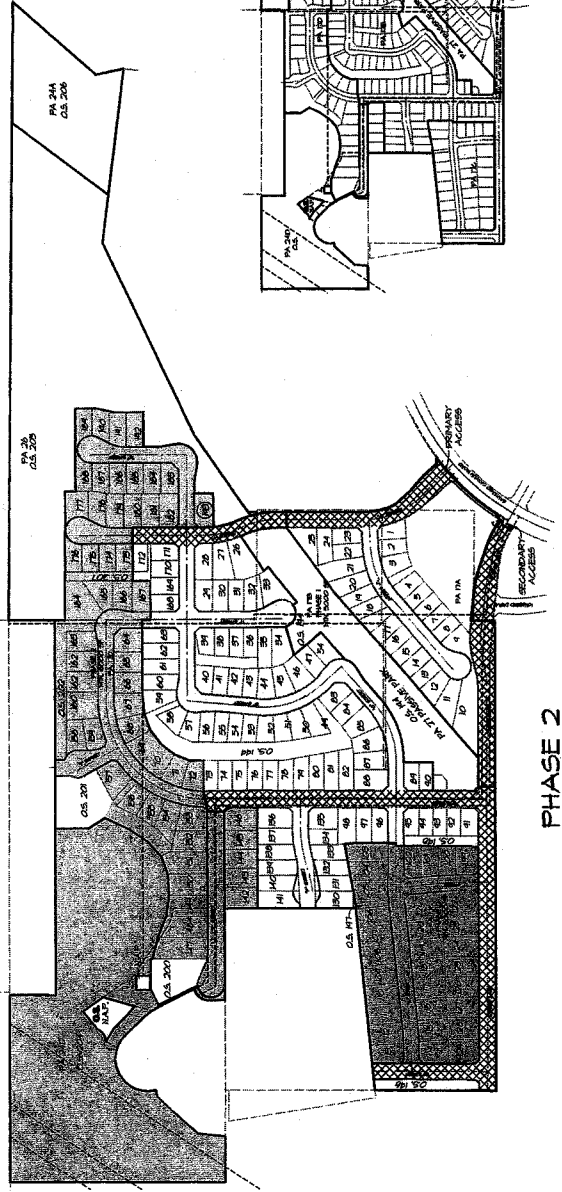


# TENTATIVE TRACT MAP NO. 36317 PHASING MAP

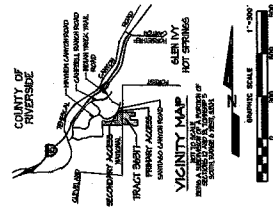


PHASE 1

**LEGEND**  
 PHASE IMPROVEMENT AREA  
 RESERVED OFFSITE IMPROVEMENTS



PHASE 2



PHASING MAP & DETAILS	
TRACT NO. 36317	
APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA	
DATE OF APPROVAL	APRIL 15, 1988
APPROVED BY	ALAN M. GARDNER
DATE OF PREPARATION	APRIL 15, 1988
PREPARED BY	W. W. WILSON & ASSOCIATES, INC.
SCALE	AS SHOWN
DATE OF REVISION	
REVISION NO.	
REVISION DESCRIPTION	
DATE	
BY	
FOR	
PROJECT NO.	
DATE OF PLOTTING	
PLOTTED BY	
SCALE	
DATE	
BY	
FOR	



PLANNING AREA MAP









# Sycamore Creek PA17 Conceptual Fire Protection Plan

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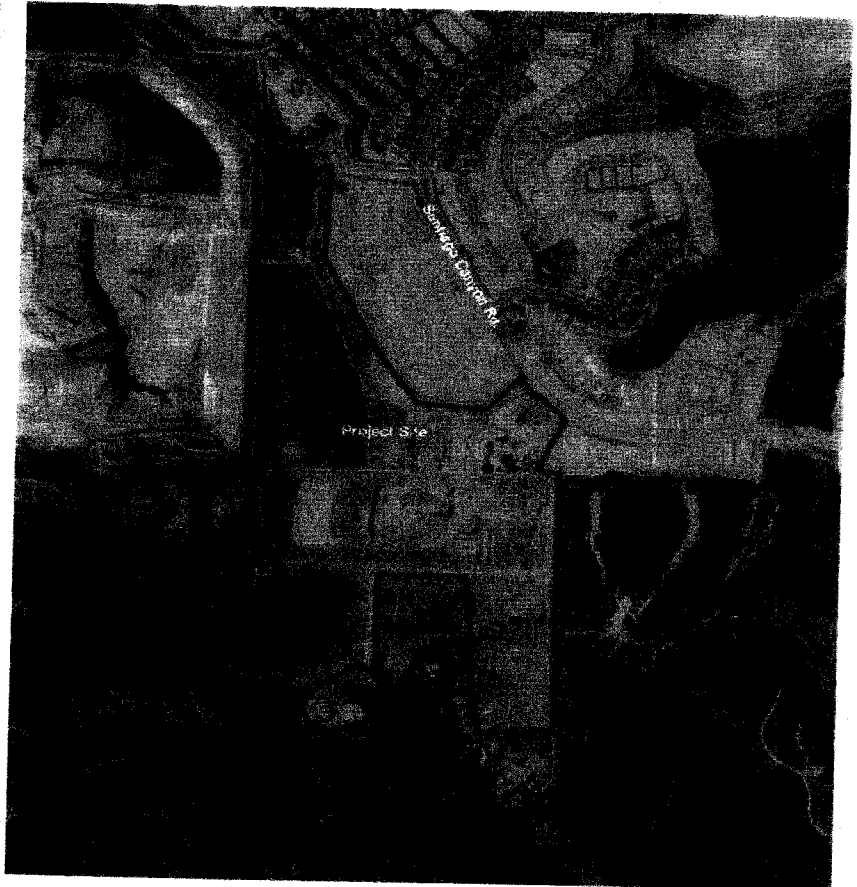
**SYCAMORE CREEK PA 17, TM 36317**  
**CONCEPTUAL FIRE PROTECTION PLAN**  
**APN # 290-660-002, -003, -005, 012, 290-670-006, -007**  
**Riverside County, California**  
**November 23, 2010**  
**(revised May 12, 2011; May 30, 2012; August 31, 2012)**

**1.0 GENERAL DESCRIPTION**

The Sycamore Creek PA 17 project is located south of Santiago Canyon Road and north of the Cleveland National Forest in Riverside County outside the city of Corona, California. The project is within a declared Very High Fire Hazard Severity Zone and is surrounded by developed and undeveloped land (see Photo No. 1). The Riverside County Fire Department (RCFD) is the fire authority for the project.

The proposed project consists of the development of 193 single family homes on approximately ninety (90) acres of which 50 acres are to be developed. Home locations have not been sited as of the date of this report therefore this is a Conceptual Fire Protection Plan (CFPP) until such time as home locations have been finalized. Please refer to the attached Conceptual Fuel Treatment Map for the illustration of property lines and related fuel treatments.

A Fire Protection Plan (FPP) must be submitted to and approved by the RCFD. The FPP assesses the overall on-site and off-site wildland fire hazards and risks that may threaten life and property associated with the proposed Sycamore Creek development. In addition, the FPP establishes both short-term and long-term fuel treatment actions required to minimize any projected wildland fire hazards, and assigns annual maintenance responsibilities for each of the required fuel treatment actions.



**Photo No. 1 – Aerial Photo of Project Showing Nearby Development, Surrounding Land Being Developed, and Adjacent Undeveloped Land**

## 1.1 General Information

Owner: Starfield Sycamore Investors, LLC  
2151 Michelson Drive, # 250  
Irvine, CA 92612

Approving Departments:  
Fire Authority: Riverside County Fire Department  
Engineering: Riverside County Building Department  
Water: Lee Lake Water District

The purpose of this CFPP is to provide hazardous fuel treatment and construction feature direction for developers, architects, builders, the RCFD, Riverside County officials, and the individual lot owners to use in making the structures in the proposed project relatively safe from future wildfires. Appendices attached to this CFPP that provide additional information shall be considered part of this CFPP. This CFPP is based upon requirements listed in the Wildland-Urban Interface (WUI) Development Standard Guidelines; the requirements under the authority of the International Urban-Wildland Interface Code, 2009 edition; California Code of Regulations Title 24, Part 9 and Title 14, Section 1280; 2010 California Fire Code and Local Amendments including Appendices to Chapters 1 & 4 and Appendices B, F & H; the International Fire Code 2009 edition; Chapter 7A-California Building Code; California Government Code, sections 51175 through 51189; California Public Resources Code Sections 4201 through 4204; the National Fire Protection Association (NFPA) Standard 13-D, 2010 Edition; County of Riverside Ordinance No. 787 (as amended through 787.6) and Riverside County Fire Department Standards #06-06 revised 3-31-08 and #06-11 revised 4/16/08

## 2.0 WILDLAND FIRE HAZARD AND RISK ASSESSMENT

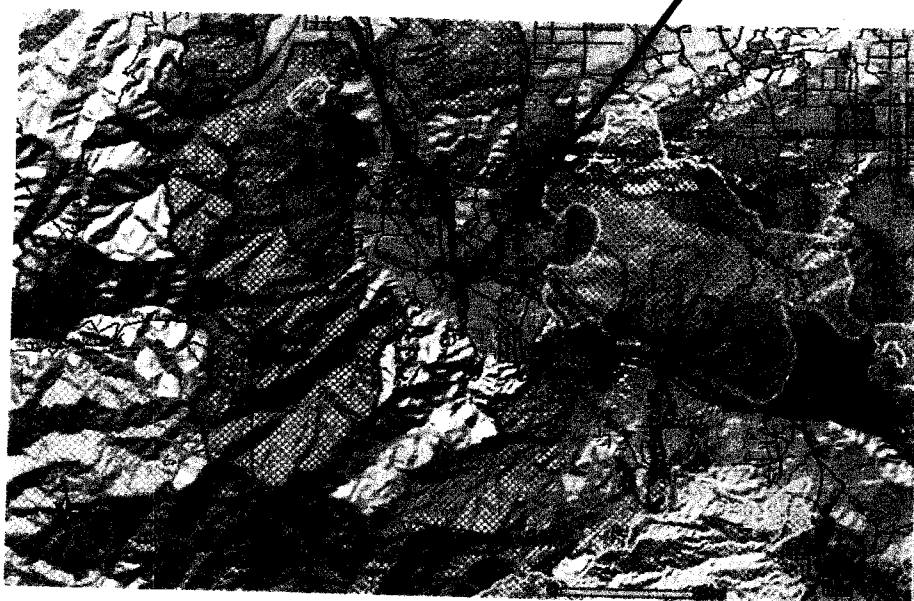
### 2.1 Fire History

The fire history listed below was obtained from the Fire Planning and Mapping Tools of the California Fire Alliance. The Alliance is composed of federal, state and local government agencies and stakeholders.

As can be seen in Figure 1, the most recent fires have burned much of the surrounding area but not in the immediate project site area surrounding the project site. The areas adjacent to the project not impacted by construction and grading are typical of chaparral plants, with a high percentage of the aging plants containing an abundance of dead material. This is due to the effects of the local Mediterranean climate where warm wet winters promote abundant new growth, and long, hot and very dry summer seasons frequently occur. Occasionally, multi-year droughts cause significant parts of these plants to die back.

**Fire Plan**

**Project Area**



- NIFC SII Report Fires**
- ▲ Less than 10000 acres
  - ▲ 10000 - 25000
  - ▲ 25000 - 50000
  - ▲ 50000 - 100000
  - ▲ More than 100000
  - ▲ Other
- Large Fire Perimeters**
- Fire History (1950 - 1959)
  - Fire History (1960 - 1969)
  - Fire History (1970 - 1979)
  - Fire History (1980 - 1989)
  - Fire History (1990 - 1999)
  - Fire History (2000 - 2009)
- Roads - 100k**
- Interstate
  - US Highway
  - Limited Access Highway
  - State Highway
  - Access Ramp
  - Major Road
  - Local Road
  - Local Road
  - Local Road
  - Unimproved Road
  - Local Road
- Road Shields**
- Roads**
- Interstate
  - US Highway
  - State Highway
  - Other
- Water Bodies**
- Lake
  - Reservoir
  - Bay, Estuary, Ocean
  - Stream
  - Intermittent Lake
  - Dry Lake
- Counties**
- States**

**Figure No. 1 – Fire History**

**Large Fires Near Sycamore Creek PA 17**

**Fire History (2000 - 2009)**

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
2004	CA	CERRITO	CDF	20040503	20040507	16460	16447

This fire is pink cross hatch and located to the east of the project (see Figure No. 1).

**Fire History (1990 - 1999)**

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
1990	CA	BEDFORD	USF	19900624	19900712	4500	3990.91

This fire is cross hatched dark green and is located to the west of the project. Note: this fire was a controlled burn that escaped (see Figure No. 1).

**Fire History (1980 - 1989)**

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
1987	CA	SILVERADO	USF	19870909	19870913	7700	7693

This fire is a lighter shade of green cross hatched and is located to the south and west of the project (see Figure No. 1).



## 2.2 On and Off-Site Fire Hazard and Risk Assessment

In assessing the wildland fire hazard to the project it is necessary to consider plant succession and the climax plant communities. The vegetation described below are the most likely climax plant communities that will exist without human intervention and the one utilized for planning purposes.

The proposed Sycamore Creek PA 17 development is located in relatively flat terrain. Hilly terrain abuts the development on the east, south and west. The area where development is to occur was once agricultural land and is bisected by a drainage that runs roughly south to north. The vegetation in the area proposed for development has been reclaimed by native and exotic grasses and weeds. This vegetation will be completely removed during construction (see Photo No. 2).

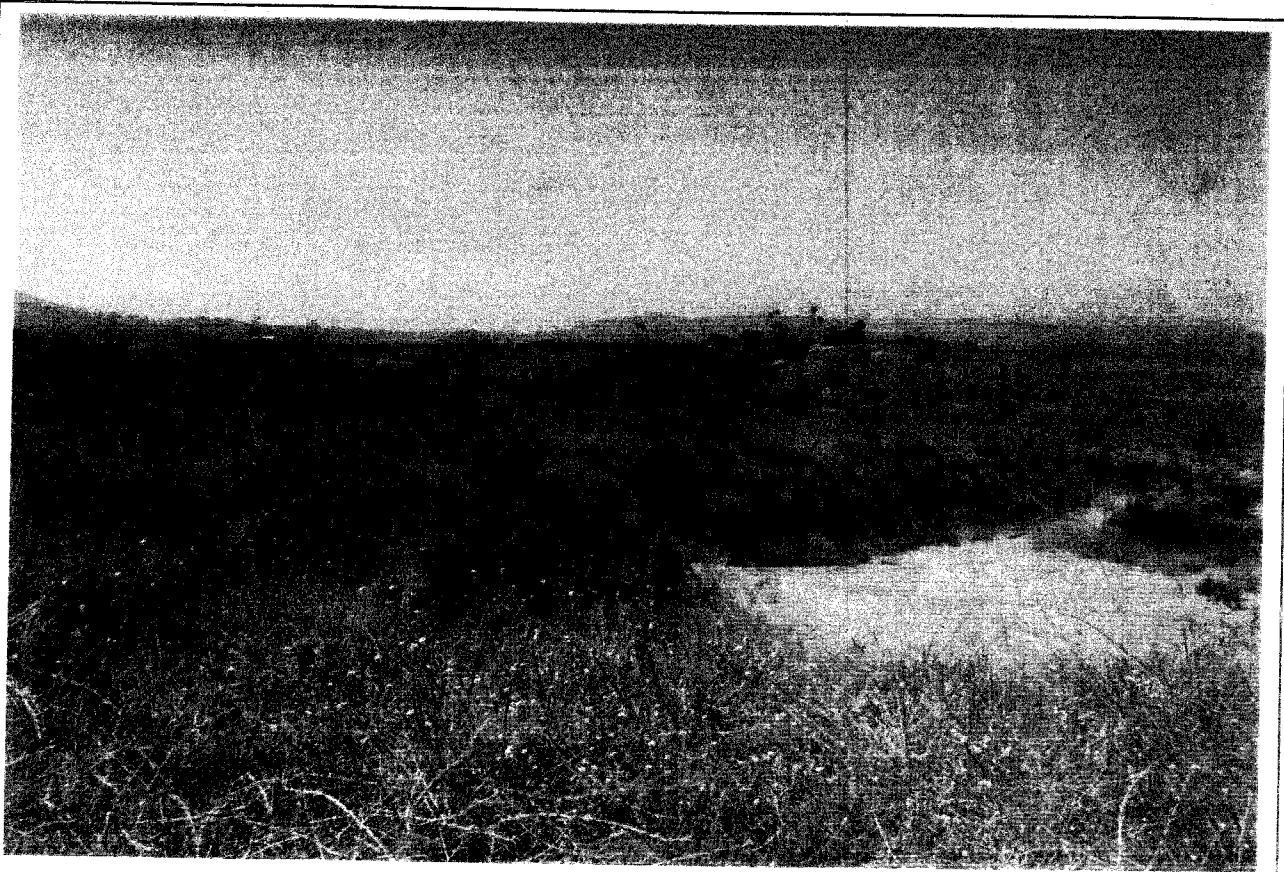
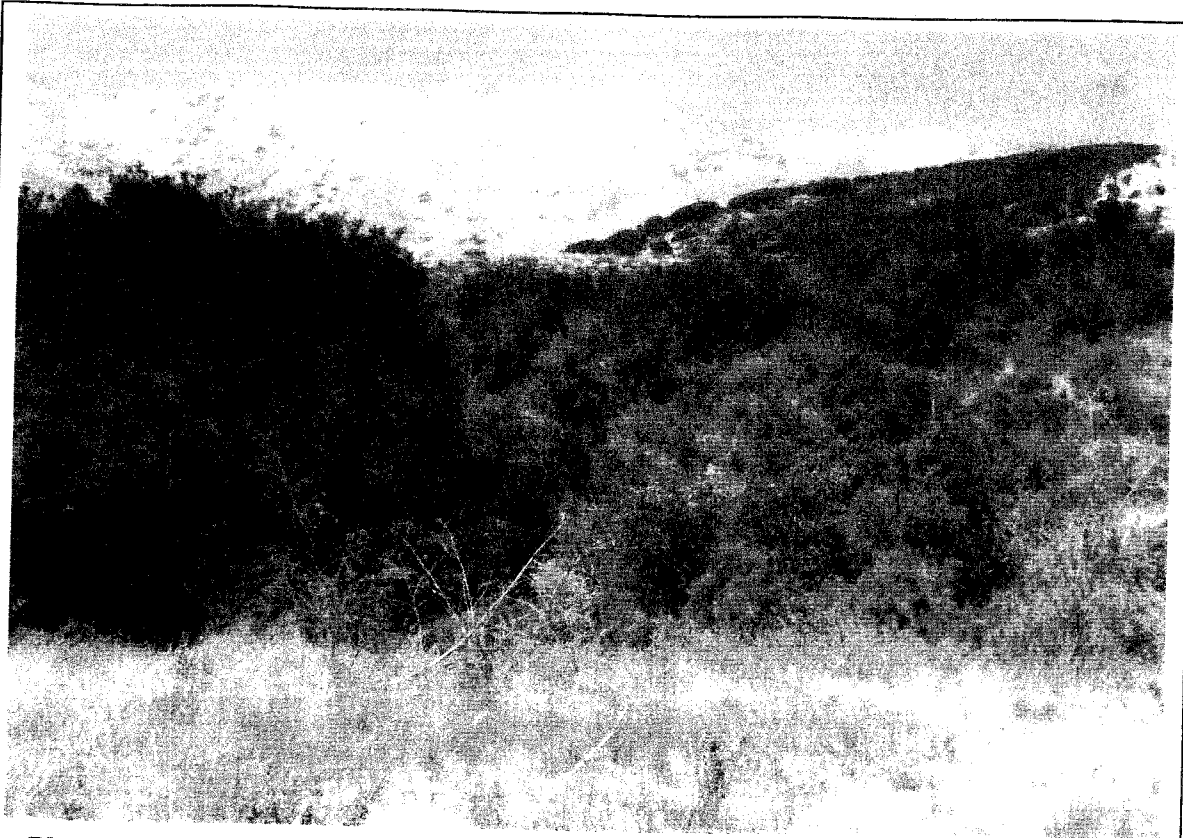


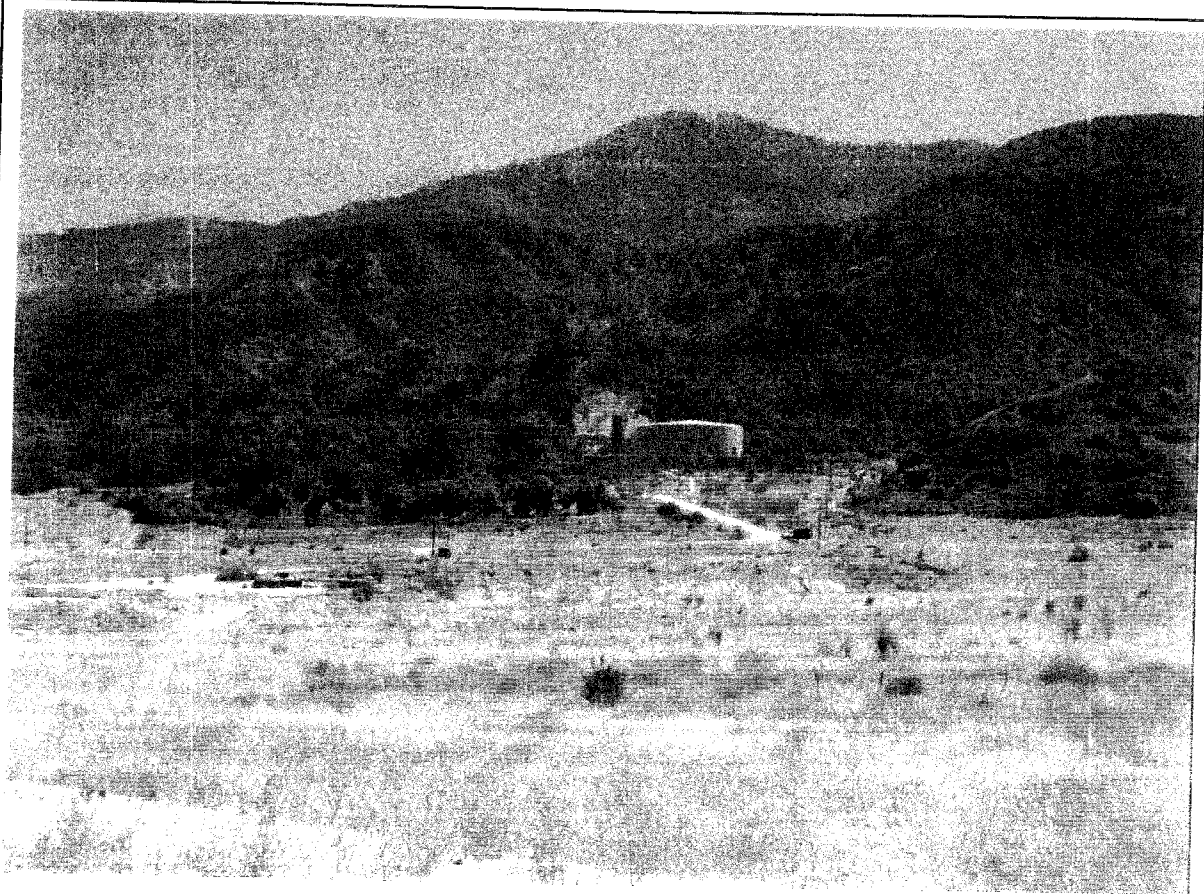
Photo No. 2 – Looking North and West from the Interior of the Project

The eastern boundary of the proposed project is currently undeveloped. A small drainage runs along the boundary and is vegetated with exotic and native grasses and weeds, scattered Coastal Sage Scrub species such as buckwheat, sage, deerweed and some riparian species such as mulefat and live oak (see Photo No. 3). For fire behavior planning purposes this is best described as a combined Fuel Model sh5 (high load dry climate shrub 60%, with 1-hour fuels of 3.6 tons/acre and 10-hour fuels of 2.1 tons/acre) and SCAL 18 (Sage/Buckwheat 40%, with 1 -fuels of 5.5 tons/acre and 10-hour fuels of 0.8 tons/acre). These areas are slated to be developed into a Regional Park and an Open Space trail corridor. However, until such time as the proposed facilities are built, the area must be considered as a potential fire threat to the proposed homes.





**Photo No. 3 – Looking East Along the Eastern Boundary**



**Photo No. 4 – Looking Southeast from the Interior of the Project Area**

Vegetation on the southern and western boundaries includes scattered scrub oak, chamise, toyon, cactus, mulefat, mustard, and deerweed (see Photo No. 2). For fire behavior planning purposes this is best described as a combined Fuel Model SCAL 18 (sage/buckwheat 80%, with 1-hour fuels of 5.5 tons/acre and 10-hour fuels of 0.8 tons/acre ) and gs2 (moderate load dry climate grass shrub 20%, with 1-hour fuels of 0.5 tons/acre and 10-hour fuels of 0.5 tons/acre).

The greatest wildland fire threat is from the south, southeast and southwest of the project. This threat comes from the adjacent open space and undeveloped land and its associated fuels, occasional severe fire weather conditions, and moderately steep terrain (see Photo No. 4).

There is also a historic pattern of wildland fires burning from the southwest to northeast. Every 5-10 years, a "rare event" hot, dry, southwest to west wind of 30 MPH will occur. This moderately strong, dry wind condition usually occurs in the late afternoon or early evenings on very hot days, especially during the summer (June through September) months.

The most critical weather pattern to the project area is a hot, dry offshore wind, typically called a Santa Ana. Such wind conditions are usually associated with strong (60 MPH), hot, dry winds with very low (<15%) relative humidity. Santa Ana winds originate over the dry desert land and can occur anytime of the year; however, they generally occur in the late fall (September through November). This is also when non-irrigated vegetation is at its lowest moisture content.

The undeveloped and open space areas adjacent to the project can contribute to a damaging wildland fire event. Any wind or topography driven wildfire burning under a northeastern (*Santa Ana*) wind pattern through areas to the north and east create a wildland fire hazard to the structures in the proposed project. Wildland fires starting north of the proposed residences on a typical fire day with a southwest wind will burn away from the proposed structures and will generally not be a significant wildland fire hazard.

All residential structures in the area are threatened through wind-blown embers. The installation of Ignition Resistant Construction will mitigate against the wind blown ember threat (see Section 5.8 for a discussion of these features). The goal of this CFPP is to prevent the loss of lives, buildings and personal property when wildfires occur with the challenge of developing well planned home sites interspersed with fully functioning mixed chaparral habitats. This goal is accomplished by requiring homes to be built with ignition resistant materials and properly designed and maintained fuel treatments that safely mitigate the fire hazard to insignificant levels.

### **2.3 Predicting Wildland Fire Behavior**

The BEHAVE Plus 4.0.0 Fire Behavior Prediction and Fuel Modeling System developed by USDA-Forest Service research scientists Patricia L. Andrews and Collin D. Bevins at the Intermountain Forest Fire Laboratory, Missoula, Montana, is one of the best systematic methods for predicting wildland fire behavior. The BEHAVE Plus fire behavior computer modeling system is utilized by wildland fire experts nationwide.

Wildland fire managers use the BEHAVE Plus modeling system to project the expected fire intensity, rate-of-spread and flame lengths with a reasonable degree of certainty for use in Fire Protection Planning purposes. *FIREWISE 2000, Inc.* used the BEHAVE Plus 4.0.0 Fire Behavior Prediction Model to make the fire behavior assessments for the Sycamore Creek project discussed below.

## 2.4 Wildland Fire Behavior Calculations for the Off-Site Hazardous Vegetative Fuels

Wildland fire behavior calculations have been projected for the hazardous vegetative fuels on the undeveloped areas in proximity to the proposed structures within the project. These projections are based on scenarios that are "worst case" Riverside County fire weather assumptions in the vicinity of the project area. Weather data was obtained from the RAWS (Remote Automatic Weather Station) network stations closest to the project area.

The scenarios are depicted below in Tables 2.4.1 and 2.4.2. All tables display the expected Rate of Fire Spread (expressed in mi/hr), Flame Length (expressed in feet), and Spotting Distance (expressed in miles) and include the calculation inputs used in the BEHAVE Plus program which were obtained from project site observations and fuel moisture levels typically observed during the local fire season. The tables also show the change in Rate of Fire Spread, Flame Length, and Spotting Distance following the completion of the required fuel treatment work in Zone 2 which is characterized by a Combined Fuel Model - [t16 - Moderate Load Broadleaf Litter 50% and gr1 - Short Sparse Dry Climate Grass 50%].

<b>Table 2.4.1</b> <b><i>Fire Scenario # 1 - Fire Approaching from the North or East</i></b> <b><i>(Late Fire Season With 60 MPH North, Northeast and East Wind Conditions)</i></b>	
<b>Fire Behavior Calculation Input Data</b> <ul style="list-style-type: none"> <li>• 10 percent slope</li> <li>• 60 mph 20-foot wind speed</li> <li>• 0° aspect from north</li> <li>• 45° wind direction from north</li> </ul>	<b>Anticipated Fuel Moistures</b> <ul style="list-style-type: none"> <li>* 1-Hour Fine Fuel Moisture of.....2%</li> <li>* 10-Hour Fuel Moisture of.....3%</li> <li>* 100-Hour Fuel Moisture of.....5%</li> <li>* Live Herbaceous Fuel Moisture of.....30%</li> <li>* Live Woody Fuel Moisture of.....50%</li> </ul>
<b>Expected Fire Behavior</b> <b>Combined Fuel Model [sh5 60% and SCAL 18 - Sage/Buckwheat 40% ]</b>	
Rate of Spread - 10.3 mi/hr	
Spotting Distance - 3.8 miles	
Flame Length - 71.7 feet	
<b>Expected Fire Behavior in Treated Fuels (Zone 2)</b> <b>Combined Fuel Model - [t16 - Moderate Load Broadleaf Litter 50% and gr1 - Short Sparse Dry Climate Grass 50%]</b>	
Rate of Spread - 0.6 mi/hr	
Spotting Distance - 0.9 miles	
Flame Length - 8.5 feet	

<b>Table 2.4.2</b>	
<b><i>Fire Scenario # 2 - Fire Approaching from the South or West</i></b>	
<b><i>(Late Fire Season With 30 MPH South, Southwest and West Wind Conditions)</i></b>	
<b>Fire Behavior Calculation Input Data</b> <ul style="list-style-type: none"> <li>• 8 percent slope</li> <li>• 30 mph 20-foot wind speed</li> <li>• 240° aspect from north</li> <li>• 225° wind direction from north</li> </ul>	<b>Anticipated Fuel Moistures</b> <ul style="list-style-type: none"> <li>* 1-Hour Fine Fuel Moisture of.....2%</li> <li>* 10-Hour Fuel Moisture of.....3%</li> <li>* 100-Hour Fuel Moisture of.....5%</li> <li>* Live Herbaceous Fuel Moisture of.....30%</li> <li>* Live Woody Fuel Moisture of.....60%</li> </ul>
<b>Expected Fire Behavior</b> <b>Combined Fuel Model [SCAL 18 - Sage/Buckwheat 70% and FM 6 - Dormant Brush</b> <b>Hardwood Slash 20%]</b>	
<b>Rate of Spread - 2.1 mi/hr</b>	
<b>Spotting Distance - 1.0 miles</b>	
<b>Flame Length - 23.5 feet</b>	
<b>Expected Fire Behavior in Treated Fuels (Zone 2)</b> <b>Combined Fuel Model - [tl6 - Moderate Load Broadleaf Litter 70% and gr1 - Short Sparse</b> <b>Dry Climate Grass 30%]</b>	
<b>Rate of Spread - 0.4 mi/hr</b>	
<b>Spotting Distance - 0.3 miles</b>	
<b>Flame Length - 5.4 feet</b>	

### 3.0 ASSESSING STRUCTURE IGNITIONS IN THE WILDLAND/URBAN INTERFACE

Structure ignitions from wildland wildfires basically come from three sources of heat: convective firebrands (flying embers), direct flame impingement, and radiant heat. The Behave Plus Fire Behavior Computer Modeling Program does not address wind blown embers or firebrands from a structure ignition perspective. However, even though ignition resistant exterior building materials will be used in the construction of the Sycamore Creek (see APPENDIX 'E' for the description of Ignition Resistant Construction), wind driven embers and radiant heat issues are addressed in this CFPP.

#### 3.1 Firebrands

Firebrands are pieces of burning materials that detach from burning fuels due to the strong convection drafts in the flaming zone. Firebrands may also be referred to as embers. Firebrands can be carried a long distance (one mile or more) by fire drafts and strong winds. Severe wildland/urban interface fires can produce heavy showers of firebrands. The chance of these firebrands igniting a structure will depend on the number and size of the firebrands, how long they burn after contact, and the type of building materials, building design, and construction features of the structure. Firebrands landing on combustible roofing and decks and adjacent flammable vegetation are common sources for structure ignition. They can also enter a structure through unscreened vents, decks and chimneys, unprotected skylights, and overhangs.

Even with non-combustible roofing, firebrands landing on leaves, needles, and other combustibles located on a roof (due to lack of maintenance) or adjacent to a structure can cause structure ignition. Any open windows, doors or other types of unscreened openings are sources for embers to enter a structure during a

wildland fire. If landscape guidelines are followed and the above mentioned maintenance issues are addressed on a regular basis, firebrands should not be a concern for the Sycamore Creek residences, as the buildings will be constructed with ignition resistant building materials.

### **3.2 Radiant Heat/Direct Flame Impingement**

Radiation and convection involve the transfer of heat directly from the flame. Unlike radiation heat transfer, convection requires that the flames or heat column contact the structure. An ignition from radiation (given an exposed flammable surface) heat transfer depends on two aspects of the flame: 1) the radiant heat flux to a combustible surface and, 2) the duration (length of time) of the radiant flux. The radiant heat flux depends on the flame zone size, flame-structure distance, and how much the combustible material of the structure is exposed to the flame. While the flame from a wildfire may approach 1,800 degrees Fahrenheit, it is the duration of heat that is more critical. For an example, a blow torch flame typically approaches 2,100 degrees Fahrenheit yet a person can easily pass their hand through the flame. Heat duration only becomes critical to a home with a wood exterior surface if the heat is allowed to remain for 30-90 seconds.

Research scientist Jack Cohen of the USDA-Forest Service has found that a home's characteristics (its exterior materials and design in relation to the immediate area around a home within 100 feet) principally determine the home's ignition potential. He calls the home and its immediate surroundings the 'home ignition zone'. In a study of ignition of wood wallboard, tests by a USDA-Forest Service research team described in the Proceedings, 1st International Fire and Materials Conference showed that flame impingement for sufficient length of time (approximately 1 min.) ignites a typical hardboard siding material.

Fire agencies consider fuel treatment as a principal approach to wildland fire hazard reduction. Whenever the flame length is equal to or more than the separation of combustible vegetation from a combustible structure for 1-2 minutes in duration or more, there is a high probability of structure ignition. Contact with a fire's convection heat column also may cause ignition but the temperature of the column's gases are generally not hot enough or long enough in duration to sustain the ignition of the structure.

Comparing the expected wildland fire behavior projections in each of the scenarios in Section 2.4 against the required fuel modification zones outlined in Section 5.0, demonstrates substantial reductions in the expected flame length. By requiring the structures exposed to the threat of wildfire to incorporate the following guidelines, those structures will be provided with the most effective treatment for minimizing losses from flame impingement and associated radiant heat intensities.

- Each structure is constructed of ignition resistant building materials.
- The area surrounding each structure contains an Irrigated Zone (defensible space) and a Thinning Zone (low fuel volume buffer strip) between the Irrigated Zone and the untreated fuels.

The eventual homeowners shall be required to maintain their properties to Zone 1 and Zone 2 fuel treatment standards and shall keep the roof and any rain gutters free of leaves, needles and other combustible debris. All firewood and other combustible materials must be properly stored away from the structure so that burning embers falling on or near the structure have no suitable host. The Sycamore Creek lot owners are responsible for maintaining their homes and for keeping all doors and windows tightly closed whenever a wildland fire is reported in the vicinity.

### 3.3 Fire Resistant Plant Palette

Wildland fire research has shown that some types of plants, including many natives, are more fire resistant than others. These low fuel volume, non-oily, non-resinous plants are commonly referred to as "fire resistant". This term comes with the proviso that each year these plants are pruned, all dead wood is removed and all grasses or other plant material are removed from beneath the circumference of their canopies. Some native species are not considered "undesirable" from a wildfire risk management perspective provided they are properly maintained year round. Refer to APPENDIX 'B' for a list of prohibited plant species.

## 4.0 FIRE DEPARTMENT RESPONSE TIMES

The Sycamore Creek PA 17 project is within the response area of the Riverside County Fire Department. The closest engine to the proposed development is located at RCFD Fire Station #64 at 25310 Campbell Ranch Road, approximately 1.5 miles from the furthest planned residences. Using NFPA Table C.11 (b), this gives a travel time of approximately 3 minutes to the furthest residence in the development. The second closest engine is located at RCFD Fire Station #15, at 20320 Temescal Canyon Road, approximately 8.5 miles from the furthest planned residences and 21 minutes travel time using NFPA Table C.11 (b). Additional agencies such as the USDA-Forest Service and nearby fire departments would also likely respond equipment under mutual aid agreements but they would likely arrive after RCFD engines were on-scene.

There is no assurance that Engine Company #64 will be in its station when a wildfire threatens the Sycamore Creek development from an ignition in the adjacent wildlands. Engines may respond from other stations located further away or from other incidents. On high/extreme fire danger days there often may be multiple fire starts and engine companies may be already deployed on other incidents. This is why *FIREWISE 2000, Inc.* planned projects use "defensible space", Ignition Resistant building features, and key fuel treatment strategies that enable residents to substantially increase their ability to survive a wildfire on their own and without the loss of their structure. The goal of this CFPP, therefore, is to make the Sycamore Creek development and its occupants as safe as possible and able to survive on their own until such time as firefighting equipment arrives and/or residents can be safely evacuated.

## 5.0 FUEL TREATMENT ZONE DESCRIPTIONS & REQUIRED TREATMENTS

Below are the required treatments for the Fuel Treatment Zones. All distances in this report are measured horizontally. Zones 1A, 1B and 2 together on exterior lots provide 100 feet of treated area which should mitigate the radiant and convective heat effects of a wildland fire. On Lots 107 – 114, 131, 142, and 143, 100 feet of treated area is not achievable on site. Therefore, an off-site agreement must be obtained with the adjacent property owner to treat 85 feet beyond the property line (see APPENDIX 'F' for a copy of this agreement). 100 feet of treated area is not achievable on Lots 158 - 163 due to the inability to obtain an off-site agreement for fuel treatments. Therefore additional measures will be required to mitigate the reduction in fuel treatment for these lots. These measures are outlined in Sections 5.2 and 5.8. Together with the required fuel treatments these measures should mitigate the radiant and convective heat effects of a wildland fire for the projected 23.5 foot flame lengths under a worst case scenario.



The homeowners shall be responsible for maintaining Fuel Treatment Zones within their lots and the HOA is responsible for any maintaining fuel treatments outside the property owners lot boundaries. The Sycamore Creek Community Association through the Architectural Review Committee (ARC) will enforce the requirements in Zone 1A. In the event a lot is repossessed, the unit/agency holding title to the lot will be responsible for the maintenance.

### **5.1 Fuel Treatment Zone 1A - Lot Owner Maintained (*Shown as No Color on the Conceptual Fuel Treatment Map*)**

#### **Defined**

Fuel Treatment Zone 1A is an irrigated zone beginning at the edge of each structure and includes the entire lot (front, side and backyard). Commonly called the defensible space zone, it shall be free of all combustible construction and materials. It is measured from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant heat produced by a wildfire. It also provides a generally open area in which fire suppression forces can operate during wildfire events. This zone includes a level or level-graded area around the structure.

#### **Required Landscaping**

- Plants in this zone need to be fire resistant and shall not include any pyrophytes that are high in oils and resins such as pines, eucalyptus, cedar, cypress or juniper species. Thick, succulent or leathery leaf species with high moisture content are the most “fire resistant”. For proper plant selection refer to APPENDIX ‘A’ for a list of acceptable and desirable plants and APPENDIX ‘B’ for the RCFD Prohibited Plant list.
- Zone 1 will be cleared of all fire prone and undesirable plant species (see APPENDIX ‘B’).
- Landscape designs using hardscape features such as driveways, swimming pools, concrete, rock, pavers, and similar non-combustible features to break up fuel continuity within Zone 1 are encouraged.
- Landscaping shall be irrigated and primarily consist of fire-resistant, maintained native or ornamental plantings.
- Plants shall be low-growing and selected from the plant list in APPENDIX ‘A’ or plants approved by the RCFD. Mature height of plants shall not exceed 18 inches.
- Trees shall be single specimens or groupings of not more than three trees selected from the approved plant list. Trees are to be planted such that the mature canopies will be at least 10 feet from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable building.
- Trees must have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.

#### **Required Maintenance**

- Lots shall be maintained year round by the individual property owners within their property boundary (lot lines) as required by this CFPP or the RCFD and The Sycamore Creek Community Association through the Architectural Review Committee (ARC) will enforce the requirements in Zone 1A.
- Remove and replace any dead or dying plant material monthly.
- Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to four inches or less in height.



- Trees must be maintained to have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.
- All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)*] (see [www.treecareindustry.org/public/gov\\_standards\\_a300.htm](http://www.treecareindustry.org/public/gov_standards_a300.htm)).

### **5.2 Fuel Treatment Zone 1B - HOA Maintained (Shown as [REDACTED] on the Conceptual Fuel Treatment Map)**

#### **Defined**

Zone 1B is an irrigated zone that includes manufactured slopes and common areas where the HOA is to maintain the landscaping to Zone 1A criteria.

### **5.3 No Build Zone - Lot Owner Maintained (Shown as [REDACTED] on the Conceptual Fuel Treatment Map)**

#### **Defined**

The No Build Zone is part of Zone 1 on Lots 158 - 163, and shall be free of all combustible construction and materials including the house. It is measured from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant heat produced by a wildfire. It also provides a generally open area in which fire suppression forces can operate during wildfire events. This zone includes a level or level-graded area around the structure.

#### **Required Landscaping and Maintenance**

This is the same as Fuel Treatment Zone 1 (see Section 5.1 above for description).

### **5.4 Fuel Treatment Zone 2 - HOA Maintained (Shown as Yellow on the Conceptual Fuel Treatment Map)**

#### **Defined**

Fuel Treatment Zone 2 is a transition area between the strict requirements of irrigated Zone 1 and the undisturbed native vegetation. Zone 2 is a non-irrigated thinning zone 50 feet in width beginning at the outer edge of Zone 1. Thinning zones are utilized to reduce the fuel load of a wildland area adjacent to urban projects thereby reducing the radiant and convective heat of wildland fires. The intent is to achieve and maintain an overall 50 percent reduction of the canopy cover spacing and a 50 percent reduction of the original fuel loading by reducing the fuel in each remaining shrub or tree without substantially decreasing the canopy cover or the removal of tree holding root systems.

#### **Required Landscaping**

- Thinning the native vegetation to a point where 50% open space is created.
- Removal of all dead, woody debris, and exotic or native flammable vegetation (see APPENDIX 'B').
- Allowances for the needs of protected species and habitats will be considered in this zone.
- No combustible construction or materials are allowed in Zone 2.

#### **Required Maintenance**

- Annually maintain all tree crowns to keep a separation of six feet between the ground fuels (shrubs and ground covers) and the lower limbs. All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)*] (see [www.treecareindustry.org/public/gov\\_standards\\_a300.htm](http://www.treecareindustry.org/public/gov_standards_a300.htm)).

- Annually prune vegetation (see APPENDIX 'B') to maintain a 50% thinning from the original vegetation cover.
- Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to 4 inches or less in height.
- Annually remove all dead and dying vegetation and highly flammable exotic species (see APPENDIX 'B').

**5.5 Off-Site Fuel Treatment Zone 2 - HOA Maintained (Shown as [REDACTED] on the Conceptual Fuel Treatment Map)**

**Defined**

Off-Site Fuel Treatment Zone 2 is a non-irrigated thinning zone 100 feet in width beginning at the western property line of Lots 107 – 114 and the southern property line of Lots 131, 142, and 143. An off-site agreement or easement must be obtained from the adjacent property owner to treat this area.

**Required Landscaping and Maintenance**

This is the same as Fuel Treatment Zone 2; see Section 5.3 above for descriptions. (see APPENDIX 'F' for a copy of the maintenance agreement).

**5.6 Adjacent Property Fuel Treatments (Shown as [REDACTED] on the Conceptual Fuel Treatment Map) -** Fuel treatment around adjacent properties maintained by adjacent property owners; shown to indicate a non-continuous fuel bed adjacent to the project in these areas.

**5.7 Fire Access Roads - HOA Maintained (Shown as [REDACTED] on the Conceptual Fuel Treatment Map)**

Combustible vegetation shall be cleared from each side of the Fire Access Roads, or planted and maintained to Zone 1 standards, to a distance of not less than 20 feet from the edge of the Fire Access Roads.

**5.8 Zone Markers**

All exterior boundaries of Fuel Treatment Zones 1 and 2 shall be permanently marked on the ground for the purpose of guiding annual fuel treatment maintenance and inspection operations. The most reliable markers are steel fence posts with a baked on painted finish. The upper half of the above ground portion of the fence post is then painted a bright "day glow" orange to improve visibility. These Fuel Treatment Zone markers must be spaced so that the markers on each side of an installed marker can be seen from that marker.

**5.9 Construction Standards**

All structures within the Sycamore Creek project shall meet all wildland/interface standards to the satisfaction of the RCFD and be designed and constructed with ignition resistant construction requirements. All construction and ignition resistant requirements shall meet the 2009 International Wildland-Urban Interface Code (IWUIC), including amendments; related Ordinances; the CA Fire and Building Code, 2009 Edition and Chapter 7A-California Building Code. For a description of the current construction requirements as of the date of this report, see APPENDIX 'E'. The fire protection features described herein shall be maintained to equivalent or greater ignition resistance.

All non-habitable accessory structures such as decks, balconies, patio, covers, gazebos and fences shall be built from non-combustible materials. The owner is not restricted from having concrete/brick patios, walkways or a swimming pool within the Fuel Treatment Zones in compliance with other codes. Refer

to APPENDIX 'D' for photos and descriptions of non-combustible decks, patio covers, and railings for these non-habitable accessory structures.

Construction or building permits shall not be issued until the fire code official inspects and approves required fire apparatus access and water supply for the construction site. Prior to the delivery of combustible building construction materials to the project site the following conditions shall be completed to the satisfaction of the RCFD:

- All utilities shall be installed and approved by the appropriate inspecting department or agency.
- Approved Zone 2 fuel treatments shall be provided prior to combustible material arriving on the site and shall be maintained throughout the duration of construction. Zone 1 shall be cleared of all vegetation prior to construction and subsequently planted to the requirements stated in Section 5.1 after construction is completed.

#### **5.10 Additional Construction Requirements**

Additional construction requirements shall be required on Lots 158 - 163 to mitigate the inability to achieve a total of 100 feet of treated vegetation on these lots as follows:

- The houses on these lots shall have automatic door closers on all exterior doors except the vehicle access garage door.
- The house on Lot 158 shall be restricted to one-story.
- A eight (8) foot non-combustible wall shall be constructed along the western property boundary of Lots 158, 160 - 163. The top half of the wall may be a view wall as long as it remains non-combustible.
- Fire sprinklers shall be installed in all attics and garages.

#### **5.11 Recommendations for Inclusion in the CC & R's:**

- 1) The HOA will be responsible for all required fuel treatment and fire protection measures in the common areas. Homeowners shall be responsible for all required fuel treatment and fire protection measures on their respective lots.
- 2) The HOA through the Architectural Review Committee (ARC) shall have the authority for enforcing required fuel treatment measures around all structures and restrictions on placing combustible structures within the fuel treatment zones.
- 3) The HOA must have authority for enforcing the ban on **NO TRASH DUMPING OR DISPOSAL OF GREEN WASTE IN THE OPEN SPACE AREAS OR IN THE FUEL TREATMENT ZONES.**
- 4) All landscaping plans, including additional structures, must be approved by the HOA and the Riverside County Fire Department.
- 5) The HOA is responsible to the Riverside County Fire Department for the completion of all required Fuel Modification Treatments in the common areas. Required on-going maintenance

will be accomplished on an as needed basis. Should maintenance not be performed in a manner consistent with this Plan, the Riverside County Fire Department shall have the right to abate any treatment zone they deem a threat to the Sycamore Creek Development or adjoining properties. In doing so, all cost incurred will be billed to the owner(s). At the discretion of the Riverside County Fire Department Fire Marshal, yearly inspection of treatment areas may be required.

## **6.0 INFRASTRUCTURE**

### **6.1 Water Supply**

The Sycamore Creek water supply will be provided by the Lee Lake Water District (LLWD). An approved permanent water supply capable of supplying the required fire flow for fire protection shall be provided by the developer and accepted by LLWD prior to any combustible material placed on the site or the commencement of construction. The water supply system shall be a looped system served from two points.

Water supplies for fire protection and hydrants shall be in accordance with APPENDIX 'B' and APPENDIX 'C' of the California Fire Code, Riverside County Ordinance 787.6 and RCFD Standard #06-06. Based on the total square footage of the largest proposed residence, the minimum fire flow shall be 1500 GPM at 20psi residual pressure for a 2-hour duration, since the buildings will be equipped with an automatic fire sprinkler systems in accordance with NFPA Standard 13D.

Standard Fire Hydrants (6"x4"x2½") shall be required and must be located within 400 or 600 feet of all exterior portions of the structure(s) as measured along vehicular access. Blue markers must be placed on the roadways in accordance with RCFD Standard #06-11. The size of Fire Main pipes shall be a minimum of 6" in diameter. Hydraulic calculations, along with flow test information, shall be provided to determine the actual pipe size required to provide the minimum required fire flow with a maximum velocity not to exceed 20 feet per second.

### **6.2 Access Roads/Driveways and Gates**

Main ingress and egress for the Sycamore Creek will be from Santiago Canyon Road. Driveways and access roads within the development shall be termed "Fire Access Roads" within this document. Fire apparatus access roads shall be identified by curbs painted red on both the top and face along the entire length of the fire apparatus access road. Where no curb exists or a rolled curb is installed, a 6 inch wide red strip or approved posted signs applied the full length of the fire apparatus access road shall be installed. All fire access roads shall meet the requirements of the RCFD, and shall be all weather surface capable of supporting loads of 75,000 lbs gross vehicle weight. Access to all portions of each structure must be within 150 feet of the available fire department access.

Any gates to be installed shall meet RCFD Standards and shall be approved by the RCFD prior to fabrication and installation. A Knox override key switch or similar device must be installed outside the gate in an approved, readily visible, and unobstructed location at or near the gate to provide emergency access. Gates accessing more than four residences or residential lots, or gates accessing hazardous institutional, educational or assembly occupancy group structures, shall also be equipped with approved emergency traffic control-activating strobe light sensor(s), or other devices approved by the Fire Chief, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure.

## **7.0 Homeowner Education**

A copy of this report shall be available in the Sycamore Creek Sales Office for review by any potential homebuyer. The HOA or Sales Office shall provide a copy of this Conceptual Fire Protection Plan to each homeowner at the close of escrow. Each homeowner shall be aware of the herein described fire protection measures, the types of non-combustible construction; and the plant materials that are allowed within their lot's boundaries. Of particular importance are APPENDICES 'A', 'B', and 'D' of this plan which provides guidance in the types of plants that are allowed to be established in landscaped areas and appropriate construction within Fuel Treatment Zones. Plant selection is critical as embers often travel over a mile during Santa Ana wind events.

## **8.0 Conceptual Fuel Treatment Map**

Attached is a folder containing the CONCEPTUAL FUEL TREATMENT MAP depicting the location of all proposed Fuel Treatment locations as well as fire access roads, lot lines, and development boundaries.



# **APPENDIX 'A'**

## **Recommended Plant List**



# APPENDIX 'A'

## RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.				
1	W	<i>Abelia x grandiflora</i>	Glossy Abelia	Shrub
2	N	<i>Acacia redolens</i> desert carpet	Desert Carpet	Shrub
3		<i>Acer macrophyllum</i>	Big Leaf Maple	Tree
4	X	<i>Achillea millefolium</i>	Common Yarrow	Low shrub
5	W	<i>Achillea tomentosa</i>	Wooly Yarrow	Low shrub
6	X	<i>Aeonium decorum</i>	Aeonium	Ground cover
7	X	<i>Aeonium simsii</i>	Ncn	Ground cover
8	W	<i>Agaave attenuata</i>	Centruy Plant	Succulent
9	W	<i>Agave shawii</i>	Shaw's Century Plant	Succulent
10	N	<i>Agave victoriae-reginae</i>	Ncn	Ground cover
11	X	<i>Ajuga reptans</i>	Carpet Bugle	Ground cover
12	W	<i>Alnus cordata</i>	Italian Alder	Tree
13		<i>Alnus rhombifolia</i>	White Alder	Tree
14	N	<i>Aloe aborescens</i>	Tree Aloe	Shrub
15	N	<i>Aloe aristata</i>	Ncn	Ground cover
16	N	<i>Aloe brevifolia</i>	Ncn	Ground cover
17	W	<i>Aloe vera</i>	Medicinal Aloe	Succulent
18	W	<i>Alyogyne huegelii</i>	Blue Hibiscus	Shrub
19		<i>Ambrosia chamissonis</i>	Beach Bur-Sage	Perennial
20		<i>Amorpha fruticosa</i>	Western False Indigobush	Shrub
21	W	<i>Anigozanthus flavidus</i>	Kangaroo Paw	Perennial accent
22		<i>Antirrhinum nuttalianum</i> ssp. Nuttatianum	Ncn	Subshrub
23	X	<i>Aptenia cordifolia</i> x 'Red Apple'	Red Apple Aptenia	Ground cover
24	W	<i>Arbutus unedo</i>	Strawberry Tree	Tree
25	W	<i>Arctostaphylos</i> 'Pacific Mist'	Pacific Mist Manzanita	Ground cover
26	W	<i>Arctostaphylos edmundsil</i>	Little Sur Manzanita	Ground cover
27		<i>Arctostaphylos glandulosa</i> ssp.glandulosa	Eastwood Manzanita	Shrub
28	W	<i>Arctostaphylos hookeri</i> 'Monterey Carpet'	Monterey Carpet Manzanita	Low shrub
29	N	<i>Arctostaphylos pungens</i>	Ncn	Shrub
30	N	<i>Arctostaphylos fefugioensis</i>	Refugio Manzanita	Shrub
31	W	<i>Arctostaphylos uva-ursi</i>	Bearberry	Ground cover
32	W	<i>Arctostaphylos</i> x 'Greensphere'	Greensphere Manzanita	Shrub
33	N	<i>Artemisia caucasica</i>	Caucasian Artemisia	Ground cover
34	X	<i>Artemisia pycnocephala</i>	Beach Sagewort	Perennial

# APPENDIX 'A'

## RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
		Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.		
35	X	<i>Atriplex canescens</i>	Four-Wing Saltbush	Shrub
36	X	<i>Atriplex lentiformis</i> ssp. <i>Breweri</i>	Brewer Saltbush	Shrub
37		<i>Baccharis emoryi</i>	Emory Baccharis	Shrub
38	W	<i>Baccharis pilularis</i> ssp. <i>Consanguinea</i>	Chaparral Bloom	Shrub
39	X	<i>Baccharis pilularis</i> var. <i>pilularis</i> "Twin Peaks #2"	Twin Peaks	Ground cover
40		<i>Baccharis salicifolia</i>	Mulefat	Shrub
41	N	<i>Baileya multiradiata</i>	Desert Marigold	Ground cover
42	W	<i>Beaucarnea recurvata</i>	Bottle Palm	Shrub/Small tree
43	N	<i>Bougainvillea spectabilis</i>	Bougainvillea	Shrub
44	N	<i>Brahea armata</i>	Mexican Blue Palm, Blue Hesper Palm	Palm
45	N	<i>Brahea brandegeei</i>	San Jose Hesper Palm	Palm
46	N	<i>Brahea edulis</i>	Guadalupe Palm	Palm
47		<i>Brickellia acalifornica</i>		Subshrub
48	W	<i>Bromus carinatus</i>	California Brome	Grass
49		<i>Camissonia cheiranthifolia</i>	Beach Evening Primrose	Perennial subshrub
50	N	<i>Carissa macrocarpa</i>	Green Carpet Natal Plum	Ground cover/Shrub
51	X	<i>Carpobrotus chilensis</i>	Sea Fig Ice Plant	Ground cover
52	W	<i>Ceanothus gloriosus</i> 'Point Reyes'	Point Reyes Ceanothus	Shrub
53	W	<i>Ceanothus griseus</i> 'Louise Edmunds'	Louis Edmunds Ceanothus	Shrub
54	W	<i>Ceanothus griseus horizontalis</i>	Yankee Point	Ground Cover
55	W	<i>Ceanothus griseus</i> var. <i>horizontalis</i>	Carmel Creeper Ceanothus	Shrub
56	W	<i>Ceanothus griseus</i> var. <i>horizontalis</i> 'Yankee Point'	Yankee Point Ceanothus	Shrub
57		<i>Ceanothus megacarpus</i>	Big Pod Ceanothus	Shrub
58	W	<i>Ceanothus prostratus</i>	Squaw carpet ceanothus	Shrub
59		<i>Ceanothus spinosus</i>	Green bark ceanothus	Shrub
60	W	<i>Ceanothus verrucosus</i>	Wart-Stem Ceanothus	Shrub
61	W	<i>Cerastium tomentosum</i>	Snow-in-summer	Ground cover/shrub
62	W	<i>Ceratonia siliqua</i>	Carob	Tree

# APPENDIX 'A'

## RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.				
63	W	<i>Cercis occidentalis</i>	Western Redbud	Tree/shrub
64	X	<i>Chrysanthemum leucanthemum</i>	Oxeye Daisy	Groundcover
65	W	<i>Cistus hybridus</i>	White Rockrose	Shrub
66	W	<i>Cistus incanus</i>	Ncn	Shrub
67	W	<i>Cistus incanus</i>	Ncn	Shrub
68	W	<i>Cistus incanus ssp. Corsicus</i>	Ncn	Shrub
69	W	<i>Cistus salviifolius</i>	Sageleaf Rockrose	Shrub
70	W	<i>Cistus x purpureus</i>	Orchid Rockrose	Shrub
71	W	<i>Citrus species</i>	Citrus	Tree
72		<i>Clarkia botatae</i>	Showy Fairwell to Spring	Annual
73		<i>Cneoridium dumosum</i>	Bushrue	Shrub
74		<i>Collinsia heterophylla</i>	Chinese Houses	Annual
75	W	<i>Comarostaphylis diversifolia</i>	Summer Holly	Shrub
76	N	<i>Convolvulus cneorum</i>	Bush Morning Glory	Shrub
77	W	<i>Coprosma kirkii</i>	Creeping Coprosma	Ground cover/Shrub
78	W	<i>Coprosma pumila</i>	Prostrate Coprosma	Low Shrub
79		<i>Coreopsis californica</i>	California Coreopsis	Annual
80	W	<i>Coreopsis lanceolata</i>	Coreopsis	Ground cover
81	N	<i>Correa pulchella</i>	Australian Fuchsia	Ground cover
82	W	<i>Cotoneaster buxifolius</i>	Ncn	Shrub
83	W	<i>Cotoneaster congestus 'Likiang'</i>	Likiang Cotoneaster	Ground cover/Vine
84	W	<i>Cotoneaster parneyi</i>	Ncn	Shrub
85	X	<i>Crassula lactea</i>	Ncn	Ground cover
86	X	<i>Crassula multicava</i>	Ncn	Ground cover
87	X	<i>Crassula ovata</i>	Jade Tree	Shrub
88	X	<i>Crassula tetragona</i>	Ncn	Ground cover
89	W	<i>Croton californicus</i>	California Croton	Ground cover
90	X	<i>Delosperma 'alba'</i>	White Trailing Ice Plant	Ground cover
91		<i>Dendromecon rigida</i>	Bush Poppy	Shrub
92		<i>Dichelostemma capitatum</i>	Blue Dicks	Herb
93	N	<i>Distictis buccinatoria</i>	Blood-Red Trumpet Vine	Vine/Climing vine
94	N	<i>Dodonaea viscosa</i>	Hopseed Bush	Shrub
95	X	<i>Drosanthemum floribundum</i>	Rosea Ice Plant	Ground cover
96	X	<i>Drosanthemum hispidum</i>	Ncn	Ground cover

# APPENDIX 'A'

## RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.				
97	X	<i>Drosanthemum speciosum</i>	Dewflower	Ground cover
98		<i>Dudleya lanceolata</i>	Lance-leaved Dudleya	Succulent
99		<i>Dudleya pulverulenta</i>	Chalk Dudleya	Succulent
100	W	<i>Elaeagnus pungens</i>	Silberberry	Shrub
101		<i>Encelia californica</i>	California Encelia	Small shrub
102	•	<i>Epilobium canum</i> [ <i>Zauschneria californica</i> ]	Hoary California Fuchsia	Shrub
103		<i>Eriastrum sapphirinum</i>	Mojave Woolly Star	Annual
104	N	<i>Eriobotrya japonica</i>	Loquat	Tree
105		<i>Eriodictyon crassifolium</i>	Thick-Leaf Yerba Santa	Shrub
106		<i>Eriodictyon trichocalyx</i>	Yerba Santa	Shrub
107	W	<i>Eriophyllum confertiflorum</i>	Ncn	Shrub
108	W	<i>Erythrina species</i>	Coral Tree	Tree
109	N	<i>Escallonia species</i>	Several varieties	Shrub
110	W	<i>Eschscholzia californica</i>	California Poppy	Flower
111	X	<i>Eschscholzia mexicana</i>	Mexican Poppy	Herb
112	N	<i>Euonymus fortunei</i>	Winter Creeper Euonymus	Ground cover
113	N	<i>Feijoa sellowiana</i>	Pineapple Guava	Shrub/Tree
114	N	<i>Fragaria chiloensis</i>	Wild Strawberry/ Sand Strawberry	Ground cover
115		<i>Frankenia salina</i>	Alkali Heath	Ground cover
116	W	<i>Fremontodendron californicum</i>	California Flannelbush	Shrub
117	X	<i>Gaillardia x grandiflora</i>	Blanketflower	Ground cover
118	W	<i>Galvezia speciosa</i>	Bush Snapdragon	Shrub
119	W	<i>Garrya ellipta</i>	Silktassel	Shrub
120	X	<i>Gazania hybrids</i>	South African Daisy	Ground cover
121	X	<i>Gazania rigens leucolaena</i>	Trailing Gazania	Ground cover
122		<i>Gilia capitata</i>	Globe Gilia	Perennial
123	W	<i>Gilia lephantha</i>	Showy Gilia	Perennial
124	W	<i>Gilia tricolor</i>	Bird's Eyes	Perennial
125	W	<i>Ginkgo biloba</i>	Maidenhair Tree	Tree
126		<i>Gnaphalium californicum</i>	California Everlasting	Annual
127	W	<i>Grewia occidentalis</i>	Starflower	Shrub
128		<i>Grindelia stricta</i>	Gum Plant	Ground cover
129	N	<i>Hakea suaveolens</i>	Sweet Hakea	Shrub
130	W	<i>Hardebergia comptoniana</i>	Lilac Vine	Shrub

# APPENDIX 'A'

## RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.				
131	N	<i>Helianthemum mutabile</i>	Sunrose	Ground cover/Shrub
132		<i>Helianthemum scoparium</i>	Rush Rose	Shrub
133		<i>Heliotropium curassavicum</i>	Salt Heliotrope	Ground cover
134	X	<i>Helix canariensis</i>	English Ivy	Ground cover
135	W	<i>Hesperaloe parviflora</i>	Red Yucca	Perennial
136		<i>Heteromeles arbutifolia</i>	Toyon	Shrub
137	X	<i>Hypericum calycinum</i>	Aaron's-Beard	Shrub
138	N	<i>Iberis sempervirens</i>	Edging Candytuft	Ground cover
139	N	<i>Iberis umbellatum</i>	Globe Candytuft	Ground cover
140		<i>Isocoma menziesii</i>	Coastal Goldenbush	Small shrub
141		<i>Isomeris arborea</i>	Bladderpod	Shrub
142	W	<i>Iva hayesiana</i>	Poverty Weed	Ground cover
143	N	<i>Jublans californica</i>	California Black Walnut	Tree
144		<i>Juncus acutus</i>	Spiny Rush	Perennial
145		<i>Keckiella antirrhinoides</i>	Yellow Bush Penstemon	Subshrub
146		<i>Keckiella cordifolia</i>	Heart Leaved Penstemon	Subshrub
147		<i>Keckiella ternata</i>	Blue Stemmed Bush Penstemon	Subshrub
148	W	<i>Kniphofia uvaria</i>	Red Hot Poker	Perennial
149	W	<i>Lagerstroemia indica</i>	Crape Myrtel	Tree
150	W	<i>Lagunaria patersonii</i>	Primrose Tree	Tree
151	X	<i>Lampranthus aurantiacus</i>	Bush Ice Plant	Ground cover
152	X	<i>Lampranthus filicaulis</i>	Redondo Creeper	Ground cover
153	X	<i>Lampranthus spectabilis</i>	Trailing Ice Plant	Ground cover
154	W	<i>Lantana camara cultivars</i>	Yellow Sage	Shrub
155	W	<i>Lantana montevidensis</i>	Trailing Lantana	Shrub
156		<i>Lasthenia californica</i>	Dwarf Goldfields	Annual
157	W	<i>Lavandula dentata</i>	French Lavendar	Shrub
158	W	<i>Leptospermum laevigatum</i>	Australian Tea Tree	Shrub
159	W	<i>Leucophyllum frutescens</i>	Texas Ranger	Shrub
160		<i>Leymus condensatus</i>	Giant Wild Rye	Large grass
161	N	<i>Ligustrum japonicum</i>	Texas Privet	Shrub
162	X	<i>Limonium pectinatum</i>	Ncn	Ground cover
163	X	<i>Limonium perezii</i>	Sea Lavender	Shrub
164	W	<i>Liquidambar styraciflua</i>	American Sweet Gum	Tree
165	W	<i>Liriodendron tulipifera</i>	Tulip Tree	Tree

# APPENDIX 'A'

## RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
		Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.		
166	X	<i>Lonicera japonica</i> 'Halliana'	Hall's Japanese Honeysuckle	Vining shrub
167		<i>Lonicera subspicata</i>	Wild Honeysuckle	Vining shrub
168	X	<i>Lotus corniculatus</i>	Bird's Foot Trefoil	Ground cover
169		<i>Lotus heermannii</i>	Northern Woolly Lotus	Perennial
170		<i>Lotus scoparius</i>	Deerweed	Shrub
171	W	<i>Lupinus arizonicus</i>	Desert Lupine	Annual
172	W	<i>Lupinus benthamii</i>	Spider Lupine	Annual
173		<i>Lupinus bicolor</i>	Sky Lupine	Flowering annual
174		<i>Lupinus sparsiflorus</i>	Loosely Flowered Annual Lupini/Coulter's Lupine	Annual
175	W	<i>Lyonothamnus floribundus</i> ssp. <i>Asplenifolius</i>	Fernleaf Ironwood	Tree
176	W	<i>Macadamia integrifolia</i>	Macadamia Nut	Tree
177	W	<i>Mahonia aquifolium</i> 'Golden Abundance'	Golden Abundance Oregon Grape	Shrub
178	W	<i>Mahonia nevinii</i>	Nevin Mahonia	Shrub
179		<i>Malacothamnus fasciculatus</i>	Chaparral Mallow	Shrub
180	X	<i>Malephora luteola</i>	Trailing Ice Plant	Ground cover
181	W	<i>Maytenus boaria</i>	Mayten Tree	Tree
182	W	<i>Melaleuca nesophila</i>	Pink Melaleuca	Shrub
183	N	<i>Metrosideros excelsus</i>	New Zealand Christmas	Tree
184	•	<i>Mimulus</i> species	Monkeyflower	Flower
185		<i>Mirabilis californica</i>	Wishbone Bush	Perennial
186	N	<i>Myoporum debile</i>	Ncn	Shrub
187	N	<i>Myoporum insulare</i>	Boobyalla	Shrub
188	W	<i>Myoporum parvifolium</i>	Ncn	Ground cover
189	W	<i>Myoporum</i> 'Pacificum'	Ncn	Shrub
190		<i>Nassella</i> [stipa] <i>lepida</i>	Foothill needlegrass	Ground cover
191		<i>Nassella</i> [stipa] <i>pulchra</i>	Purple needlegrass	Ground cover
192		<i>Nemophila menziesii</i>	Baby Blue Eyes	Annual
193	X	<i>Nerium oleander</i>	Oleander	Shrub
194		<i>Oenothera hookeri</i>	California Evening Primrose	Flower
195	W	<i>Oenothera speciosa</i>	Showy Evening Primrose	Perennial
196	X	<i>Ophiopogon japonicus</i>	Mondo Grass	Ground cover
197	•	<i>Opuntia littoralis</i>	Prickly Pear	Cactus
198	•	<i>Opuntia oricola</i>	Oracle Cactus	Cactus

# APPENDIX 'A'

## RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

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199	•	<i>Opuntia prolifera</i>	Coast Cholla	Cactus
200	W	<i>Osmanthus fragrans</i>	Sweet6 Olive	Shrub
201	X	<i>Osteospermum fruticosum</i>	Trailing African Daisy	Ground cover
202	X	<i>Parkinsonia aculeata</i>	Mexican Palo Verde	Tree
203	W	<i>Pelargonium peltatum</i>	Ivy Geranium	Ground cover
204	X	<i>Penstemon species</i>	Beard Tongue	Shrub
205	W	<i>Photinia fraseri</i>	Ncn	Shrub
206	W	<i>Pistacia chinensis</i>	Chinese Pistache	Tree
207	X	<i>Pittosporum undulatum</i>	Victorian Box	Tree
208		<i>Plantago erecta</i>	California Plantain	Annual
209	••	<i>Plantago insularis</i>	Woolly Plantain	Annual
210	X	<i>Plantago sempervirens</i>	Evaergreen Plaintain	Ground cover
211	W	<i>Platanus racemosa</i>	California Sycamore	Tree
212	W	<i>Plumbago auriculata</i>	Plumbago Cape	Shrub
213		<i>Populus fremontii</i>	Western Cottonwood	Tree
214	X	<i>Portulacaria afra</i>	Elephant's Food	Shrub
215		<i>Potentilla glandulosa</i>	Sticky Cinquefoil	Subshrub
216	X	<i>Potentilla tabernaemontanii</i>	Spring Cinquefoil	Ground cover
217	X	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	Shrub/Tree
218		<i>Prusus ilicifolia ssp. Ilicifolia</i>	Holly Leaved Cherry	Shrub
219	X	<i>Prunus lyonii</i>	Catalina Cherry	Shrub/Tree
220	N	<i>Punica granatum</i>	Pomegranate	Shrub/Tree
221	W	<i>Puya species</i>	Puya	Succulent/shrub
222	W	<i>Pyraacantha species</i>	Firethorn	Shrub
223		<i>Quercus agrifolia</i>	Coast Live Oak	Shrub
224	•	<i>Quercus berberdifolia</i>	California Scrub Oak	Shrub
225	•	<i>Quercus dumosa</i>	Coastal Scrub Oak	Shrub
226	X	<i>Quercus engelmannii</i>	Engelmann Oak	Tree
227	X	<i>Quercus suber</i>	Cork Oak	Tree
228	X	<i>Rhamnus alaternus</i>	Italian Buckthorn	Shrub
229		<i>Rhamnus californica</i>	California Coffee Berry	Shrub
230		<i>Rhamnus crocea</i>	Redberry	Shrub
231		<i>Rhamnus crocea ssp. Ilicifolia</i>	Hollyleaf Redberry	Shrub
232	N	<i>Rhaphiolepis species</i>	Indian Hawthorn	Shrub
233		<i>Rhus integrifolia</i>	Lemonade Berry	Shrub
234	N	<i>Rhus lancea</i>	African Sumac	Tree
235		<i>Rhus ovataa</i>	Sugarbush	Shrub



# APPENDIX 'A'

## RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
		Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.		
236		Ribes aureum	Golden Currant	Shrub
237		Ribes indecorum	White Flowering Currant	Shrub
238		Ribes speciosum	Fuchsia Flowering Gooseberry	Shrub
239	W	Ribes viburnifolium	Evergreen Currant	Shrub
240	•	Romneya coulteri	Matilija Poppy	Shrub
241	X	Romneya coulteri 'White Cloud'	White Cloud Matilija Poppy	Shrub
242	W	Rosmarinus officinalis	Rosemary	Shrub
243	W	Salvia greggii	Autumn Sage	Shrub
244	W	Salvia sonomensis	Creeping Sage	Ground cover
245		Sambucus mexicana	Mexican Elderberry	Tree
246	W	Santolina chamaecyparissus	Lavender Cotton	Ground cover
247	W	Santolina virens	Green Lavender Cotton	Shrub
248		Satureja chandleri	San Miguel Savory	Perennial
249		Scirpus acutus	Hard-Stem Bulrush	Perennial
250		Scirpus californicus	California Bulrush	Perennial
251	X	Sedum acre	Goldmoss Sedum	Ground cover
252	X	Sedum album	Green Stonecrop	Ground cover
253	X	Sedum confusum	Ncn	Ground cover
254	X	Sedum lineare	Ncn	Ground cover
255	X	Sedum x rubrotinctum	Pork and Beans	Ground cover
256	X	Senecio serpens	Ncn	Ground cover
257		Sisyrinchium bellum	Blue-Eyed Grass	Ground cover
258		Solanum douglasii	Douglas Nightshade	Shrub
259		Solanum xanthii	Purple Nightshade	Perennial
260	W	Stenocarpus sinuatus	Firewheel Tree	Tree
261	W	Strelitzia nicolai	Giant Bird of Paradise	Perennial
262	W	Strelitzia reginae	Bird of Paradise	Perennial
263		Symphoricarpos mollis	Creeping Snowberry	Shrub
264	W	Tecoma stans [Stenolobium stans]	Yellow Bells	Shrub/Small tree
265	X	Tecomaria capensis	Cape Honeysuckle	Ground cover
266	N	Teucrium chamaedrys	Germander	Ground cover
267	N	Thymus serpyllum	Lemon Thyme	Ground cover
268	N	Trachelospermum jasminoides	Star Jasmine	Shrub
269		Trichostema lanatum	Woolly Blue-Curls	Shrub
270	X	Trifolium hirtum 'Hyron'	Hyron Rose Clover	Ground cover

# APPENDIX 'A'

## RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
271	X	Trifolium fragiferum 'O'Connor's'	O'Connor's Legume	Ground cover
272		Umbellularia californica	California Laurel	Tree
273		Verbena lasiostachys	Western Vervain	Perennial
274	N	Verbena peruviana	Ncn	Ground cover
275	X	Verbena species	Verbena	Ground cover
276	X	Vinca minor	Dwarf Periwinkle	Ground cover
277		Vitis girdiana	Desert Wild Grape	Vine
278	X	Vulpia myuros 'Zorro'	Zorro Annual Fescue	Grass
279	W	Westringia fruticosa		Shrub
280	W	Xanthorrhoea species	Grass Tree	Perennial accent/ Shrub
281	W	Xylosma congestum	Shiny Xylosma	Shrub
282	X	Yucca species	Yucca	Shrub
283		Yucca whipplei	Yucca	Shrub

### CODE

- X = Plant species prohibited in wet and dry fuel modification zones adjacent to native open space lands. Acceptable on all other fuel modification locations and zones.
- W = Plant species appropriate for use in wet fuel modification zones adjacent to native open space lands. Acceptable in all other wet and irrigated dry (manufactured slopes) fuel modification locations and zones.
- = Plant species native to San Diego County. Acceptable in all fuel modification (wet or dry zones) in all locations.
- N = Plant species acceptable on a limited basis (maximum 30% of the area at time of planting) in wet fuel modification zones adjacent to native open space reserve lands. Acceptable in all other fuel modification locations and zones. Refer to qualification requirements starting on page 13.
- If seed collected from local seed source.
- Not native plant species but can be used in all fuel modification zones.

# **APPENDIX 'B'**

## **Prohibited Plant List**

## APPENDIX 'B'

### Prohibited (& Fire Prone) Plant Species List For Fuel Modification Zones in High & Very High Hazard Areas

	Botanical Name	Common Name	Plant Form
1.	Acacia species	Acacia	Shrub/Tree
2.	Adenostema fasciculatum	Chamise	Shrub
3.	Adenostema sparsifolium	Red Shank	Shrub/Tree
4.	Artemisia californica	California Sagebrush	Shrub
5.	Anthemis cotula	Mayweed	Weed
6.	Arundo donax	Giant reed	Grass/weed
7.	Brassica nigra	Black Mustard	Weed
8.	Brassica ropa	Yellow Mustard	Weed
9.	Cedrus species	Cedar	Tree
10.	Cirsim vugare	Wild Artichoke	Weed
11.	Conyza canadensis	Horseweed	Weed
12.	Cortaderia species	Pampas Grass	Tall Grass
13.	Cupressus species	Cypress	Tree
14.	Cytisus striatus	Broom	Shrub
15.	Cytisus scoparius	Broom	Shrub
16.	Eriogonum fasciculatum	Common Buckwheat	Shrub
17.	Eucalyptus species	Eucalyptus	Shrub/Tree
18.	Heterotheca grandiflora	Telegraph plant	Weed/shrub
19.	Genista monosperma	Broom	Shrub
20.	Juniperus species	Junipers	Succulent
21.	Lactuca serriola	Prickly lettuce	Weed
22.	Nicotiana bigelevelil	Indian tobacco	Shrub
23.	Nicotiana glauca	Tree tobacco	Shrub
24.	Pennisetum species	Fountain Grass	Ground cover
25.	Pinus species	Pines	Tree
26.	Phoenix canariensis	Palm	Tree
27.	Rosmarinus species	Rosemary	Shrub
28.	Salvia species • •	Sage	Shrub
29.	Silybum marianum	Milk thistle	Weed
30.	Spartium junceum	Broom	Shrub
31.	Urtica urens	Burning nettle	Weed
32.	Washingtonia species	Palms	Tree

# **APPENDIX 'C'**

## **Literature References**

## Literature References

1. *Standard Fire Behavior Fuel Models: A Comprehensive Set for Use with Rothermel's Surface Fire Spread Model*, General Technical Report RMRS-GTR-153. June 2005. Joe H. Scott, Robert E. Burgan, United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.
2. *BehavePlus: Fire Modeling System, version 5.0: Variables*. General Technical Report RMRS-GTR-213WWW Revised. September 2009. Patricia L. Andrews, United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.
3. *BEHAVEPlus Fire Modeling System, Version 4.0 User's Guide*, General Technical Report RMRS-GTR-106WWW Revised. July, 2009. Patricia L. Andrews, Collin D. Bevins, Robert C. Seli. United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.
4. California Code of Regulations Title 24 and Title 14, section 1280
5. California Public Resources Code Sections 4201 through 4204
6. California Government Code, sections 51175 through 51189; the 2007 Fire Code portion of the CBSC, including appendices to Chapters 1 & 4 and appendices B, F & H
7. 2009 International Fire Code, published by the International Code Council.
8. National Fire Protection Association - NFPA 13 Standard for the Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, 13-R & 13-D, 2010 Editions.
9. National Fire Protection Association - NFPA 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting, 2007 Edition.
10. National Fire Protection Association - NFPA 1144 *Standard for Reducing Structure Ignition Hazards from Wildfire* (2008 edition).
11. International Urban-Wildland Interface Code, 2009 edition.
12. *The 2010 California Fire Code and Local Amendments*.
13. California Building Code- Chapter 7A- *Materials and Construction Methods for Exterior Fire Exposure*. January 2010.
14. *The California State and Local Responsibility Area Fire Hazard Severity Zone Map – Fire and Resource Assessment Program of CAL FIRE*.
15. County of Riverside Ordinance No. 787 (as amended through Ordinance 787.6) adopting the 2010 California Fire Code. Adopted February 15, 2011.
16. Riverside County Fire Department Standards #06-06 revised 3-31-08 and #06-11 revised 4/16/08.
17. Western Region Climate Center. *Historic Climate Data from Remote Automated Weather Stations*. RAWs USA Climate Archive. Reno, NV. Data for all Remote Automated Weather Stations is available at: <http://www.raws.dri.edu/index.html>.

## **APPENDIX 'D'**

### **Non-combustible & Ignition Resistant Building Materials**

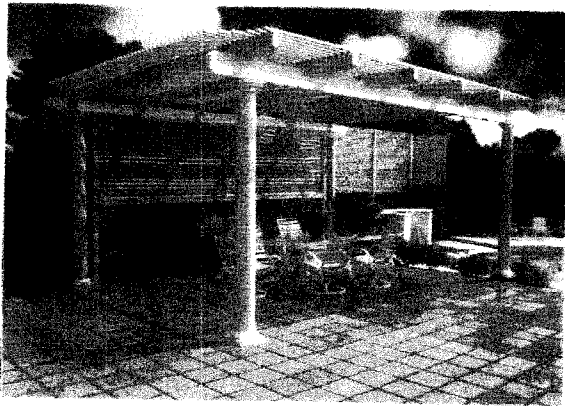


# APPENDIX 'D'

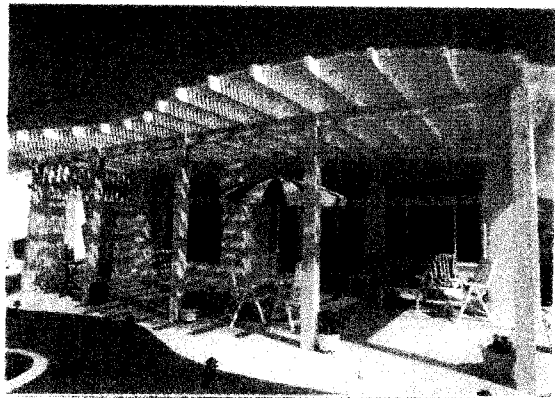
## Non-Combustible & Ignition Resistant Building Materials For Balconies, Carports, Decks, Patio Covers and Floors

Examples of non-combustible & fire resistant building materials for balconies, carports decks, patio covers and floors are as follow:

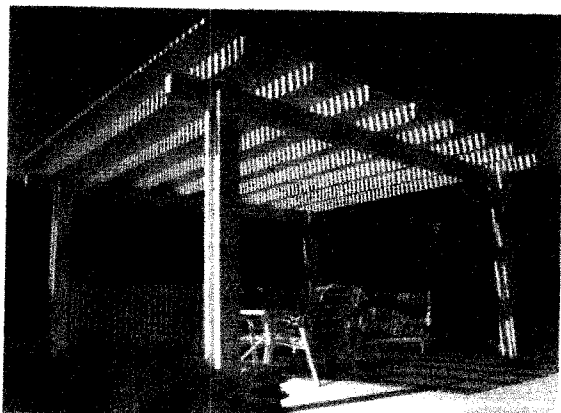
I. **NON-COMBUSTIBLE HEAVY GAGE ALUMINUM MATERIALS - Metals**  
USA Building Products Group - Ultra-Lattice



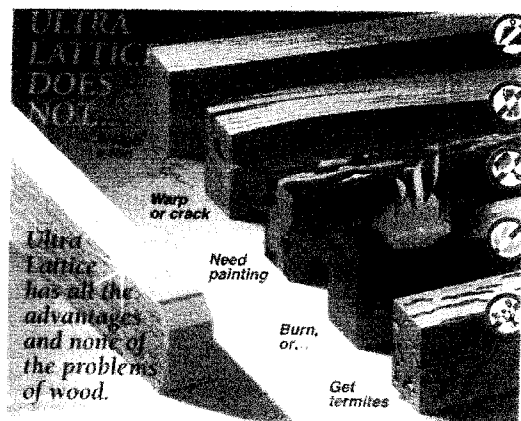
**Ultra-Lattice Stand Alone Patio Cover**



**Ultra-Lattice Attached Patio Cover**



**Ultra-Lattice Solid Patio Cover**



**Ultra-Lattice Vs. Wood**

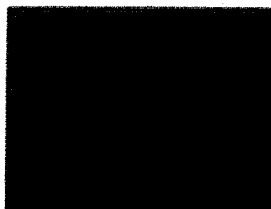
## II. FRX Exterior Fire-Retardant Treated Wood

### Exterior Fire Retardant Treated (FRT) Wood

FRX® fire retardant treated wood may be used in exterior applications permitted by the codes where: public safety is critical, other materials would transfer heat or allow fires to spread, sprinkler systems cannot easily be installed, corrosive atmospheres necessitate excessive maintenance of other materials, or fire protection is inadequate or not readily available. The International Building, Residential and Urban-Wildland Interface Codes and regulations permit the use of fire retardant treated wood in specific instances. See below for typical exterior uses and typical residential uses.

#### **Typical Exterior Uses**

- Balconies
- Decks



Homeowners  
and  
Residential  
Architects:  
See this 2-  
minute video  
and the  
diagram  
below.



For information on fire retardant treated wood for exterior uses, visit [www.frxwood.com](http://www.frxwood.com).

## Decking (SFM Standard 12-7A-4)

III. TREX COMPANY, INC –“Trex Accents®: Fire Defense™” wood and polyethylene composite deck board, nominal 5/4” thick x 5-1/2” width, nominal density of 0.036 lb/in<sup>3</sup>.

## Trex Accents®: Fire Defense™

**The perfect blend of beauty and brawn.**

Trex's #1 selling platform, Trex Accents®, exceeds the strict fire regulations set by the State of California and San Diego County.



- Offers superior safety performance:
  - Exceeds ASTM E84 Class B Flame Spread.
  - Exceeds 12-7A-4 Part A (underflame) and Part B (Burning Brand).
- Self-extinguishing even under extreme fire exposure.
- Approved for use by the California State Fire Marshal's Office and San Diego County. Read the California Department of Forestry and Fire Protection, Office of the State Fire Marshal WILDLAND URBAN INTERFACE (WUI) PRODUCTS Report. (PDF).

#### **IV. SOLID "WOOD" DECKING**

◇ Company Name: Various Manufacturers

Product Description: Solid "Wood" decking: "Redwood", "Western Red Cedar", "Incense Cedar", "Port Orford Cedar", and "Alaska Yellow Cedar".

Sizes: Minimum nominal 2" thickness (American Softwood Lumber Standard PS 20).

Lumber grades: Construction Common and better grades for Redwood, 3 Common and better grades for Cedars, and commercial decking or better grades for both Redwood and Cedars.

Special instructions: Solid wood decking shall be 3x decking and installed over solid wood joists spacing 24" or less on center with 6x6 columns, 4x10 or 6x8 beams and 4x8 joists.

# **APPENDIX 'E'**

## **Ignition Resistant Construction**

# APPENDIX 'E'

As of the date of this CFPP, the following are the requirements for ignition resistant construction including requirements under Chapter 7A of the California Building Code (CBC) . In addition, exterior building construction including roofs, eaves, exterior walls, doors, windows, decks, and other attachments must meet the CBC Chapter 7A ignition resistance requirements at the time of building permit application.

1. All structures will be built with a Class A Roof Assembly, including a Class A roof covering, and attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/8-inch mesh corrosion-resistant metal screening or other approved material that offers equivalent protection. Attic ventilation shall also comply with the requirements of the Uniform Building Code (U.B.C.). Ventilation louvers and openings may be incorporated as part of access assemblies.
2. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.
3. When provided, exposed valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
4. Paper-faced insulation shall be prohibited in attics or ventilated spaces.
5. All chimney, flue or stovepipe openings will have an approved spark arrester. An approved spark arrester is defined as a device constructed of nonflammable materials, 12 gauge minimum thicknesses or other material found satisfactory by the Fire Protection District, having 1/2-inch perforations for arresting burning carbon or sparks. It shall be installed to be visible for the purposes of inspection and maintenance.
6. All residential structures will have automatic interior fire sprinklers installed according to the National Fire Protection Association (NFPA) 13D 2010 edition - Standard for the Installation of Sprinkler Systems in One and Two-family Homes and Manufactured Homes .
7. All glass or other transparent, translucent or opaque glazing materials including skylights shall be constructed multi-layered glazed panels one layer of which must be tempered glass.

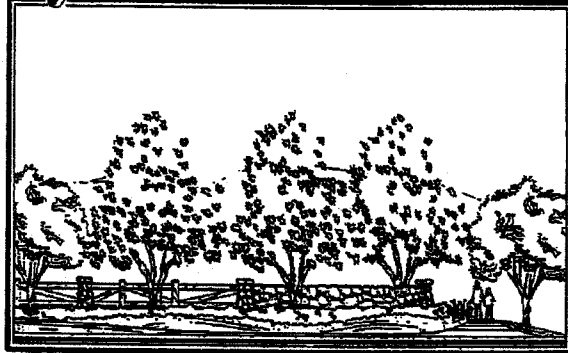
8. The exterior walls' surface materials shall be non-combustible or ignition resistant. In all construction, exterior walls are required to be protected with 2-inch nominal solid blocking between rafters at all roof overhangs.
9. All eaves, fascias and soffits will be enclosed (boxed) with non-combustible materials. This shall apply to the entire perimeter of each structure.
10. All rain gutters, down spouts and gutter hardware shall be constructed from metal or other noncombustible material to prevent wildfire ignition along eave assemblies.
11. Gutters shall be provided with the means to prevent the accumulation of leaf litter and debris that contribute to roof edge ignition.
12. All fences and gate assemblies (fences, gate and gate posts) shall be of non-combustible material.
13. No attic ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas.
14. All projections (exterior balconies, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections) or structures less than five feet from a building shall be of non-combustible material, one-hour fire resistive construction on the underside, heavy timber construction or pressure-treated exterior fire-retardant wood. When such appendages and projections are attached to exterior fire-resistive walls, they shall be constructed to maintain same fire-resistant standards as the exterior walls of the structure.
15. Exterior doors shall be approved non-combustible construction, solid core wood and shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1 $\frac{3}{8}$  inches thick with interior field panel thickness no less than 1 $\frac{1}{4}$  inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E2074.
16. Accessory structures attached to buildings with habitable spaces and projections shall be in accordance with the Building Code. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas and exterior wall construction in accordance with Chapter 7A of the Building Code.
17. Vinyl window assemblies are deemed acceptable if the windows have the following characteristics:
  - Frame and sash are comprised of vinyl material with welded corners
  - Metal reinforcements in the interlock area
  - Glazed with insulating glass, annealed or tempered (one layer of which must be tempered glass)

- Frame and sash profiles are certified in AAMA Lineal Certification Program
  - Certified and labeled to ANSI/AAMA/NWWDA 101/LS2-97 for Structural Requirements
18. All windows shall be provided with 1/8 inch mesh metal or similar non-combustible screens to prevent embers from entering the structure during high wind conditions.
  19. Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/8-inch, noncombustible, corrosion-resistant metal mesh or other approved material that offers equivalent protection. Turbine attic vents shall be equipped to allow, one-way direction rotation only; they shall not free spin in both directions.
  20. Combustible eaves, fascias and soffits shall be enclosed. Eaves of heavy timber construction are not required to be enclosed as long as attic venting is not installed in the eaves. For the purposes of this section, heavy timber construction shall consist of a minimum of 4x6 rafter ties and 2x decking.
  21. Attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/8" inch mesh corrosion-resistant metal screen or other approved material that offers equivalent protection.
  22. Detached accessory structures located less than 50 feet from a building containing habitable space shall be constructed in accordance with Chapter 7A of the Building Code.

**Exception:** Accessory structures less than 120 square feet in floor area located at least 30 feet from a building containing a habitable space.



# Sycamore Creek



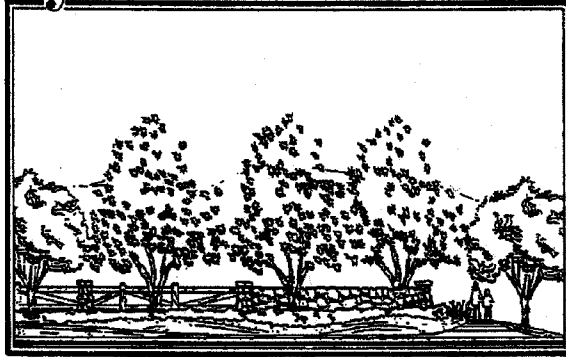
ADDENDUM NO. 4 TO  
ENVIRONMENTAL IMPACT REPORT (EIR) NO. 325  
FOR:

TENTATIVE TRACT MAP NO. 36317

**PREPARED BY:**  
County of Riverside, CA

September 20, 2013

# Sycamore Creek



ADDENDUM NO. 4 TO  
ENVIRONMENTAL IMPACT REPORT (EIR) NO. 325  
FOR:  
TENTATIVE TRACT MAP NO. 36317

**APPLICANT:**

Starfield Sycamore Investors, LLC  
2151 Michelson Drive, Suite 250  
Irvine, CA 92612  
(949) 748-6714

**CEQA CONSULTANT:**

T&B Planning Inc.  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780  
714-505-6360

September 20, 2013

## I. Addendum Introduction

### A. Document Purpose

This introduction is included to provide the reader with general information regarding: 1) the history of Specific Plan No. 256; 2) the purpose of an Addendum to an Environmental Impact Report (Addendum); 3) standards for adequacy under the California Environmental Quality Act (CEQA); 4) a description of the format and content of this Addendum; and 5) the processing requirements for the proposed Project.

#### 1. History of Specific Plan No. 256

The SYCAMORE CREEK Specific Plan No. 256 (SP 256) was approved and Final Environmental Impact Report No. 325 (EIR 325) was certified by the Riverside County Board of Supervisors on November 8, 1994. The land use plan originally adopted for SYCAMORE CREEK, which was designed to be consistent with the Temescal/El Cerrito Community Plan, allowed for 1,764 single-family and multi-family residential dwelling units to be developed on the property along with a 10.4-acre elementary school site, 43.9 acres of parks, 29 acres of commercial uses, and 153.6 acres of greenbelts, riparian, and open space uses.

On July 18, 2000 the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SYCAMORE CREEK Specific Plan concurrent with approval of Tentative Tract Map No. 29320 (TTM 29320). The Substantial Conformance was a response to changing economic market conditions as well as updated infrastructure master plans. The resulting modifications to the Specific Plan included the relocation of planned residential uses and the relocation of the planned school and several parks. In addition, planned roadway alignments were adjusted, both in size and location, to respond to the County's updated master circulation plan. Through these refinements, the total number of dwelling units was reduced from the approved 1,764 to 1,733. The area devoted to commercial uses was reduced from 29.0 acres to 27.9 acres. Parkland within the Specific Plan area was increased from 43.9 acres to 47.5 acres, while open space was reduced by 11.0 acres. A fire station also was added to the community park as part of Substantial Conformance No. 1. TTM 29320 was concurrently approved to implement residential, open space, circulation, and recreational land uses consistent with Substantial Conformance No. 1, including 540 residential dwelling units on 116.8 acres, a 3.1-acre park, 48.4 acres of roadway improvements, and 10.9 acres of open space. The County of Riverside determined that the refinements to the land use plan proposed as part of Substantial Conformance No. 1 and TTM 29320 were in substantial conformance with the adopted SP 256 and certified EIR 325 and concluded that no new environmental mitigations beyond those required in EIR 325 were necessary. It should be noted that as part of approved TTM 29320, the Specific Plan's Planning Area 7 was graded and used as a borrow site to facilitate grading and implementation of the development designated as Phase 1 of SP 256. This grading that occurred in Planning Area 7 as part of TTM 29320 also was determined by the County to be consistent with EIR 325 and required no new environmental mitigations beyond those specified in EIR 325.

On June 10, 2003, the Riverside County Board of Supervisors adopted Amendment No. 1 to the SYCAMORE CREEK Specific Plan (SP256A1) and certified an Addendum to EIR 325 (Addendum No. 1). SP256A1 was required due to a proposal to conserve more than 80 acres of natural open space within the Specific Plan area that contained sensitive wetland habitat and endangered plants in a configuration considerably different than that shown in the approved SYCAMORE CREEK Specific Plan or Substantial Conformance No. 1. As part of the SYCAMORE CREEK Specific Plan Amendment No.

1, planning areas south and west of Mayhew Canyon Road were redesigned and the planned Sycamore Creek Road was eliminated as a backbone circulation facility in order to accommodate the newly proposed open space configuration. In addition, the Specific Plan's land use plan was modified in response to additional geologic testing that pinpointed the precise location of an earthquake fault identified on the property by EIR 325. Detailed geotechnical site evaluations showed the on-site fault was located traversing the site farther to the southwest than originally expected, which allowed more space to provide residential land uses. Approval of Amendment No. 1 increased the total number of residential dwelling units allowed within the SYCAMORE CREEK community from 1,733 homes to 1,765 homes. Amendment No. 1 also reduced the area devoted to commercial land uses from 27.9 acres to 14.6 acres. Park land was reduced from 47.5 acres to 41.7 acres; however, open space areas were increased from 118.5 acres to 154.6 acres. Revisions to the open space configuration, elimination of Sycamore Creek Road, redesign of planning areas, and more precisely identifying the location of the earthquake fault and its buffer zone were the driving forces behind Amendment No. 1 to the SYCAMORE CREEK Specific Plan.

On May 16, 2006, the Riverside County Board of Supervisors approved Tentative Tract Map No. 31908 (TTM 31908) and an Addendum to EIR 325 (Addendum No. 2). TTM. 31908 subdivides 81.0 acres into 298 residential lots, 15 open space lots, and a sewer lift station within Planning Areas 14, 15A, 15B, 20B, and 23E of SP256A1 (referred to as Planning Areas 14, 15A, 15B, 20B, 22, and 28 in SP256A2, discussed below).

Amendment No. 2 to the SYCAMORE CREEK Specific Plan (SP256A2) and Addendum No. 3 to EIR 325 were approved by the Riverside County Board of Supervisors on July 2, 2013. SP256A2 reduced the total number of permitted residential dwelling units and modified land uses in response to changes in economic market conditions and to incorporate changes to reflect previously-approved subdivision map approvals (TTM 29320 and 31908 discussed above). SP256A2 also accommodated required open space dedications pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which was not in effect at the time SP 256 was first approved in 1994. As part of SP256A2, the total acreage designated for residential uses was reduced from 440.2 acres to 426.2 acres and the total number of residential dwelling units allowed within the Specific Plan was reduced from 1,765 to 1,737. In addition, SP256A2 altered open space and recreational area designations to create consistency with the County's General Plan designations, resulting in the re-designation of 41.7 acres of "Park," 14.9-acres of "Greenbelt," and 154.6 acres of "Open Space" to a total of 123.1 acres of "Open Space - Recreation," 90.2 acres of "Open Space - Conservation," 9.6 acres of "Open Space - Conservation Habitat," and 12.7 acres of "Public Facility". The acreage for areas designated for commercial retail, schools, and roadways remained unchanged as part of SP256A2, although the designation for commercial uses was changed to "Commercial Retail" and the designation of the school site in Planning Area 9 was changed to "Public Facility."

Tentative Tract Map No. 36317 (TTM 36317), which is the focus of this Addendum No. 4 to EIR 325, is a proposed Schedule "A" subdivision that proposes to implement the land uses allowed pursuant to SP256A2 within Planning areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29, which includes Medium Density Residential, Open Space - Recreation, and Public Facility land uses. TTM 36317 proposes to subdivide the property into 107 residential lots having a minimum lot size of 5,000 square feet (s.f.) and 86 residential lots having a minimum lot size of 6,000 s.f., for a total of 193 residential lots on 32.44 acres. In addition, TTM 36317 proposes to provide a total of 14 open space lots on 40.9 acres for passive park, open space, and water quality/detention basin land uses, with the remaining acreage devoted to internal circulation. As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-

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Tentative Tract Map No. 36317 (TTM 36317), which is the focus of this Addendum No. 4 to EIR 325, is a proposed Schedule "A" subdivision that proposes to implement the land uses allowed pursuant to SP256A2 within Planning areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29, which includes Medium Density Residential, Open Space - Recreation, and Public Facility land uses. TTM 36317 proposes to subdivide the property into 107 residential lots having a minimum lot size of 5,000 square feet (s.f.) and 86 residential lots having a minimum lot size of 6,000 s.f., for a total of 193 residential lots on 32.44 acres. In addition, TTM 36317 proposes to provide a total of 14 open space lots on 40.9 acres for passive park, open space, and water quality/detention basin land uses, with the remaining acreage devoted to internal circulation. As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-

site drainage improvements would be required to convey an existing ephemeral stream across the southeastern corner of the TTM 36317 site. The improvements would consist of the addition of rip rap and the construction of two 2-foot diameter culverts. A portion of the improvements would occur immediately off-site to the south and to the east of the TTM 36317 site.

## 2. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Depending on the nature of changes made to the project, there may be new significant environmental effects that were not identified in the previous environmental analyses, a substantial increase in the severity of a previously identified effect, or the environmental impacts may be less than what was previously identified. In the latter case, where minor technical project changes occur with no significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

An Addendum to an EIR (Addendum) is an informational document used as part of a comprehensive planning process associated with the proposed TTM 36317. The following describes the requirements of an Addendum, as defined in Section 15164 of the CEQA Guidelines:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, Section 15164(a) allows for the preparation of an Addendum if none of the conditions described in Section 15162 have occurred. CEQA Guidelines Section 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- c. 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 shows that the project will have one or more significant effects not discussed in the previous EIR; significant effects previously examined will be substantially more severe than shown in the previous EIR; 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 measure or alternatives; or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, none of the above circumstances are present.

### 3. Type of EIR and Level of Analysis

This document is an Addendum to the previously certified EIR 325 for the approved SYCAMORE CREEK Specific Plan 256. As such, this Addendum is intended to provide additional information regarding the environmental effects associated with implementation of the Specific Plan. As discussed above, three (3) prior Addenda have been prepared (associated with SPA256A1, TTM 32908, and SPA256A2). As such, this document is Addendum No. 4 to EIR 325. CEQA Guidelines Section 15156 states that an EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, an EIR must "examine all phases of the project including planning, construction, and operation." This Addendum provides the environmental information necessary for the County of Riverside to make an informed decision on the current requested entitlement of the proposed Project, which consists of a TTM 36317 to implement the land uses within Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29 of SP256A2.

Riverside County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a. As proposed, the Project would not involve any land uses which were not included in the analysis contained in EIR 325, and none of the actions proposed by the Project would result in new significant impacts (based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M). Therefore, the Project would not result in any new significant effects that were not previously identified in EIR 325 and prior addenda.
- b. The proposed Project would not require "major revisions" to the previous EIR because the Project will not involve any substantial changes in the Project resulting in substantial increases in the severity of the previously identified significant impacts. As proposed, TTM 36317 would allow for the construction of 193 medium density residential lots and 14 open space lots on approximately 89.1 acres. Residential lots include 107 5,000 s.f. lots and 86 6,000 s.f. lots on approximately 32.44 acres. Proposed open space lots would range in size from 0.06 acre to 13.25 acres in size and would encompass approximately



- 40.9 acres, allowing for passive park, open space, and water quality/detention basin land uses. TTM 36317 is fully consistent with SP256A2, which was previously evaluated in conjunction with approved Addendum No. 3 to EIR 325. No changes to SP 256 would occur as a result of the proposed Project. Overall, TTM 36317 would result in impacts that are less than or equal to those addressed in EIR 325 and the addenda thereto. The addendum also addresses construction of an off-site flood control channel; however, this improvement is being construction in satisfaction of a prior condition of approval adopted in connection with previously-approved development. As demonstrated in the accompanying Environmental Assessment No. 42390 (EA42390), the proposed Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of EIR 325 and addenda thereto.
- c. Subsequent to the certification of EIR 325 and approval of SP256A2, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, no new information of substantial importance regarding new significant impacts has become available which was not known at the time the previous EIR was prepared.
  - d. The proposed Project would result in a comparable level of development permitted under the approved SP256A2, and none of the modifications proposed by the Project would result in more severe impacts as compared to what was previously disclosed as part of EIR 325. Therefore, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, the proposed Project would not result in a substantial increase in the severity of previously identified significant effects analyzed in certified EIR 325 and addenda thereto.
  - e. Technical reports were prepared for the subject areas of traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR 325 and prior addenda. Specifically, these technical reports concluded as follows:
    1. The traffic report reaffirmed the findings and mitigation measures established within SP 256 and EIR 325, and found that no new traffic impacts requiring mitigation would occur as a result of TTM 36317;
    2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
    3. The noise impact analysis and addendum letter thereto fulfills the requirement of EIR 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. As concluded in the addendum letter to the noise impact analysis, noise barriers are not required in association with TTM 36317 and no new impacts to noise would occur as a result of the Project;

4. The updated biology reports were prepared to demonstrate Project consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in EIR 325,;
  5. The hydrology/water quality reports fulfill the mitigation requirements of EIR 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
  6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was previously identified by EIR 325.
- f. The MSHCP Consistency Analysis determined that TTM 36317 would be fully consistent with the conservation criteria for MSHCP Conservation Cell No. 3545, and that the Project also would be fully consistent with Sections 6.1.2, 6.1.3, 6.1.4, 6.3.2 of the MSHCP; accordingly, no new impact due to a conflict with the MSHCP would occur.
- g. Mitigation measures identified in EIR 325, other than those that have changed as a result of updated technical studies, new governmental regulations, and/or imposed requirements specified in Project-related permits and authorizations, would still be appropriate and feasible for the proposed Project.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified EIR 325 would be prepared for the proposed Project. Its focus is to evaluate the proposed Project in relation to the approved Specific Plan and FEIR.

#### **4. Format and Content of this Addendum**

The principal objectives of CEQA are to provide information that will: 1) disclose the significant environmental impacts associated with a proposed project; and 2) identify alternatives to minimize those significant impacts.

Appendices A through L contain technical studies requested by the Riverside County Planning Department to reaffirm the findings of the previously certified EIR 325. It should be noted that several of the technical studies were prepared in conjunction with SP256A2 because TTM 36317 originally was being processed concurrent with SP256A2; however, due to issues that were unique to the TTM 36317 project, TTM 36317 was not approved concurrent with SP256A2. Nonetheless, the findings of the reports prepared in conjunction with SP256A2 still are relevant to the proposed Project. Studies prepared in support of the Project include the following:

- a. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Traffic Impact Analysis, prepared by Urban Crossroads and dated December 2, 2010;
- b. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Air Quality Impact Analysis, prepared by Urban Crossroads and dated December 6, 2010;

- c. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Climate Change Analysis, prepared by Urban Crossroads and dated December 6, 2010;
- d. Sycamore Creek Specific Plan Amendment No. 2 EIR Noise Analysis, prepared by Urban Crossroads and dated December 2, 2010;
- e. Sycamore Creek Supplemental Operational Noise Impact Analysis, prepared by Urban Crossroads and dated February 14, 2011;
- f. Sycamore Creek Specific Plan Land Use Modifications (Addendum to Specific Plan Amendment No. 2 EIR Noise Analysis), prepared by Urban Crossroads and dated June 19, 2012;
- g. Determination of Biologically Equivalent or Superior Preservation for Tract 36317, prepared by Helix Environmental and dated October 6, 2011;
- h. MSHCP Consistency Documentation for Tract 36317, prepared by Helix Environmental and dated October 6, 2011;
- i. Hydrology and Hydraulics Report for Tentative Tract Map 36317, prepared by Albert A. Webb and Associates and dated August 2010;
- j. Project Specific Preliminary Water Quality Management Plan – Tentative Tract Map 36317, prepared by Albert A. Webb and Associates and dated October 5, 2012;
- k. Phase I Cultural Resources Survey of Tentative Tract Map 36317, prepared by Brian F. Smith and Associates and dated June 13, 2011; and
- l. Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 and 24B, Sycamore Creek Development, prepared by Advanced Geotechnical Solutions, Inc., and dated November 17, 2012.

These studies, in conjunction with the Environmental Assessment/Initial Study Checklist contained in Appendix M, describe the findings of EIR 325 as they relate to each environmental topic or issue, predict the potential impacts attributable to the proposed Project, reference the mitigation measures identified in EIR 325 that are intended to minimize or avoid significant impacts, and identify the significant impacts which would occur even after mitigation measures are implemented. As concluded in the Environmental Assessment/Initial Study Checklist, implementation of the proposed Project would not result in new or more severe environmental impacts as compared to what was disclosed as part of EIR 325 or the addenda thereto.

## **5. Addendum Processing**

The Riverside County Planning Department directed and supervised the preparation of this Addendum, which reflects the sole independent judgment of Riverside County. It will be forwarded, along with EIR 325, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission. During the public hearing(s), the Riverside County Planning Commission will consider the proposed action and the adequacy of this Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will take action to outright approve, conditionally approval, or deny approval of the proposed Project. If approved, the Planning Commission will also adopt findings relative to the Project's environmental effects following the implementation of mitigation measures.

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** EA42390  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 36317 (TTM 36317)  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Matt Straite  
**Telephone Number:** (951) 955-8631  
**Applicant's Name:** Starfield Sycamore Investors, LLC  
**Applicant's Address:** 2151 Michelson Drive, Suite 250, Irvine, CA 92612

### I. PROJECT INFORMATION

#### A. Project Description:

Tentative Tract Map No. 36317 (TTM 36317) proposes to implement the adopted Sycamore Creek Specific Plan No. 256, as approved pursuant to Amendment No. 2 (SP256A2). TTM 36317 proposes to subdivide the Specific Plan's Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29 into 193 development lots for residential use (including 107 lots with a minimum lot size of 5,000 s.f. and 86 lots with a minimum lot size of 6,000 s.f.) and 14 lots for passive park, open space, and water quality/detention basin land uses. Public and private rights-of-way also would be defined as part of TTM 36317. TTM 36317 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. Figure 1, Tentative Tract Map No. 36317, depicts proposed TTM 36317 and the associated drainage improvement.

As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-site drainage improvements would be required to convey an existing ephemeral stream across the southeastern corner of the TTM 36317 site. The improvements would consist of the addition of rip rap and the construction of two 2-foot diameter culverts. A portion of the improvements would occur immediately off-site to the south and to the east of the TTM 36317 site. The proposed improvements are depicted on Figure 1 (refer also to Figure 4 under the discussion of biological resources). As required pursuant to Final Environmental Impact Report No. 325 (EIR 325) Wildlife and Vegetation Mitigation Measure No. 3, a Clean Water Act (CWA) Section 401 Water Quality Standards Certification Permit was obtained from the Santa Ana Regional Water Quality Control Board, a CWA Section 404 permit was obtained from the Army Corps of Engineers, and the California Department of Fish and Game was consulted and determined that a Lake or Streambed Alteration Agreement for the planned impacts is not required. Mitigation Measures were incorporated into the Section 401 and 404 permits, requiring compensatory mitigation for impacts to 0.064 acre of alluvial fan sage scrub and 0.015 acre jurisdictional streambed. Accordingly, implementation of the mitigation measures associated with the Section 401 and Section 404 permits are considered part of the Project evaluated herein, and include the acquisition of 0.207 acre of habitat creation credits from the Riverside-Corona Resources Conservation District Riparian Mitigation Program and the employment of water quality-related best management practices (BMPs) during construction activities.

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

**C. Total Project Area:** Approximately 89.1 gross acres proposed for subdivision by TTM 36317.

<b>Residential Acres:</b> 32.44	<b>Lots:</b> 193	<b>Units:</b> 193	<b>Projected No. of Residents:</b> 581
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> 14 Open Space Lots on 40.9 acres.			

**D. Assessor's Parcel No(s):** 290-660-(002, 003, 005, 012); 290-670-(006, 007).

Figure 1

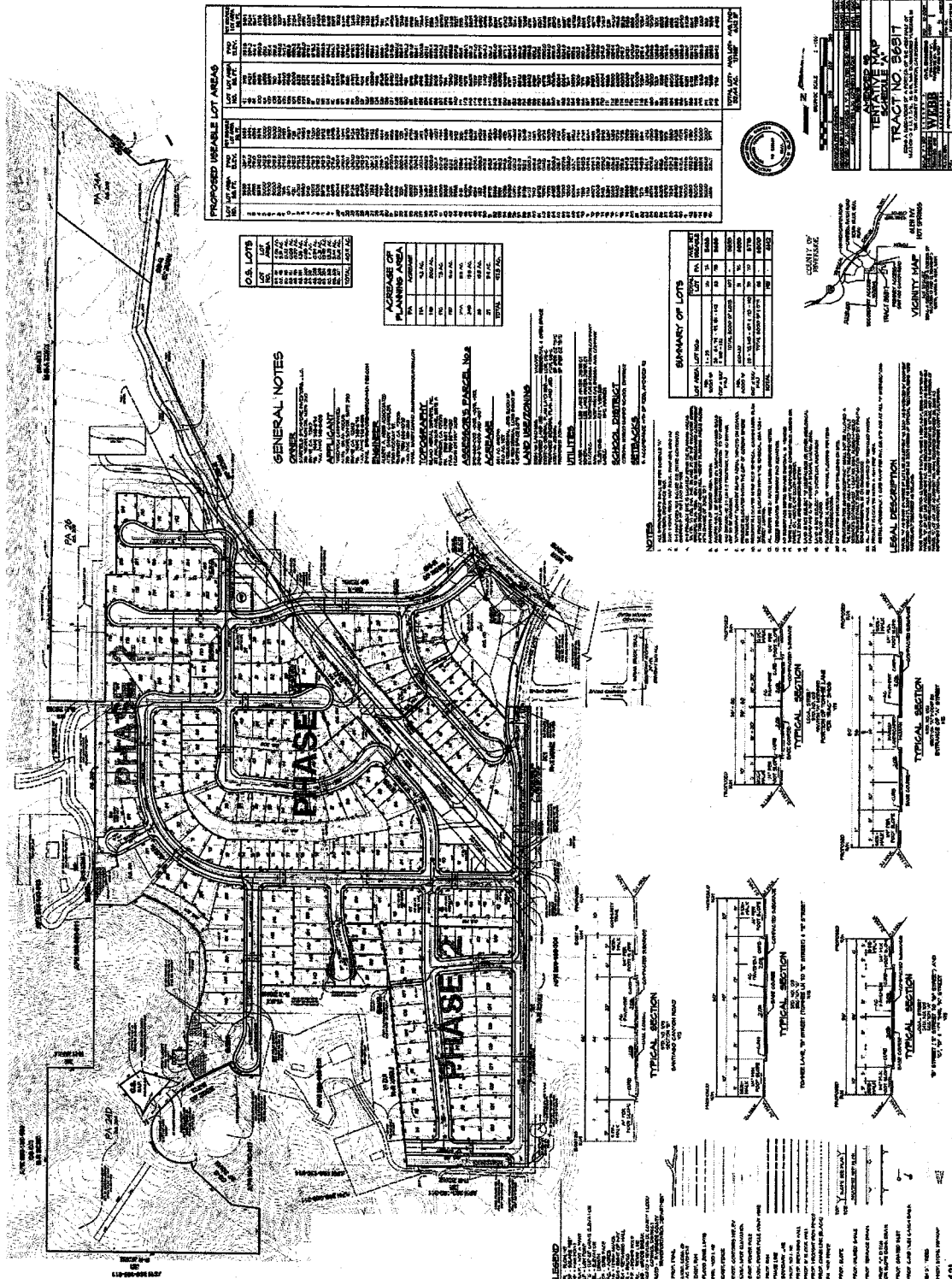
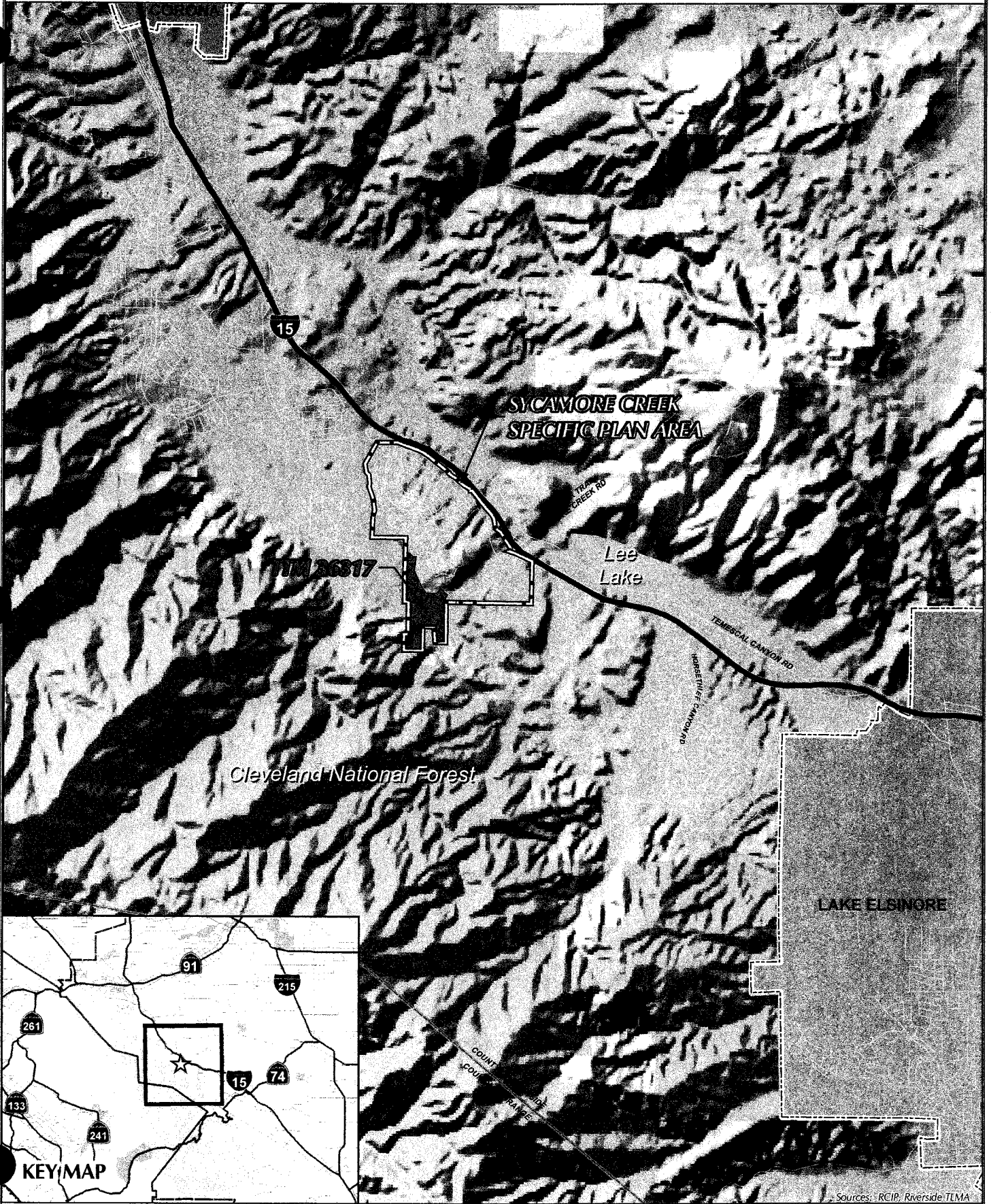




Figure 2

Vicinity Map



Sources: RCIP, Riverside TLMA



- A. **Street References:** Southwesterly of Santiago Canyon Road. Please refer to Figure 2, *Vicinity Map*.
- B. **Section, Township & Range Description or reference/attach a Legal Description:** Sections 12 and 13, Township 5 South, Range 6 West, San Bernardino Baseline and Meridian.
- C. **Brief description of the existing environmental setting of the project site and its surroundings:**

The proposed Project site is located within the approved Sycamore Creek Specific Plan (SP No. 256A2). As shown on Figure 3, *Aerial Photograph*, the proposed Project site is currently undeveloped but has been heavily disturbed by past discing operations, disturbance due to nearby construction activities, and prior mass grading activities. In addition, an existing unpaved roadway traverses the site, providing access to a water tank located immediately south of the TTM 36317 site.

To the southwest, south, and southeast of TTM 36317 are large expanses of open space, along with an existing water tank and several rural residential dwelling units. To the west of the TTM 36317 site is an existing aggregate mining operation (Mayhew Canyon Quarry). To the north of the proposed Project site (and within the Sycamore Creek Specific Plan) is an existing sports park complex, beyond which are several existing and under construction medium density residential neighborhoods.

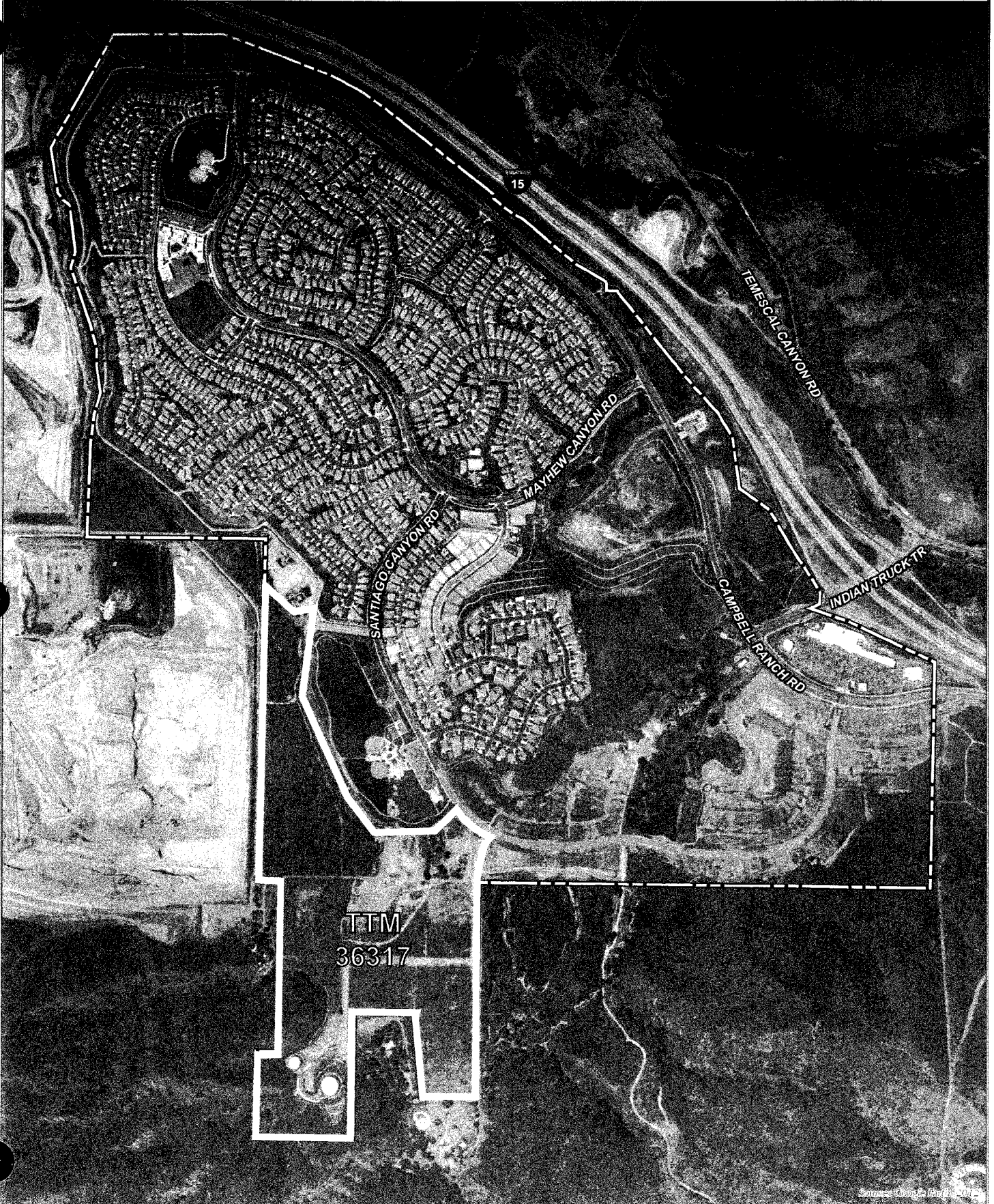
## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project is consistent with the land use designations and requirements of Specific Plan No. 256, Amendment No. 2. Pursuant to General Plan Land Use Element Policy LU 1.10, the proposed Project also is consistent with the General Plan Land Use Map. The proposal meets all other applicable land use policies.
2. **Circulation:** The proposed Project has been reviewed for conformance with County Ordinance 460 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project adheres to all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project site is not identified for conservation under the MSHCP, although TTM 36317 accommodates approximately 40.9 acres of open space parcels. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed Project is within an area that is subject to seismic hazards due to the presence of surface traces of the Glen Ivy North Fault segment of the Elsinore Fault System, which traverses the TTM 36317 site. The proposed Project site is located in a high fire hazard area, but is not located in a flood hazard area or dam inundation area. The proposed Project allows for sufficient provision of emergency response services to the future residents of this Project through the Project design and payment of development impact fees. The proposed Project adheres to all other applicable Safety Element policies.
5. **Noise:** The proposed Project adheres to all applicable Noise Element policies.

Figure 3

Aerial Photograph





6. **Housing:** Implementation of the proposed Project would implement the residential dwelling units as allowed by SP256A2. Accordingly, the proposed Project would be fully consistent with the General Plan Housing Element goals and policies.
7. **Air Quality:** The proposed Project has been conditioned to control fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Temescal Canyon Area Plan

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

**D. Land Use Designation(s):** Specific Plan No. 256 (MDR, PF, & OS-R)

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

**F. Policy Area(s), if any:** Specific Plan No. 256.

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

1. **Area Plan(s):** All lands surrounding the proposed Project site are located within the Temescal Canyon Area Plan.
2. **Foundation Component(s):** Open Space (OS) and Rural Community (RC) to the west, south and east; Community Development (CD) to the north.
3. **Land Use Designation(s):** Rural Residential and Open Space - Conservation Habitat to the south and east; Open Space - Mineral Resources and Open Space- Conservation Habitat to the west; Open Space - Recreation and Medium Density Residential to the north.
4. **Overlay(s):** None.
5. **Policy Area(s):** None.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Sycamore Creek Specific Plan No. 256
2. **Specific Plan Planning Area, and Policies, if any:** Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29.

**I. Existing Zoning:** Specific Plan (SP)

**J. Proposed Zoning, if any:** Specific Plan (SP)

**K. Adjacent and Surrounding Zoning:** Specific Plan Zone (SP Zone) to the north; Rural Residential (R-R) and Natural Assets (N-A) to the west, south, and east; Residential Agriculture (R-A-10) to the southeast.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                  |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic    |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems |

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Mineral Resources    | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources       | <input type="checkbox"/> Noise                | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils          | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services      |   |

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> 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 <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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.
<input checked="" type="checkbox"/> 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 <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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 <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> 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

\_\_\_\_\_  
Matt Straite

\_\_\_\_\_  
For Carolyn Syms-Luna, Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
<b>AESTHETICS</b> Would the project			
<b>1. Scenic Resources</b>			
a) Have a substantial effect upon a scenic highway corridor within which it is located?	No	No	No
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?	No	No	No

Source: General Plan Figure C-7 "Scenic Highways," EIR No. 325

Findings of Fact:

a) According to Figure 9 of the Temescal Canyon Area Plan (TCAP), nearby segments of Interstate I-15 are designated as a State Eligible Scenic Highway. Impacts to this State Eligible facility were evaluated and disclosed in EIR No. 325, which concluded that impacts associated with implementation of the Sycamore Creek Specific Plan would not occur. The proposed Project would not result in any new impacts to this scenic highway facility. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The proposed Project site is located on the lower slopes of the Santa Ana Mountains. No impacts to scenic resources associated with buildout of the Specific Plan area were previously identified as part of EIR No. 325. Areas proposed for development by TTM 36317 are planned for development by the Sycamore Creek Specific Plan and located adjacent to areas that have either already been subject to residential development, or are not open to public views from scenic vistas due to intervening topography and development. In addition, there are no scenic resources present on the proposed Project site, as the majority of the proposed Project site has been subject to past disturbance, including agricultural activities, disturbances associated with construction of adjacent portions of the Specific Plan area, and prior mass grading. The Project would be developed pursuant to the Sycamore Creek Specific Plan Standards and Guidelines and would not create an aesthetically offensive site open public view. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
<b>2. Mt. Palomar Observatory</b>			
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	No	No	No

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: The proposed Project is located within the outer edge of Mt. Palomar Observatory Nighttime Lighting Policy Area, as depicted on TCAP Figure 6. No impacts to the Mt. Palomar Observatory were previously identified as part of EIR No. 325. Additionally, development on-site would be regulated by County Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on observations at the Mt. Palomar observatory. With mandatory compliance with Ordinance No. 655, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

<b>3. Other Lighting Issues</b>			
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No	No	No
b) Expose residential property to unacceptable light levels?	No	No	No

Source: On-site Inspection, Project Application Description, EIR No. 325

Findings of Fact:

a & b) EIR No. 325 did not previously identify any significant impacts associated with other lighting issues. The Sycamore Creek Specific Plan includes standards for outdoor lighting within Section IV.A.3.e, *Outdoor Lighting*. TTM 36317 would be required to comply with these standards, which would ensure that lighting levels are within the parameters evaluated by EIR No. 325 and do not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. As such, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project

<b>4. Agriculture</b>			
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?	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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?	No	No	No
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	No	No	No
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?	No	No	No

Source: General Plan Figure OS-2 "Agricultural Resources," GIS database, EIR No. 325, Ord. No. 625, General Plan EIR, and Project Application Materials.

**Findings of Fact:**

a) Impacts to agricultural resources on-site were fully evaluated and disclosed in EIR No. 325 and the addenda thereto, which concluded that such impacts would be less than significant. TTM 36317 merely implements the approved land uses pursuant to SP 256A2; accordingly, impacts to Important Farmland would not be substantially different from what was evaluated in EIR No. 325, and no new impact would occur, nor would the Project increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) EIR No. 325 did not identify any significant impacts associated with a conflict with agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The proposed Project site is not zoned for agricultural use and is not under active agricultural production. The Project site also is not subject to a Williamson Act contract nor is it located within a Riverside County Agricultural Preserve. An existing agricultural preserve (Glen Ivy 1) occurs off-site, adjacent to the southern boundary of TTM 36317. Based on a review of aerial photography, this agricultural preserve is not under active agricultural production. In addition, the entire area of Glen Ivy 1 Agricultural Preserve is designated by the General Plan for "Very Low Density Residential (VLDR)" and is zoned for "Rural Residential (R-R)" land uses; therefore, this off-site agricultural preserve is planned for long-term conversion to non-agricultural land uses, and such conversion was previously addressed as part of the 2003 General Plan EIR. Impacts to agricultural resources that would result from implementation of the General Plan (including, but not limited to, the conversion of the Glen Ivy 1 Agricultural Preserve to a non-agricultural use) were found to be significant and unavoidable impacts of the 2003 General Plan, for which the County adopted a Statement of Overriding Considerations. Moreover, the proposed Project would be required to comply with Riverside County Ordinance No. 625 ("Right-to-Farm Ordinance"), which requires notification to future on-site homeowners that existing agricultural operations may be occurring in the area, and that such existing operations shall not be deemed a nuisance as a result of residential land uses being located in the area. Mandatory compliance with Ordinance No. 625 would ensure that future development of medium density residential land uses on-site within the planning areas that abut the off-site Glen Ivy 1 Agricultural Preserve (i.e., Planning Areas 17B-D) does not conflict with the existing off-site agricultural preserve. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) EIR No. 325 did not identify any impacts that could result from development of non-agricultural uses within 300 feet of agriculturally zoned property. There are no properties located within 300 feet of the proposed Project site that are zoned for agricultural use. The nearest property zoned for agricultural use (Residential Agriculture, 10 acre minimum) is located approximately 1,300 feet to the southeast of the southeastern corner of the proposed Project site. As such, and consistent with the findings of EIR No. 325, the proposed Project would not cause development of non-agricultural uses within 300 feet of agriculturally