

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

512B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 19, 2014

SUBJECT: CHANGE OF ZONE NO. 7794 and TENTATIVE TRACT MAP NO. 36437 – Adopt a Mitigated Negative Declaration - Applicant: CV Communities – Third/Third Supervisorial District – Location: Westerly of Charlois Road northerly of Yates Road. REQUEST: The Change of Zone proposes to change the zoning on the site from Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 40.16 acres into 102 residential lots with a minimum lot size 7,200 sq. ft., 1 water quality lot, and one park lot.

THE PLANNING COMMISSION AND STAFF RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42561**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **CHANGE OF ZONE NO. 7794**, subject to the adoption of the Ordinance, and based upon the findings and conclusions incorporated in the staff report;

(Continued on next page)

Juan C Perez
TLMA Director/ Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended with incorporation of the revised conditions of approval.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: April 8, 2014
xc: Planning, Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

16 - 1

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 2/24/14

Departmental Concurrence

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7794 and TENTATIVE TRACT MAP NO. 36437**

DATE: February 20, 2014

PAGE: Page 2 of 2

(Continued from previous page)

APPROVAL of **TENTATIVE TRACT MAP NO. 36437**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of **ORDINANCE NO. 348. 4774** amending the zoning in the Rancho California Area shown on Map No. 2.2357 Change of Zone No. 7794, attached hereto and incorporated herein by reference.

BACKGROUND:

Summary

On February 19, 2014, the Riverside County Planning Commission voted to recommend approval of this project 5-0.

Impact on Citizens and Businesses

The project is consistent with the General Plan density for the site and is implementing the General Plan Vision of the area. The Zone Change is making the site consistent with the General Plan as well. All infrastructure in the area has been designed to accommodate the project density.

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4774**

ORDINANCE NO. 348.4774


AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

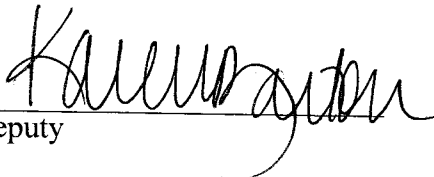
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2357, Change of Zone Case No. 7794" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: 
Chairman, Board of Supervisors
Jeff Stone

ATTEST: Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

(SEAL)

APPROVED AS TO FORM
February 19, 2014

By: 
MICHELLE CLACK
Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 8, 2014, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Stone, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione

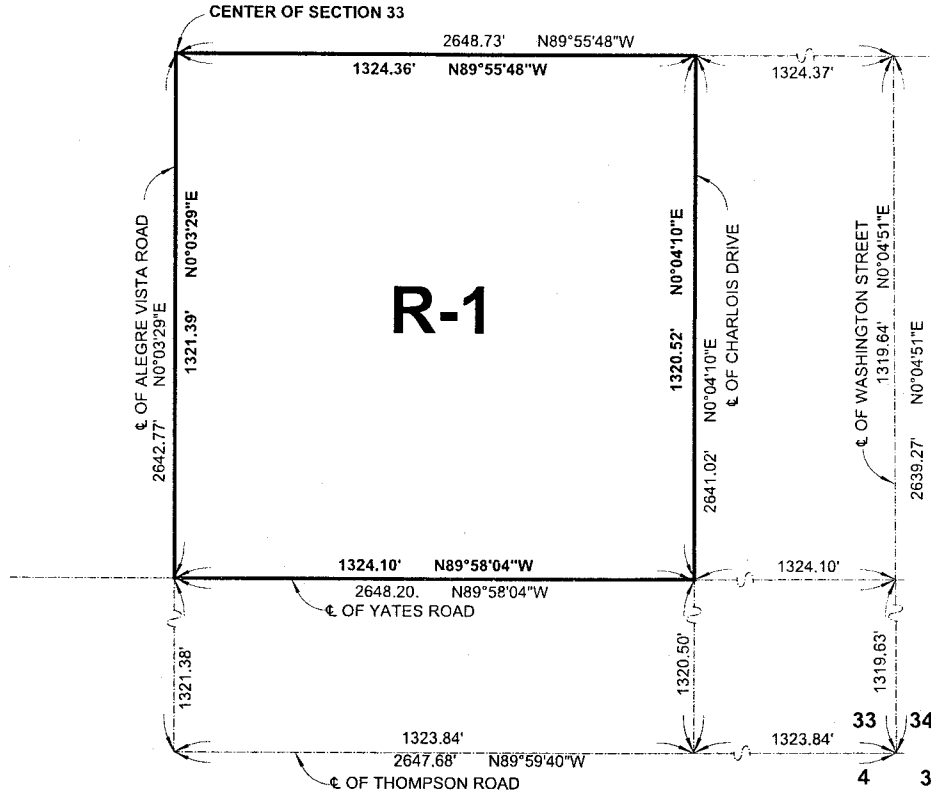
DATE: April 8, 2014

KECIA HARPER-IHEM
Clerk of the Board
BY: *Karub Anton*
Deputy

SEAL

RANCHO CALIFORNIA

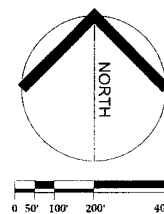
SEC. 33, T6S, R2W, S. B. B. & M.



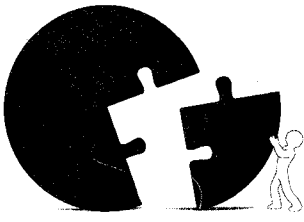
LEGEND

R-1

ONE-FAMILY DWELLINGS



MAP NO. 2.2357
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO 348
 CHANGE OF ZONE CASE NO. 07794
 ADOPTED BY ORDINANCE NO. 348.4774
 APRIL 8, 2014
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Director

Memorandum

TO: Board of Supervisors

FROM: Matt Straite, project planner

RE: **REVISED CONDITIONS FOR AGENDA ITEM 16.1- TR36437**

The following revisions have been made to the conditions of approval for the project:

60. PLANNING.32 – ADDITIONAL PARK FEE

Prior to the issuance of a rough grade permit, the Land Divider/Permit Holder will pay an additional fee to the County of Riverside \$2,500 per unit for future park facilities in the community. This fee is in addition to the required Quimby fee required in condition no. 50.PLANNING.08 and 90.PLANNING.03.

This payment is in lieu of constructing any park facilities on the Project (TTM 36437) including, but not limited to, the park currently shown on Lot 104 (see condition of approval no. 20.PLANNING.03).

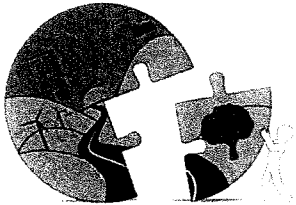
20.PLANNING.03- AMND PER CONDITIONS

Within 90 days of the approval of the map by the Board of Supervisors, the applicant shall provide, for review and approval by Planning, a revised version of the map showing that Lot 104 will be open space and no longer is intended for use as a park site.

Y:\Planning Case Files-Riverside office\TR36437\DH-PC-BOS Hearings\BOS\BOS Memo.docx

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

4/8/14
Date

KS
Initial

Via John Lumar T&B Planning

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.

CHANGE OF ZONE NO. 7794 and TENTATIVE TRACT MAP NO. 36437

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)

CV Communities

Project Applicant

1900 Quail Street Newport Beac CZ 92660

Address

Westerly of Charlois Road northerly of Yates Road

Project Location

The Change of Zone proposes to change the zoning on the site from Residential Agriculture - 2 1/2 Acre Minimum (R-A-2 1/2) to One Family Dwellings (R-1). The Tract Map proposes a Schedule A subdivision of 40.16 acres into 102 residential lots with a minimum lot size 7,200 sq. ft., 1 water quality lot, and one park lot.

Project Description

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

- 1. The project WILL NOT have a significant effect on the environment.
- 2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$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 NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]
Signature

Board Assistant
Title

4/8/14
Date

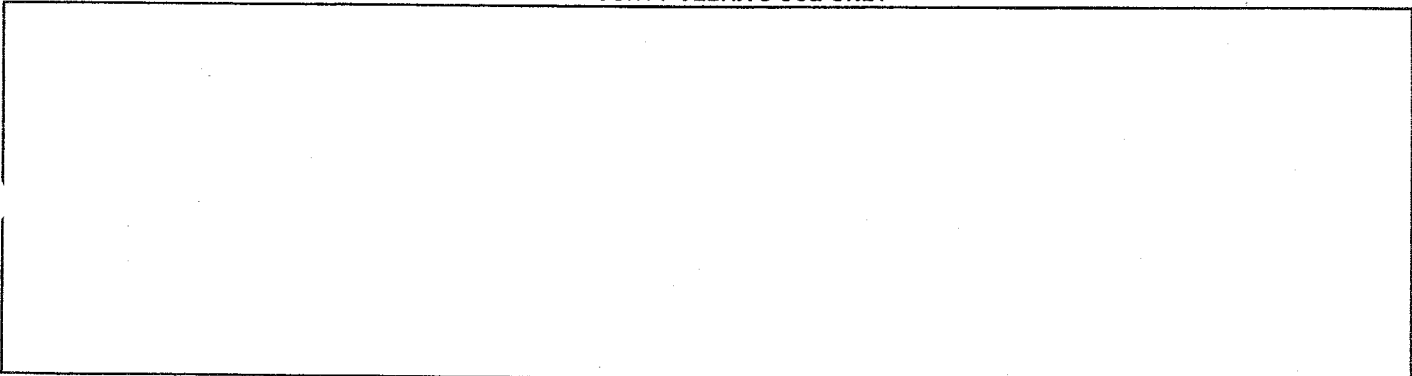
Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 1/22/2013
Y:\Planning Case Files-Riverside office\TR36437\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42561 ZCFG05938

FOR COUNTY CLERK'S USE ONLY

APR 08 2014 16-1



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1307523

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: CV COMMUNITIES LLC \$2,156.25
paid by: CK 11303
paid towards: CFG05938 CALIF FISH & GAME: DOC FEE
EA42561
at parcel #:
appl type: CFG3

By _____ Aug 08, 2013 16:16
MGARDNER posting date Aug 08, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1307524

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: CV COMMUNITIES LLC \$9.00
paid by: VI 010836
paid towards: CFG05938 CALIF FISH & GAME: DOC FEE
EA42561
at parcel #:
appl type: CFG3

By _____ Aug 08, 2013 16:17
MGARDNER posting date Aug 08, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$9.00

Overpayments of less than \$5.00 will not be refunded!
Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1210670

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: CV COMMUNITIES LLC
paid by: MC 085012
EA42561

\$64.00

paid towards: CFG05938 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 21, 2012 14:36
MBRASWEL posting date Nov 21, 2012

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1401654

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

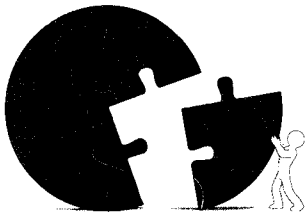
Received from: CV COMMUNITIES LLC \$2.00
paid by: CASHCASH
paid towards: CFG05938 CALIF FISH & GAME: DOC FEE
EA42561
at parcel #:
appl type: CFG3

By _____ Feb 24, 2014 10:00
MGARDNER posting date Feb 24, 2014

Account Code	Description	Amount
100003120100777180	PLANNING	\$2.00

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

Additional info at www.rctlma.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Director

Memorandum

TO: Board of Supervisors

FROM: Matt Straite, project planner

RE: **REVISED CONDITIONS FOR AGENDA ITEM 16.1- TR36437**

The following revisions have been made to the conditions of approval for the project:

60. PLANNING.32 – ADDITIONAL PARK FEE

Prior to the issuance of a rough grade permit, the Land Divider/Permit Holder will pay an additional fee to the County of Riverside \$2,500 per unit for future park facilities in the community. This fee is in addition to the required Quimby fee required in condition no. 50.PLANNING.08 and 90.PLANNING.03.

This payment is in lieu of constructing any park facilities on the Project (TTM 36437) including, but not limited to, the park currently shown on Lot 104 (see condition of approval no. 20.PLANNING.03).

20.PLANNING.03- AMND PER CONDITIONS

Within 90 days of the approval of the map by the Board of Supervisors, the applicant shall provide, for review and approval by Planning, a revised version of the map showing that Lot 104 will be open space and no longer is intended for use as a park site.

Y:\Planning Case Files-Riverside office\TR36437\DH-PC-BOS Hearings\BOS\BOS Memo.docx

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(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16-1

10:30 a.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding Public Hearing on Change of Zone No. 7794 / Tentative Tract Map No. 36437 – Recommendation of Adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42561; Approval of Change of Zone No. 7794 to change the zoning from Residential Agriculture - 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings (R-1); and Approval of Tentative Tract Map No. 36437, Schedule A, which proposes subdivision of 40.16 acres into 102 residential lots with a minimum lot size of 7,200 sq. ft., 1 water quality lot, and one park lot; and ADOPTION OF ORDINANCE NO. 348.4774, an Ordinance of the County of Riverside Amending Ordinance No. 348 relating to Zoning. The project is located westerly of Charlois Road and northerly of Yates Road, 3rd/3rd District, the Chairman called the matter for hearing.

Dave Mares, Principal Planner, Planning Department, presented the matter.

The following people spoke on the matter:

Paul Jacobs
Mike White
Sam Alhadeff

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, April 8, 2014 at 10:30 a.m.

Roll Call:

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 25, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: March 25, 2014

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.

xc: Planning, Applicant, COB

**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: Mike WHITE

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 4/3/14 **Agenda #** 16-1

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: _____

**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: Sam Alhadef

Address: 1 RIDGEGATE 245
(only if follow-up mail response requested)

City: Temecula **Zip:** 92550

Phone #: 951 ~~990-0000~~ 2526152

Date: 3/25 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

*Suggest a 1 week continuance
to answer question*

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: _____

**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: Paul Jacobs

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** _____

Phone #: _____

Date: 3/25/14 **Agenda #** 16-1

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: _____

**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: MIKE WHITE

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 951-232-9641

Date: 3/25/14 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

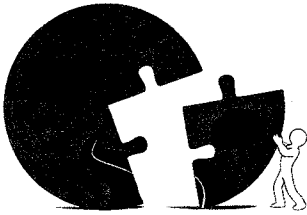
Position on "Regular" (non-appealed) Agenda Item:

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: _____



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C Perez
Interim Director

DATE: February 19, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CHANGE OF ZONE NO. 7794 and TENTATIVE TRACT MAP NO. 36437

(Charge your time to these case numbers)

512B
03-25-14
@ 10:30

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Fish & Game Receipt (CFG05938)

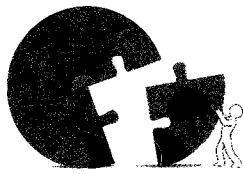
Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

**Original
Form11a - and 1 Board Packet
is at Exective'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 · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
FEBRUARY 19, 2014**

I. AGENDA ITEM 3.4

CHANGE OF ZONE NO. 7794 and TENTATIVE TRACT MAP NO. 36437 – Adopt a Mitigated Negative Declaration – Applicant: CV Communities – Third/Third Supervisorial District – Location: Westerly of Charlois Road, and northerly of Yates Road. (Legislative)

II. PROJECT DESCRIPTION:

The Change of Zone proposes to change the zoning on the site from Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 40.16 acres into 102 residential lots with a minimum lot size 7,200 sq. ft., one water quality lot, and one park lot.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Spoke in favor of the proposed project:

- Mike White, Applicant
- Sam Alhadeff, Applicant's Representative

Spoke in a neutral position:

- Jim Miller, Temecula CA 92591

No one spoke in opposition to the proposed project.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Petty, 2nd by Commissioner Leach

A vote of 5-0

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

ADOPT THE MITIGATED NEGATIVE DECLARATION; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7794: and

APPROVE TENTATIVE TRACT MAP NO. 36437

CD

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

Agenda Item No.: 3.4
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: February 19, 2014

CHANGE OF ZONE NO. 7794
TENTATIVE TRACT MAP NO. 36437
Environmental Assessment No. 42561
Applicant: CV Communities, LLC
Engineer/Representative: Ryan Thomas

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36437 is a Schedule A subdivision of 40.16 acres into 102 residential lots with a minimum lot size 7,200 sq. ft. and an overall density of 2.5 dwelling units per acre, 5 open space lots totaling 9.98 acres, 1 water quality lot, and one park lot.

Change of Zone No. 7794 proposes to change the zoning on the site from Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings (R-1).

The project is located in the Southwest Area Plan, more specifically it is located westerly of Charlois Road northerly of Yates Road.

ISSUES OF POTENTIAL CONCERN:

Pocket Park

The project is surrounded by the Winchester 1800 Specific Plan, and a High School (within the Specific Plan) to the east. The Specific Plan features a number of park sites, but they are all located some distance from the proposed map. As a result the project is including a pocket park.

Space between homes on west side of the map

There is a 12' space between lots 90, 84 and the neighbor to the west. The map shows a street between them, Alegre Vista Road, but the street will likely never be constructed due to the topography of the area, and the existing lot configuration. The 12 foot span has been a concern to Planning. If the residential lots were extended to the property line, the neighbor would be looking at an 11 foot wall as there would be a retaining wall with a screen wall on top. There could be only a screen wall on the property line, but the slopes would then be in the new residential lots sloping away from the home. Thus, they would likely not be maintained. Leaving the 12 foot area between the edge of the tract and the residential lots lets an HOA maintain the area with appropriate landscaping, similar to the landscaping proposed on the hill to the north. The area is intended to be maintained by the HOA for the tract.

Ord. No. 460 Section 3.2.J

For the benefit of the Commission, which has many new members, this project requires the use of Ordinance No. 460 Section 3.2.J. This section of the Ordinance explains that when offsite improvements of any kind are required by the project, on property they do not own¹, they are required to follow a number of steps. They need to study the CEQA impact and fully design the required offsite improvements as part of the proposed subdivision. The applicant also has to try to contact the property owner and request permission for the improvements. Planning Staff includes any attempts and any responses in the staff report for your review. A finding is included in the staff report to alert the Commission of the need for off-site improvements regardless of the cooperation of the offsite owner.

¹ Outside the right of way

Cooperation is not a requirement of Section 3.2.J, nor is cooperation a requirement for the Commission/Board's approval of a project. Actual legal agreements of cooperation/permission are actually created much later in the process. Section 3.2.J is intended to simply alert the approving body of the level of *intended* cooperation. Even if the offsite owner protests, the project could still be approved by the Planning Commission or the Board. Section 3.2.J does allow staff to recommend denial just because they could not get the offsite owner to agree to the improvements, but staff can also simply alert the Planning Commission and the Board of Supervisors and to recommend approval regardless, assuming there is a good reason such as a public benefit from the project. Section 3.2.J does not require agreement. The most important aspect of Section 3.2.J to keep in mind, is that should the map get approval, and then not be able to eventually gain the cooperation of the offsite property owner, then the Board of Supervisors will be required to enact eminent domain to construct the improvements and let the map record. However, the PC/BOS can approve a map, with the 3.2.J finding, and not enact eminent domain if it chooses. So 3.2.J does not force the Board, or commit the Board to enact eminent domain. Section 3.2.J is simply a warning system to help all decision makers understand what their approval may mean. It's also a warning to the applicant to advise that the project may get tentatively approved, and not be able to record if they do not get the offsite property owner to cooperate. Essentially, Section 3.2.J requires the applicant to work with the neighbor to try and get everyone to agree, or redesign the map so the offsite improvement is no longer needed. Should the applicant fail to reach an accord, and project proceed without agreement, the applicant is taking a huge risk, because the Board may, or may not grant eminent domain and the map never be able to record.

This is not an unusual request. About half of the maps processed by this department require some kind of offsite improvement. In most cases the need for offsite cooperation does not create any complications. For this specific project, they have some offsite storm drain improvements near the north of the map, some offsite street improvements near the south west side and some other offsite storm drain improvements along the north side. All offsite requirements are shown on the map and labeled as offsite improvements. Improvements within the right of way do not require Section 3.2.J. The applicant has gained cooperation agreement from some property owners, but not all. Again, this is not unusual, it's actually quite typical. The intent of going into this level of detail in the staff report was simply to explain to the new Planning Commission members how this detail of subdivisions works in the County.

Previous Map

The project site is currently 16 recorded residential ½ acre lots, created by Tract Map No. 7676 which recorded in March of 1981. No homes were built on any of the lots, and no improvements were done.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR)
2. Surrounding General Plan Land Use (Ex. #5): Medium Density Residential (MDR) to the north, Medium Density Residential (MDR) and Open Space- Recreation (OS-R) to the east, Rural Community: Very Low Density Residential (RC-VLDR) and Open Space- Conservation (OS-C) to the west, and Rural Community: Very Low Density Residential (RC-VLDR) to the south.
3. Existing Zoning (Ex. #2): Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½)
4. Surrounding Zoning (Ex. #2): Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south, Specific Plan (SP Zone) to the north and east, Residential Agricultural- 2 ½ Acre

- | | |
|-----------------------------------|--|
| | Minimum (R-A-2 ½) and Specific Plan (SP Zone) to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | School to the east, single family residential to the north and west, vacant to the south. |
| 7. Project Data: | Total Acreage: 40.16
Total Proposed Lots: 102
Proposed Min. Lot Size: 7,200 sq. ft.
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42561, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7794, subject to the adoption of the Ordinance, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVELY APPROVE TENTATIVE TRACT MAP NO. 36437, 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 Medium Density Residential (MDR) on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum of 7,200 sq ft, is permitted use in the MDR designation.
3. 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 (copies of which are attached) from the owner of the properties 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 or their successor-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
4. The project site is surrounded by properties which are designated Medium Density Residential (MDR) to the north, Medium Density Residential (MDR) and Open Space- Recreation (OS-R) to the east, Rural Community: Very Low Density Residential (RC-VLDR) and Open Space-Conservation (OS-C) to the west, and Rural Community: Very Low Density Residential (RC-VLDR) to the south.

5. The zoning for the subject site is Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½).
6. The proposed use, residential, is a permitted use in the Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½).
7. The proposed use, residential, is consistent with the development standards set forth in the Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) zone.
8. The project site is surrounded by properties which are zoned Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south, Specific Plan (SP Zone) to the north and east, Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) and Specific Plan (SP Zone) to the west.
9. Similar uses have been constructed and are operating in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. This project is within the City Sphere of Influence of Temecula. 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.
12. Environmental Assessment No. 36437 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Biological resources
 - c. Cultural Resources
 - d. Geology/ Soils
 - e. Hazards & Hazardous Materials
 - f. Noise
 - g. Transportation/ Traffic
 - h. Cumulative

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.

6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A County Service Area;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - c. Airport Influence Area.
3. The project site is located within:
 - a. A 100-year flood plain;
 - b. An area of low liquefaction;
 - c. The city of Temecula sphere of influence; and,
 - d. The boundaries of the Valley Wide Recreation and Parks.
4. The subject site is currently designated as Assessor's Parcel Numbers APN(s): 476270001, 476270002, 476270003, 476270004, 476270005, 476270006, 476270007, 476270008, 476270009, 476270010, 476270011, 476270012, 476270013, 476270014, 476270015, 476270016.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ7794 / TR36437
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 10/23/13
 Vicinity Map



Zoning Area: Rancho California
 Township/Range: T6SR2W
 Section: 33

Assessors Bk. Pg. 476-27
 Thomas Bros. Pg. 899 F6
 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.firm.ca.gov/rps08>.

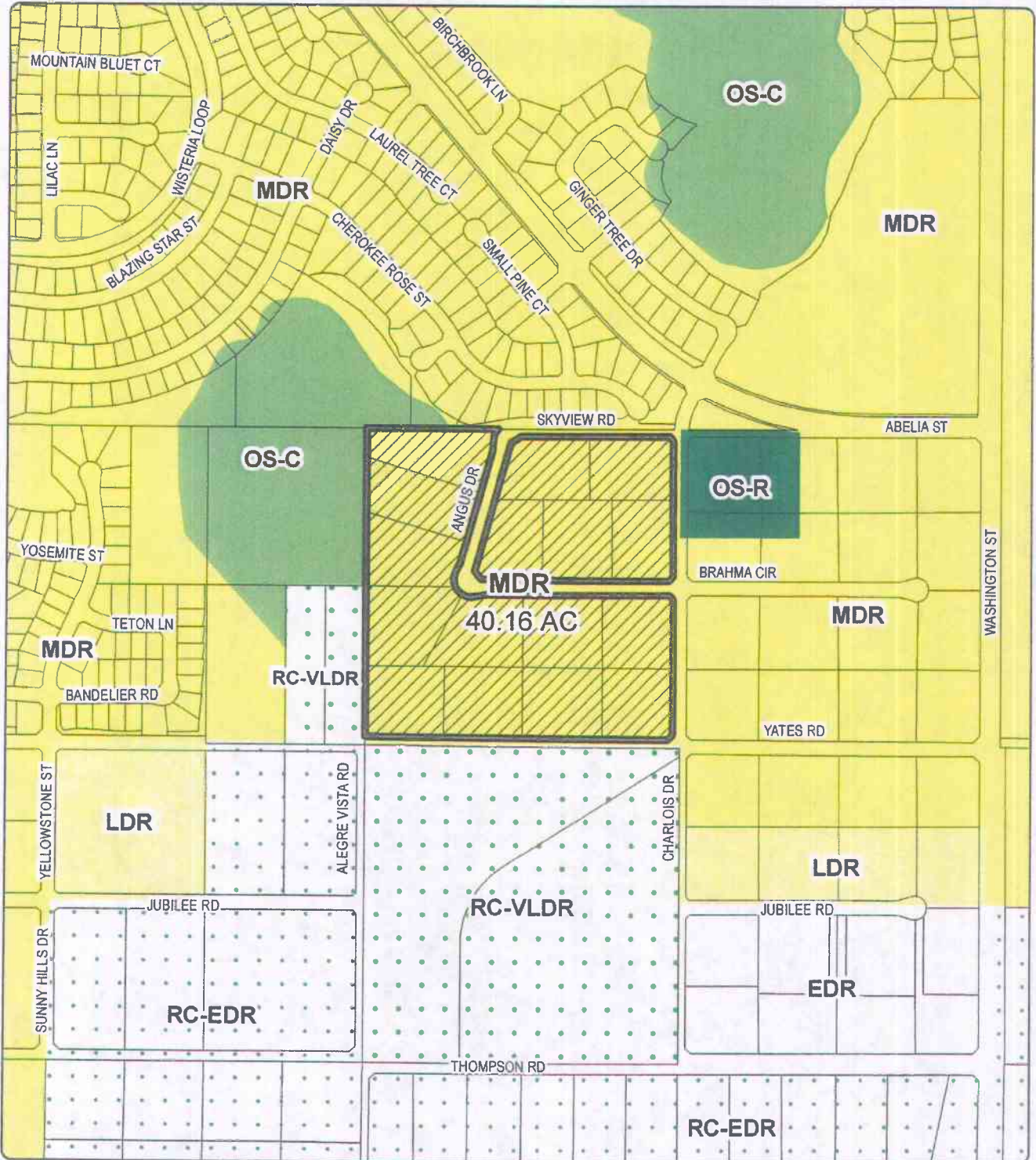
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ7794 / TR36437

EXISTING GENERAL PLAN

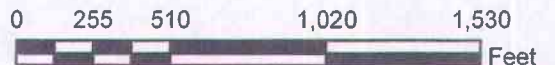
Supervisor Stone
District: 3

Date Drawn: 10/23/13
Exhibit 5



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 33

Assessors Bk. Pg. 476-27
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Edition 2009



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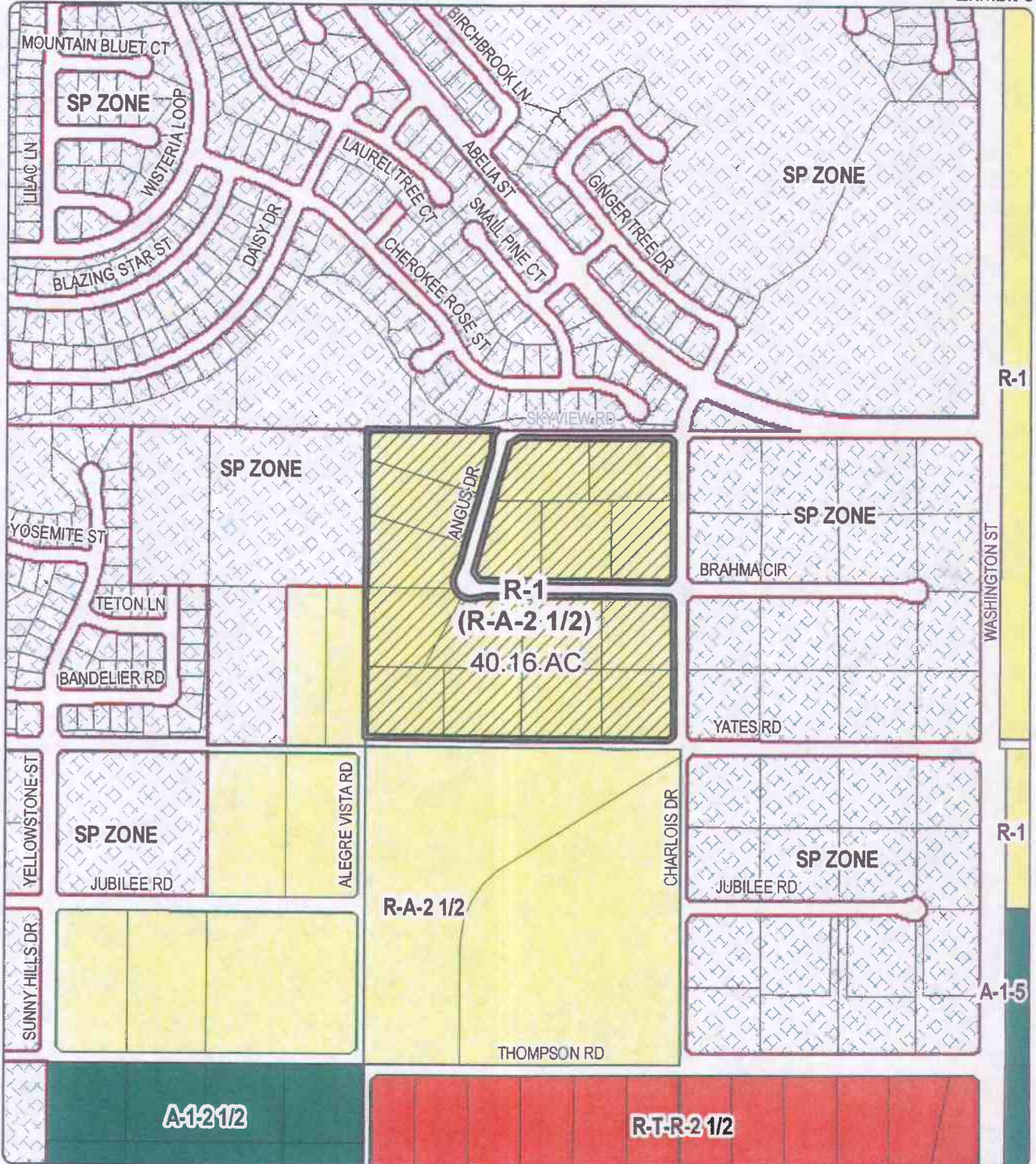
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ7794 / TR36437

PROPOSED ZONING

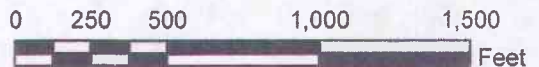
Supervisor Stone
District 3

Date Drawn: 10/23/13
Exhibit 3



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 33

Assessors Bk. Pg. 476-27
Thomas Bros. Pg. 899 F6
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ7794 / TR36437
LAND USE

Supervisor Stone
 District 3

Date Drawn: 10/23/13
 Exhibit 1



Zoning Area: Rancho California
 Township/Range: T6SR2W
 Section: 33

Assessors Bk. Pg. 476-27
 Thomas Bros. Pg. 899 F6
 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.traa.co.riverside.ca.us/index.html>

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CHANGE OF ZONE NO. 07794 AND TENTATIVE TRACT MAP NO. 36437

ENVIRONMENTAL ASSESSMENT NO. 42561

LEAD AGENCY:

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

PROJECT APPLICANT:

CV COMMUNITIES, LLC
1900 QUAIL STREET
NEWPORT BEACH, CA 92660

CEQA CONSULTANT:



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

PUBLIC REVIEW DRAFT
JANUARY 13, 2014

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LIST OF TECHNICAL APPENDICES

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B	Mitigation Monitoring and Reporting Program
C	Air Quality Impact Analysis
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D2	Jurisdictional Delineation
D3	Southwestern Willow Flycatcher and Least Bell's Vireo Report
D4	Final Biological Resources Report (Memorandum)
E	Geotechnical Report
F1	Preliminary Hydrology & Drainage Analysis
F2	Project Specific Water Quality Management Plan
G	Greenhouse Gas Emissions Analysis
H	Phase I Environmental Site Assessment
I	Noise Study
J	Traffic Report
K	ALUC Consistency Determination Letter
L1	Phase I Archaeological Assessment
L2	Paleontological Resource Assessment

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

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

1.2 PROJECT LOCATION

The proposed Project site consists of 40.16 acres of undeveloped land located north of the future extension of Yates Road, south of Abelia Street, and west of the future extension of Charlois Road in unincorporated Riverside County, California. Figure 1-1, *Regional Map*, and Figure 1-2, *Vicinity Map*, depict the location of the proposed Project site. Additionally, the Project includes off-site infrastructure improvements affecting approximately 3.03 acre.

1.3 HISTORY OF THE PROPOSED PROJECT SITE

The Project site consists of approximately 40.16 acres of undeveloped land that has largely been used for non-irrigated dry land agricultural production possibly since the 1800s (GeoKinetics, 2013, p. 4). According to the Riverside County Geographic Information System (GIS), the subject property was previously subdivided into 16 lots (APNs 476-270-001 through 476-270-016) (Riverside County, 2013). There are no improvements on-site under existing conditions other than farming access roads, although an existing storm drain v-ditch and utility vault basin occur immediately off-site at the northern property boundary (GeoKinetics, 2013, pp. 4-5).

1.4 PROJECT SUMMARY

The proposed Project consists of an application for a Change of Zone (CZ 07794) and Tentative Tract Map (TTM 36437). CZ 07794 proposes to change the zoning designation for the 40.16-acre site from "Residential Agriculture, 2½-acre minimum lot size (R-A-2½)" to "One Family Dwellings (R-1)," which would allow for development of the site with single-family residential uses on minimum 7,200 square foot (s.f.) lot sizes. TTM 36437 proposes to subdivide the 40.16-acre site to provide for 102 single-family residential lots on approximately 19.74 acres; a park site on 0.91 acre; a water quality/detention basin on 1.43 acre; five (5) open space lots on 9.98 acres; and roadway dedications (including portions of Yates Road and Charlois Road) on 8.10 acres. Please refer to Section 3.0, *Project Description*, for a comprehensive description of the proposed Project.

1.5 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.5.1 CEQA Objectives

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

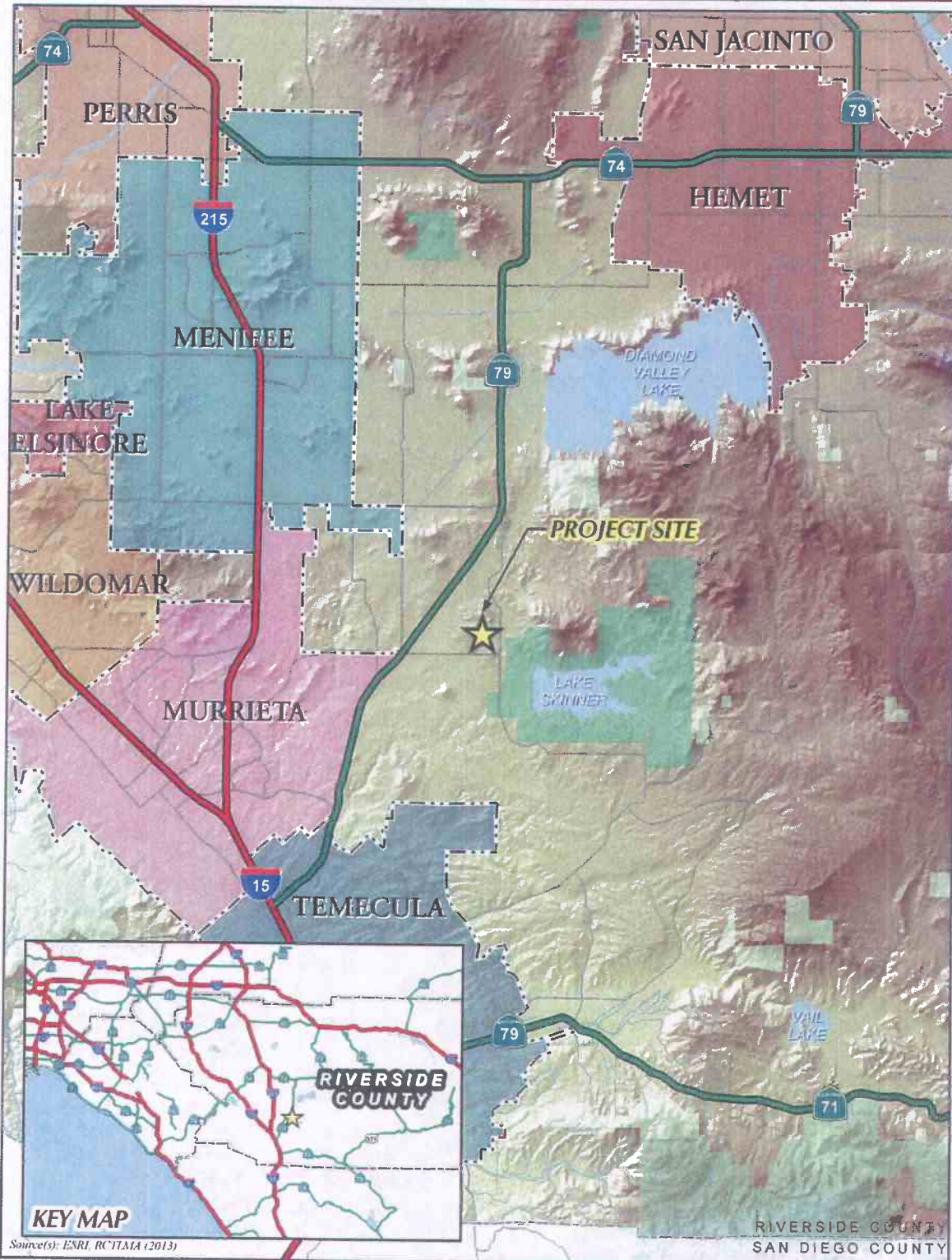


Figure I-1
REGIONAL MAP

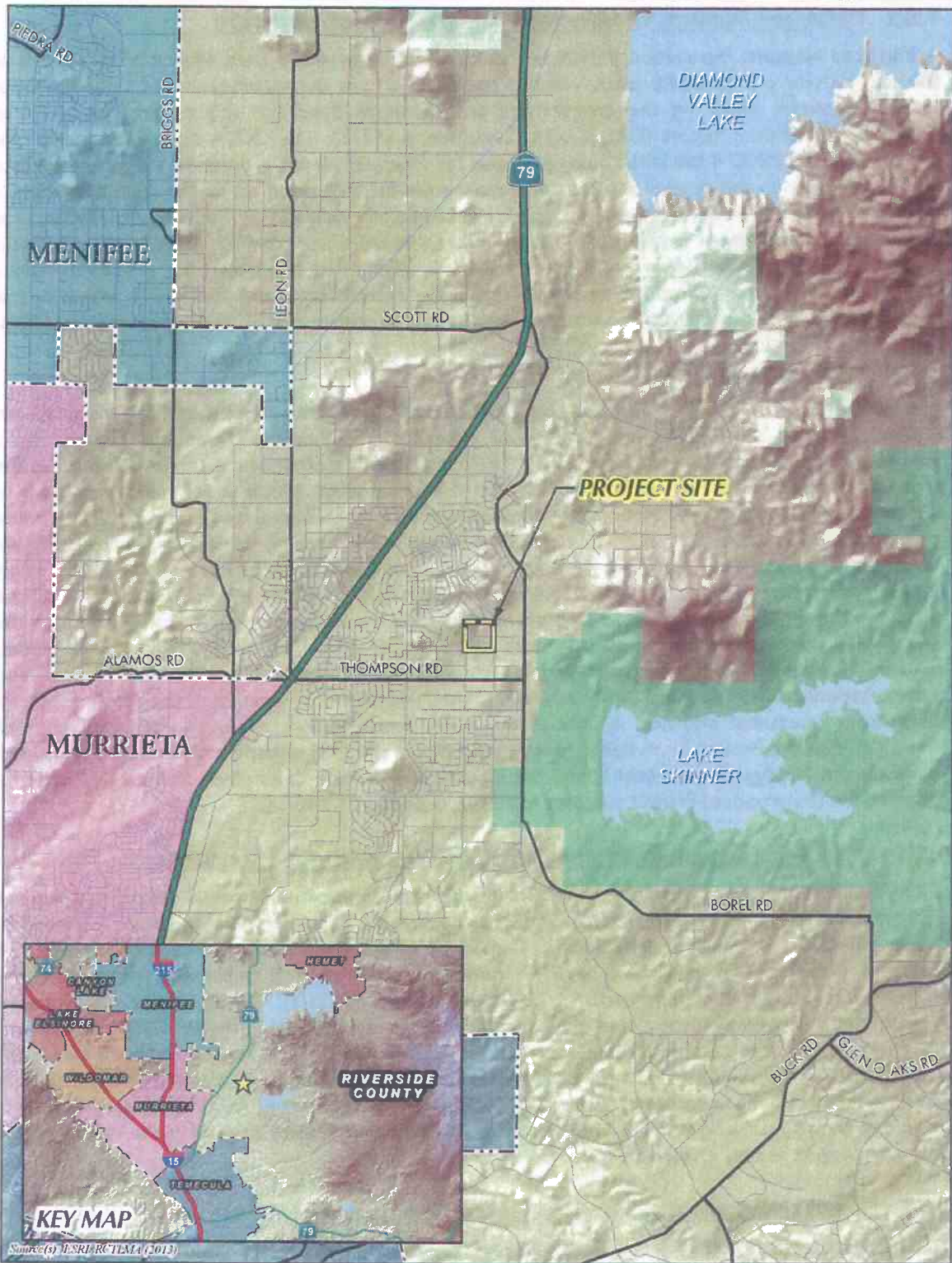


Figure I-2
VICINITY MAP

1.5.2 CEQA Requirements for Mitigated Negative Declarations (MNDs)

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

1.5.3 Initial Study Findings

Appendix A to this IS/MND contains a copy of the Initial Study that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (Riverside County Initial Study/Environmental Assessment No. 42561). The Initial Study determined that implementation of the proposed Project would not result in any significant environmental effects under the impact areas of aesthetics, agriculture/forest resources, cultural resources (archaeological and historical), greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, population/housing, public services, recreation, or utilities/service systems. The Initial Study determined that the proposed Project would result in potentially significant effects to the following issue areas, but the applicant has agreed to incorporate mitigation measures that would avoid or mitigate the effects to a point where clearly no significant effects would occur: air quality, biological resources, cultural resources (paleontological resources), geology/soils, hazardous materials, noise, and transportation/traffic. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (County of Riverside), that the Project as revised may have a significant effect on the environment. Therefore, and based on the findings of the Initial Study, the County of Riverside determined that a MND shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15070(b).

1.5.4 CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines § 15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines § 15125[a]) In the case of the proposed Project, the Initial Study determined that an MND is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation (NOP). The Project Applicant submitted applications to Riverside County for the proposed Project in November 2012, at which time the County commenced environmental analysis. Accordingly, the environmental setting for the proposed Project is defined as the physical environmental conditions on the proposed Project site and in the vicinity of the proposed Project as they existed in November 2012.

1.5.5 Format and Content of this Mitigated Negative Declaration

This MND, in conjunction with the Environmental Assessment/Initial Study Checklist ("Initial Study") prepared to evaluate the proposed Project's potential to result in significant environmental effects, the Mitigation Monitoring and Reporting Program (MMRP), and the technical studies prepared in support of

the Initial Study and MND, identify the potential environmental effects attributable to the proposed Project and specify mitigation measures where necessary to minimize or avoid the Project's significant environmental effects.

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

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

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

- Appendix C Air Quality and Greenhouse Gas Evaluation Report, prepared by Urban Crossroads, Inc. and dated June 28, 2013.
- Appendix D1 Biological Technical Report, prepared by Glenn Lukos Associates, Inc. and dated November 24, 2013.
- Appendix D2 Jurisdictional Delineation prepared by Glenn Lukos Associates, Inc. and dated October 1, 2013.
- Appendix D3 Southwestern Willow Flycatcher and Least Bell's Vireo Report, prepared by Glenn Lukos Associates, Inc., and dated August 28, 2012.
- Appendix D4 Updated and Final Biological Resources Report (Memorandum), prepared by Glenn Lukos Associates, and dated October 27, 2013.
- Appendix E Preliminary Geotechnical Investigation, prepared by Alta California Geotechnical, Inc., and dated January 11, 2012.
- Appendix F1 Preliminary Hydrology Report, prepared by MDS Consulting, and dated November 25, 2013.
- Appendix F2 Project Specific Water Quality Management Plan, prepared by MDS Consulting, and dated August 16, 2012.
- Appendix G Greenhouse Gas Emissions Analysis, prepared by Urban Crossroads, Inc., and dated June 28, 2013.
- Appendix H Phase I Environmental Site Assessment, prepared by GeoKinetics, and dated May 22, 2013.
- Appendix I Preliminary Noise Study, prepared by Urban Crossroads, Inc., and dated September 27, 2013.

- Appendix J Traffic Impact Analysis, prepared by Urban Crossroads, Inc., and dated October 30, 2012.
- Appendix K Airport Land Use Commission Consistency Review Determination, prepared by the Riverside County Airport Land Use Commission, and dated July 15, 2013.
- Appendix L1 Phase I Archaeological Assessment, prepared by Brian F. Smith & Associates, and dated August 1, 2013.
- Appendix L2 Paleontological Resource Assessment, prepared by Brian F. Smith & Associates, and dated September 5, 2013.

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

1.5.6 Mitigated Negative Declaration Processing

The Riverside County Planning Department directed and supervised the preparation of this MND, which reflects the sole independent judgment of Riverside County. Following completion of this MND, A Notice of Intent (NOI) to adopt the MND will be distributed as part of the Planning Commission hearing notice to the following entities: 1) organizations and individuals who have previously requested such notice in writing; 2) owners and occupants of contiguous property shown on the latest equalized assessment roll; 3) responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); 4) the State Clearinghouse; and 5) the Riverside County Clerk. The NOI will identify the location(s) where the MND, Initial Study, MMRP, and associated technical reports are available for public review. In addition, notice of the Planning Commission hearing and 30-day review period for the MND also will occur via publication in a newspaper of general circulation in the Project area. The Planning Commission hearing notice and associated NOI also establishes a 30-day public review period during which comments on the adequacy of the MND document may be provided to the Riverside County Planning Department.

Following the 30-day public review period, the County of Riverside will review any comment letters received and will determine whether any substantive comments were provided that may warrant revisions to the MND document. If substantial revisions are necessary (as defined by CEQA Guidelines §15073.5[b]), then the MND and Initial Study would be recirculated for an additional 30-day public review period.

Following conclusion of the public review process, a public hearing will be held before the Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this MND, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will provide a recommendation to the Board of Supervisors as to whether to approve, conditionally approval, or deny approval of the proposed Project. Subsequently, a hearing before the Riverside County Board of Supervisors will be held, during which the Board of Supervisors will evaluate the Project and the adequacy of this MND and take final action to approve, conditionally approval, or deny approval of the proposed Project.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

As shown previously on Figure 1-1, *Regional Map*, and Figure 1-2, *Vicinity Map*, the proposed Project site is located within the Southwest Area Plan (SWAP) portion of unincorporated Riverside County, approximately 1.5 miles east of the City of Murrieta and 3.3 miles north of the City of Temecula. Specifically, the proposed Project site comprises approximately 40.16 acres of land located northerly of the future extension of Yates Road, westerly of the future extension of Charlois Road, and southerly of Abelia Street. The western, northern, and eastern boundaries of the Project site abut the Winchester 1800 Specific Plan (SP 286), which is partially developed as a master-planned residential community. The subject property encompasses Assessor's Parcel Numbers 476-270-001 through 476-270-016, and is located in the northwest corner of the southeast corner of Section 33, Township 6 South, Range 2 West, San Bernardino Baseline and Meridian.

In addition to the Project site, off-site impact areas are evaluated as part of this IS/MND. Specifically, the Project would involve off-site improvements to Yates Road, which would occur along the southwestern boundary of the site. Drainage and roadway improvements also would occur in association with Charlois Road near the southeastern site boundary and northerly of the site's northeastern corner. Additionally, an 18" storm drain would be constructed as part of the Project southerly of Yates Road by approximately 3,000 feet within the Allegre Vista Road alignment, between Yates Road and the existing Benton Creek Channel. Please refer to Section 3.0 for a more detailed description of off-site improvements proposed as part of the Project.

2.2 EXISTING SITE AND AREA CHARACTERISTICS

2.2.1 Site Access

As depicted previously on Figure 1-1 and Figure 1-2, direct access to the Project site currently is provided from the west via Yates Road and from the north from Ginger Tree Drive/Charlois Road via Abelia Street. Regionally, the Project site can be accessed via Highway 79/Winchester Road, located approximately 0.9 mile northwest of the site. Highway 79 provides a connection to Interstate 15 (I-15) in the south and Highway 74 in the north. I-15 is located approximately 6.8 miles southwest of the Project site and is a north-south oriented facility providing access between San Diego County in the south and San Bernardino County in the north. Highway 74 is an east-west oriented facility located approximately 9.2 miles north of the site and provides access between Interstate 215 (I-215) in the west and the eastern portions of Riverside County. I-215 is a north-south oriented facility located approximately 4.6 miles west of the site, and provides a connection between I-15 in the south and San Bernardino County in the north.

2.2.2 Existing Site Conditions

Figure 2-1, *Aerial Photograph*, depicts the existing conditions of the proposed Project site. As shown, the central and southeastern portions of the proposed Project site are used for non-irrigated dryland crop production (wheat). A small creek runs north to south along the eastern edge of the site, eventually crossing the site in the southeastern corner. The creek area along the eastern edge of the site is approximately seven (7) feet lower in elevation than the remaining portions of the site, and contains low-lying native plants and trees. In the northwestern portion of the site, a hill extends approximately 125 feet in elevation above the portions of the site that are used for agricultural production. The hillside in the northwestern portion of the site consists of rocky terrain, and is



Figure 2-1
AERIAL PHOTOGRAPH

partially covered by low-lying native plants and shrubs. A dirt farming access road exists at the base of the hillside, between the hillside and the lower farmed areas in the southeastern portions of the site. Under existing conditions, there are no improvements on the property (other than the above-described farming access road). A storm drain v-ditch and utility vault basin are constructed immediately off-site along the site's northern boundary as part of the planned residential development to the north. (GeoKinetics, 2013, pp. 4-5)

Figure 2-1 also depicts the existing conditions for the Project's off-site impact areas. As shown, off-site impact areas located southwesterly of the Project site consist of lands that have been subject to disturbance in association with agricultural production and vehicular traffic. Off-site impact areas located along the site's southeastern boundary also have been disturbed by agricultural production. Off-site improvements along the site's northern boundary (i.e., future Charlois Road) include a mixture of ruderal and southern willow scrub/riparian habitat, as well as areas that were previously disturbed in association with the construction of a portion of Charlois Road. Off-site improvement areas associated with the proposed 18-inch storm drain consist wholly of disturbed habitat. (Google Earth, 2013; GLA, 2013a, Exhibit 5)

2.2.3 Surrounding Land Uses and Development

Figure 2-2, *Surrounding Land Uses and Development*, depicts the proposed Project site and the existing land uses on and immediately surrounding the proposed Project site. As shown, existing surrounding land uses include undeveloped land to the north that has been graded in anticipation of future development of residential uses in association with the Winchester 1800 Specific Plan (SP 286). Several existing roadways, including Cherokee Rose Street, Small Pine Court, and Abelia Street, have been fully improved to the north. To the east of the Project site is the Temecula Valley Charter School, which provides educational services for grades K-8. To the south and southeast of the Project site is undeveloped land that has been used for dry land agricultural production, with several rural residences located to the southwest of the site. To the west are open space, an agricultural support building, and several large-lot single family homes, beyond which is an existing medium density residential community. The nearest residential unit occurs near the southwestern boundary of the site.

2.3 PLANNING CONTEXT

2.3.1 Existing General Plan Land Use Designations

The proposed Project site, which consists of approximately 40.16 acres of undeveloped land, is designated by the Riverside County General Plan and Southwest Area Plan (SWAP) for "Medium Density Residential (2-5 du/ac) (MDR)." According to Figure 4 of the SWAP, the Project site is located within the Highway 79 Policy Area.

As shown on Figure 2-3, *Existing On-Site and Surrounding General Plan Designations*, General Plan land use designations surrounding the proposed Project site include the following: MDR and "Open Space – Conservation (OS-C)" to the north; MDR and "Open Space – Recreation (OS-R)" to the east; "Rural Community – Very Low Density Residential (RC-VLDR)" and "Estate Density Residential (EDR)" to the south; and RC-VLDR and OS-C to the west.

2.3.2 Existing Zoning Designations

As shown on Figure 2-4, *Existing On-Site and Surrounding Zoning Designations*, the proposed Project site is zoned for "Residential Agriculture, 2½-acre minimum lot size (R-A-2½)," which allows for residential



Figure 2-2
SURROUNDING LAND USES AND DEVELOPMENT

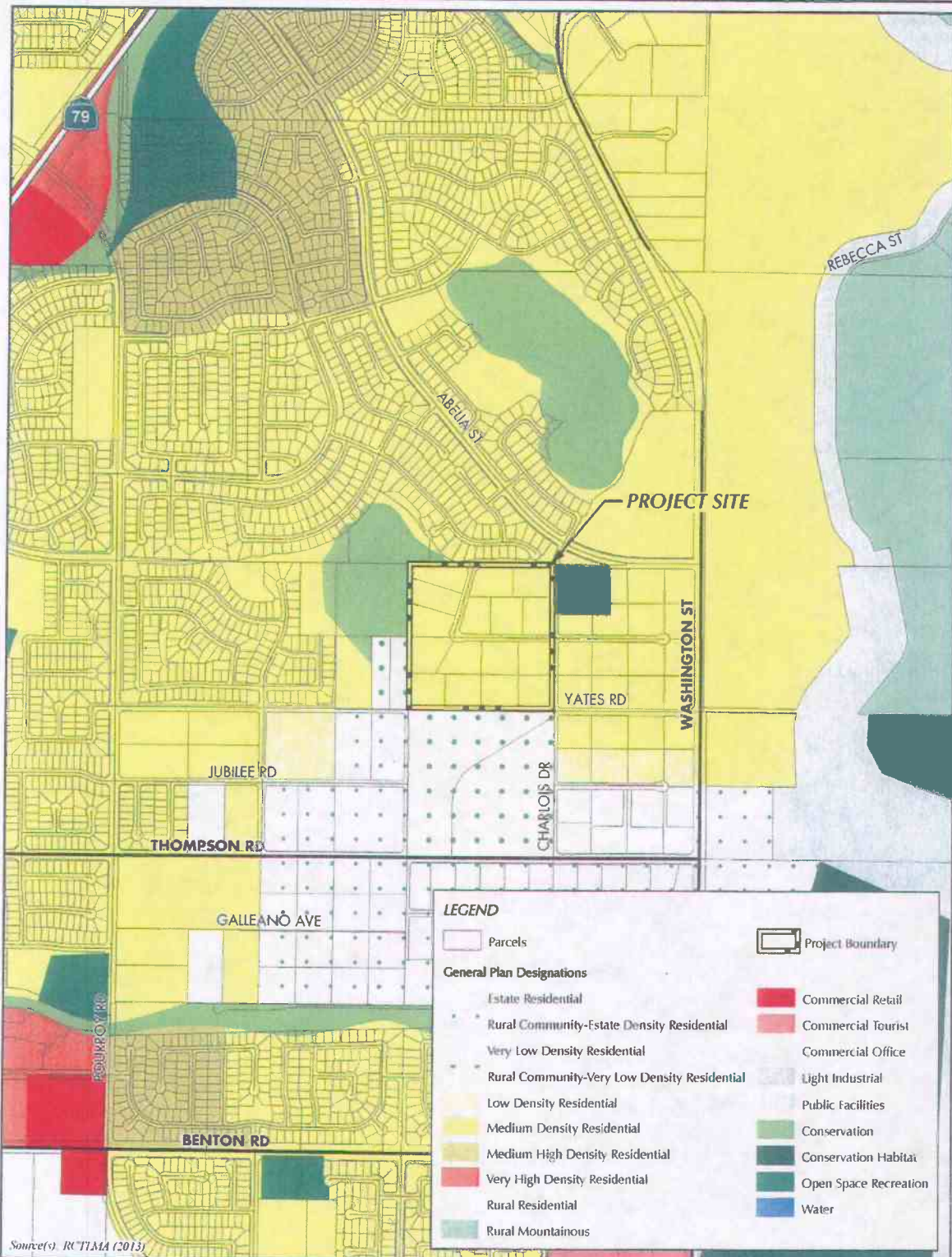


Figure 2-3
EXISTING ON-SITE AND SURROUNDING
GENERAL PLAN DESIGNATIONS



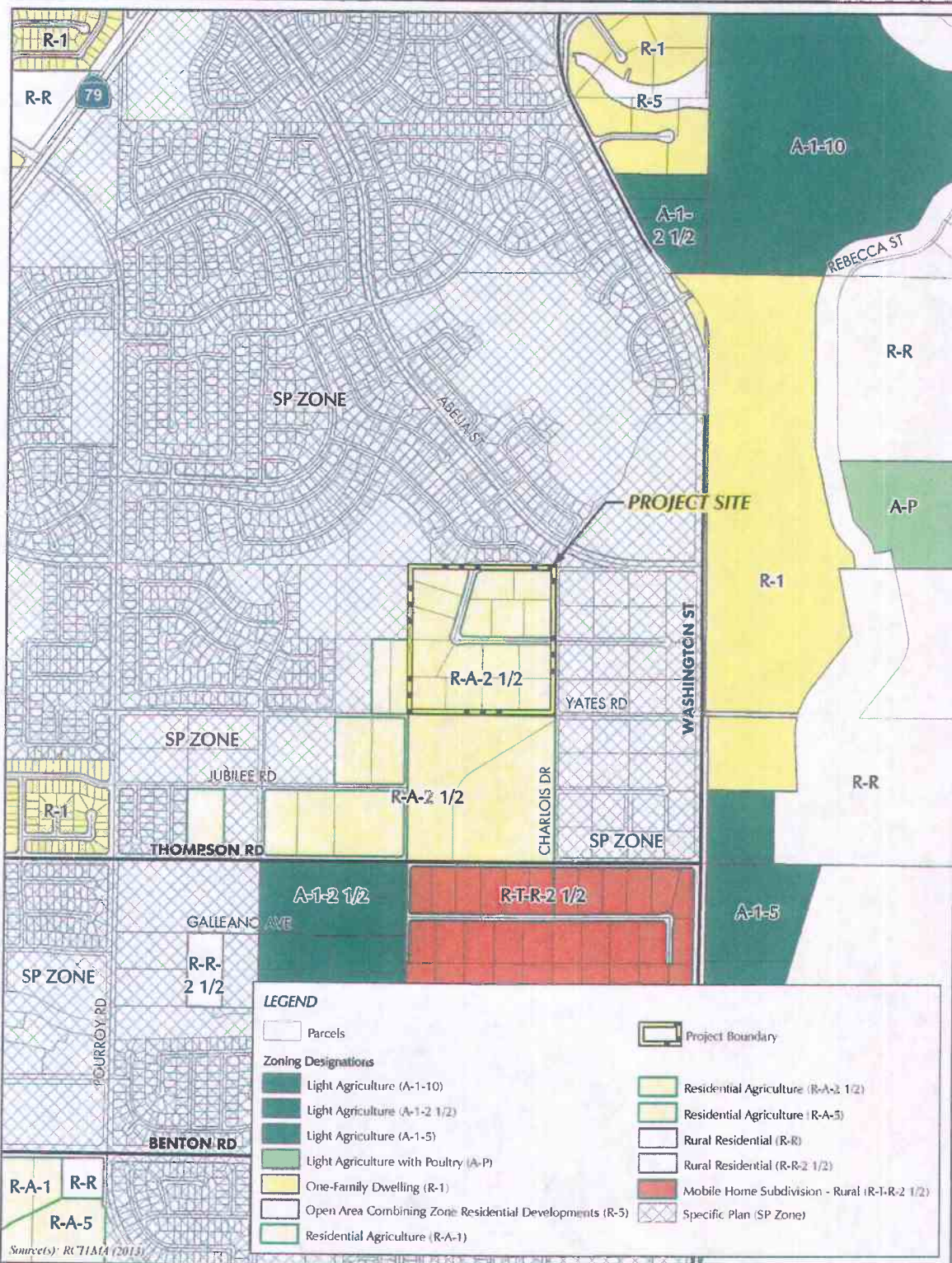


Figure 2-4
EXISTING ON-SITE AND SURROUNDING
ZONING DESIGNATIONS

development on minimum 2.5-acre lots and limited, non-intensive agricultural uses. Zoning designations surrounding the proposed Project site include the following: "Specific Plan Zone (SP Zone)" to the north; SP Zone to the east and southeast; R-A-2½ to the south; and R-A-2½ and SP Zone to the west. The off-site impact areas occur within lands zoned for R-A-2½ and SP Zone.

2.3.3 Highway 79 Policy Area

The proposed Project site occurs within the Highway 79 Policy Area of the SWAP. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Specifically, the following policies apply to projects located within the Highway 79 Policy Area:

SWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

SWAP 9.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

2.3.4 Riverside County Airport Land Use Compatibility Plan

The Riverside Airport Land Use Compatibility Plan (ALUCP) is intended to promote compatibility between airports located throughout Riverside County and the land uses that surround them. The ALUCP serves as a tool for use by the Riverside County Airport Land Use Commission (ALUC) in fulfilling their duty to review proposed development plans for airports and surrounding land uses. Additionally, compatibility plans set compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to land owners in their design of new development. (ALUC, 2004, p. 1-1)

In October 2007, the ALUC adopted the ALUCP for the French Valley Airport, which is located approximately 2.3 miles southwest of the Project site. The French Valley Airport ALUCP incorporates a Compatibility Map (Map FV-1) that designates lands surrounding the airport facility as part of compatibility zones. The majority of the proposed Project site (i.e., the southwestern portions) are located within Compatibility Zone E of the French Valley ALUCP, while the extreme northeast corner of the Project site is located outside the French Valley ALUCP Compatibility Zones. According to Chapter 2 of the ALUCP, Zone E is intended to apply to "other airport environs," and specifies no limits on residential density and provides no requirements for "open land." The only prohibited use within Zone E are "hazards to flight," which include physical (e.g., objects greater than 100 feet tall), visual and electronic forms of interference with the safety of aircraft operations, and land use development that may cause the attraction of birds to increase. Projects within Zone E also are subject to airspace review

for objects exceeding 100 feet in height, and must provide for an aviation easement where required. (ALUC, 2004)

The French Valley ALUCP also identifies Noise Compatibility Contours (Map FV-3). According to Map FV-3, the proposed Project site is located well outside of areas that are subject to airport-related noise levels exceeding 55 dBA CNEL. (ALUC, 2004)

On July 11, 2013, the proposed Project was reviewed for consistency with the French Valley ALUCP, and was found to be consistent with the ALUCP subject to certain conditions. A copy of the ALUC consistency determination letter is provided in IS/MND Appendix K.

It should be noted that the ALUC is currently considering adoption of an updated ALUCP for the French Valley Airport (2011 ALUCP). However, this updated ALUCP has not been adopted, and the policies and designations applicable to the Project site are not proposed to change in relation to the 2007 version of the ALUCP for the French Valley Airport.

2.4 EXISTING ENVIRONMENTAL CHARACTERISTICS

2.4.1 Geology

Regionally, the proposed Project site is located in the Peninsular Ranges geomorphic province, which characterizes the southwest portion of southern California. The Peninsular Ranges province is composed of plutonic and metamorphic rock, lesser amounts of Tertiary Volcanic and sedimentary rock, and Quaternary drainage in-fills and sedimentary veneers. The proposed Project site is located in the Riverside sub-block, which is bounded by the Elsinore fault zone on the west and the San Jacinto fault zone on the east. (Alta, 2012, pp. 6-7)

The Project site is underlain almost entirely by "Very old alluvial valley deposits" and a type of metasedimentary bedrock called "Phylite." "Very old alluvial valley deposits" consist of silts, silty sands, clays, and clayey sands that are variable in color, damp to very moist, and soft to stiff. "Phylite" occurs within the hillside in the northwestern portion of the site, and consists primarily of dark gray, damp, hard, fine-grained sandy metasiltstones and metaclaystones. "Phylite" materials consist of highly weathered materials in the upper one to four feet. (Alta, 2012, p. 7)

Regional faults occurring near the Project site include the Elsinore Fault Zone (Glen Ivy segment), located approximately 6.95 miles southwest of the Project site; the San Jacinto Fault Zone (Anza segment), occurring approximately 13.95 miles northeast of the Project site; and the San Andreas Fault Zone (southern segment) is located approximately 29.09 miles northeast of the Project site. The proposed Project site is not located within an "Alquist-Priolo" Special Studies Zone. (Alta, 2012, p. 8)

Based on an analysis conducted by the Project's geologist (Alta California Geotechnical; refer to Appendix E), the potential for liquefaction at the site is considered minimal. Similarly, the site is not considered to be subject to hazards associated with seiches, which could result from the Lake Skinner Reservoir (located 1.14 miles southeast of the Project site) or the Diamond Valley Reservoir (located 3.96 miles northeast of the Project site). The Project site is not within the State of California Tsunami Inundation Zone due to the considerable distance from the coastline (i.e., approximately 30 miles). The site also is not considered at risk due to seismically-induced landslides, due to the general lack of slopes within or nearby the property. Although the Project site does include a hillform in the northwestern portion of the site, the Project's geologist determined that this slope is or would be grossly stable and would have a minimal potential for seismically-induced landslides. (Alta, 2012, pp. 11-12 and 28)

Areas on-site underlain by artificial fill, the upper portions of the very old alluvial valley deposits, and highly weathered metasedimentary bedrock on-site are considered compressible and would require remediation to support future development. Soil materials on-site are estimated to vary in terms of expansion potential from “low” to “high.” (Alta, 2012, p. 14)

2.4.2 Topography

Elevations on-site range from approximately 1,547 feet above mean sea level (amsl) to a low of 1,396 feet amsl. The highest elevation on-site occurs on the hillside in the northwestern portion of the site, while the lowest elevation occurs along the south-central Project boundary. The majority of the site (i.e., within the central portions of the site) is relatively level, and ranges in elevation from approximately 1,400 feet amsl to 1,440 feet amsl. Overall topographic relief on-site is approximately 151 feet.

2.4.3 Agricultural Resources

According to agricultural lands mapping available from Riverside County GIS, the majority of the Project site excluding the upper slopes of the existing hill form are identified as containing “Farmland of Local Importance.” The existing hill form is identified as “Other Lands.” There are no lands within the Project vicinity that are subject to Williamson Act Contracts or agricultural preserves. (Riverside County, 2013)

2.4.4 Mineral Resources

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

2.4.5 Hydrology

Under existing conditions, runoff from the adjacent property to the north (which is under construction with residential uses) is discharged onto the proposed Project site via an existing 36” reinforced concrete pipe (RCP). In addition, an existing natural drainage occurs along the site’s easterly boundary and traverses the southeastern corner of the site. Drainage from the Project site generally sheet flows in a southerly direction and discharges to the existing natural channel and along the site’s southern boundary. (MDS, 2013)

2.4.6 Groundwater

Groundwater occurs on-site in the southeastern portion of the site at depths ranging from five (5) to ten (10) feet below the existing ground surface. Historic (1968) groundwater level data available from the California Department of Water Resources indicates that nearby, off-site wells showed water levels approximately 45 to 50 feet below the existing ground surface. In addition, surface water flows occur along the eastern edge of the Project site and within the southeastern corner of the site. (Alta, 2012, p. 9)

2.4.7 Soils

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

- Lodo rocky loam, 8 to 25 percent slopes, eroded. This soil type primarily occurs in the northwestern portions of the site, along the hillside and at the base of the hillside. Soils of this type have a “very poor” rating for agricultural production, and a “moderate” susceptibility for soil erosion.
- Porterville clay, 0 to 8 percent slopes. This soil type occurs primarily in the southeastern portions of the site, and is considered to have a “fair” rating for agricultural production, and has a “slight” susceptibility for erosion potential.
- Arbuckle loam, 2 to 8 percent slopes. This soil type occurs in the north-central portions of the Project site, and is considered to have an “excellent” rating for agricultural production and has a “slight” rating for erosion potential.
- Porterville clay, moderately deep, slightly saline-alkali, 0 to 5 percent slopes. This soil type occurs in the northeastern corner of the Project site, and is considered to have a “poor” rating for agricultural production. These soils are considered to have a “slight” susceptibility to erosion.
- Friant fine sandy loam, 5 to 25 percent slopes, eroded. This soil type occurs along the lower elevations of the hill form in the northwestern portion of the site, and is considered to have a “poor” rating for agricultural production. These soils are considered to have a “moderate” susceptibility to soil erosion.
- Buchenau silt loam, 2 to 8 percent slopes, eroded. This soil type occurs in the southwestern portion of the Project site, and is considered to have a “fair” rating for agricultural production.
- Escondido fine sandy loam, 2 to 8 percent slopes, eroded. This soil type occurs in a small area in the southwestern portion of the Project site. This soil type is considered to have a “poor” rating for agricultural production, and is considered to have a “slight” susceptibility to erosion.

2.4.8 Vegetation

A total of six (6) vegetation/land use types were identified on-site and within the off-site improvement areas by the Project’s biologist (Glenn Lukos Associates), as summarized in Table 2-1, *Existing Vegetation Communities*. Figure 2-5, *Existing Vegetation Map*, depicts the location of the various vegetation communities observed on- and off-site. A description of each of the vegetation/and use types is provided below.

- Agriculture. Approximately 31.44 acres of the study area consists of agriculture field crop lands that are disked/mowed on an annual basis, of which approximately 0.94 acre occurs off site. Weedy species common to agricultural lands that are associated with Project site include common barley (*Hordeum vulgare*), wild oat (*Avena fatua*), tocalote (*Centaurea melitensis*), red brome (*Bromus madritensis* ssp. *rubens*), ripgut grass (*Bromus diandrus*), Russian thistle (*Salsola australis*), doveweed (*Croton setigerus*), common fiddleneck (*Amsinckia intermedia*), and red-stemmed filaree (*Erodium cicutarium*). (GLA, 2013a, p. 24)
- Disturbed. Approximately 3.00-acre of the study area consists of disturbed lands, of which approximately 0.230 acres occur off site. The disturbed lands are mainly unvegetated dirt roads. Vegetation observed in these areas include tocalote, telegraph weed (*Heterotheca grandiflora*), and red-stemmed filaree. (GLA, 2013a, p. 24)
- Herbaceous Wetland. Approximately 0.36-acre of the study area consists of herbaceous wetlands, of which 0.02 acre occurs off-site. The herbaceous wetland component is comprised of several species including California bulrush (*Schoenoplectus californicus*), willowherb (*Epilobium ciliatum*), prickly lettuce (*Lactuca serriola*), California figwort (*Scrophularia californica*), and common fiddleneck. (GLA, 2013a, p. 25)

Table 2-1 Existing Vegetation Communities

Vegetation	On Site Acreage	Off Site Acreage	Total Acreage
Agriculture	30.5	0.94	31.44
Disturbed	0.70	0.19	0.89
Herbaceous Wetland	0.34	0.02	0.36
Riversidean Sage Scrub	6.82	0	6.82
Ruderal	1.56	0.20	1.76
Southern Willow Scrub/Riparian	0.25	0.86	1.11
Total	40.17	2.21	42.38

(GLA, 2013a, Table 4-1)

- **Riversidean Sage Scrub.** Approximately 6.82 acres of the study area contains Riversidean sage scrub dominated by California buckwheat (*Eriogonum fasciculatum*), all of which occurs on-site. Other common plant species include California sagebrush (*Artemisia californica*), wishbone bush (*Mirabilis laevis* var *crassifolia*), prickly pear (*Opuntia littoralis*), California cholla (*Cylindropuntia californica*), and black mustard (*Brassica nigra*). (GLA, 2013a, p. 25)
- **Ruderal.** Approximately 1.76 acres of the study area supports a predominance of ruderal vegetation, of which approximately 0.20-acre occurs off site. Common vegetation includes black mustard, telegraph weed (*Heterotheca grandiflora*), summer mustard (*Hirschfeldia incana*), tocalote, western sunflower (*Helianthus annuus*), red brome, ripgut brome, Jimsonweed (*Datura wrightii*), doveweed, and coyote gourd (*Cucurbita palmata*). (GLA, 2013a, p. 25)
- **Southern Willow Scrub/Riparian.** Approximately 1.11 acres of the study area consists of southern willow scrub/riparian, of which 0.86 acre occurs off-site. This habitat is dominated by willow species including arroyo willow (*Salix lasiolepis*), Gooding's willow (*Salix gooddingii*) and mule fat (*Baccharis salicifolia*). Additional vegetation within this habitat includes salt cedar (*Tamarix ramosissima*), coyote brush (*Baccharis pilularis*), Fremont's cottonwood (*Populus fremontii*), southern cattail (*Typha domingensis*), California bulrush, rabbitsfoot grass (*Polygala monspeliensis*), and tree tobacco (*Nicotiana glauca*). (GLA, 2013a, p. 25)

2.4.9 Special-Status Plant Species

Focused plant surveys were conducted on-site by the Project's biologist (Glenn Lukos Associates) in March and May 2012. Plant species evaluated include the plant species identified by the Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) Narrow Endemic Plant Species Survey Area (NEPSSA), which include the following species: Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, Wright's trichocoronis. The survey also included species identified by the California Natural Diversity Database (CNDDDB) as occurring (either currently or historically) on or in the vicinity of the Project site, and all other special-status plants that are known to occur within the vicinity of the Project site, or for which potentially suitable habitat occurs within the Project site. No special-status plant species were observed on-site during the focused plant surveys. Table 4-2 in the Project's biological resources technical report (Technical Appendix DI) provides a list of special-status plants evaluated for the Project site. (GLA, 2013a, pp. 25-30)



2.4.10 Wildlife

Wildlife surveys were conducted by Glenn Lukos Associates (refer to Appendix D1) for species identified by the CNDDDB as occurring (either currently or historically) on or in the vicinity of the property; MSHCP species survey areas affecting the Project site; and any other special-status animals that are known to occur within the vicinity of the Project site, or for which potentially suitable habitat occurs within the Project site. The results of these surveys identified a total of seven special-status animals, including one listed species (coastal California gnatcatcher, *Poliopitula californica californica*), and six non-listed species, including the California horned lark (*Eremophila alpestris*), Cooper's hawk (*Accipiter cooperii*), Lawrence's goldfinch (*Carduelis lawrencei*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), white-tailed kite (*Elanus leucurus*), and yellow warbler (*Setophaga petechia*) (GLA, 2013a, p. 30).

In addition to those species observed onsite, the Project site contains suitable habitat with the potential to support other special-status animals, including Bell's sage sparrow (*Amphispiza belli belli*), burrowing owl (*Athene cunicularia*), coast horned lizard (*Phrynosoma coronatum*), coastal whiptail (*Aspidoscelis tigris*), Dulzura pocket mouse (*Chaetodipus californicus femoralis*), ferruginous hawk (*Buteo regalis*), Least Bell's vireo (*Vireo bellii pusillus*), loggerhead shrike (*Lanius ludovicianus*), red-diamond rattlesnake (*Crotalus ruber ruber*), orangethroat whiptail (*Aspidoscelis hyperythra*), quino checkerspot butterfly (*Euphydryas editha quino*), rosy boa (*Charina trivirgata*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), southwestern willow flycatcher (*Empidonax traillii extimus*), and yellow-breasted chat (*Icteria virens*). (GLA, 2013a, p. 30)

The burrowing owl, least Bell's vireo, and southwestern willow flycatcher were determined to be absent from the site based on the negative results of focused surveys. The yellow-breasted chat is also assumed to be absent since it is associated with riparian habitats, and the chat was not observed while conducting vireo and flycatcher focused surveys. Table 4-3 of the Project's biological resources technical report (Technical Appendix D1) provides a list of special-status animals evaluated for the Project site. (GLA, 2013a, pp. 30-31)

2.4.11 MSHCP Riparian/Riverine Areas and Vernal Pools

The study area contains approximately 1.47 acres of riparian/riverine areas associated with a single drainage feature (the Charlois Channel). The upper portion of the Charlois Channel consists of an artificially created drainage channel that originates immediately south of the intersection of Abelia Street/Charlois Drive, just northeast of the Project site. The channel was originally constructed to convey urban runoff and irrigation flows from the adjacent Temecula Valley Charter School property and its surroundings. As a result, the channel's primary source of hydrology originates from the school's outfall pipe, which is located offsite to the north of the channel. The Charlois Channel also has the potential to receive stormwater flows from upstream urbanized uses, which collect into an off-site detention basin, located north of the channel. (GLA, 2013a, pp. 44-45)

The upper reach of the Charlois Channel occurs mostly offsite, extending south along the eastern edge of the Project site for approximately 761 linear feet, at which point, the channel turns southwest and meanders onsite along the southern edge of the Project site for approximately 1,100 linear feet before exiting the property. Approximately 0.88 acre of riparian/riverine areas are associated with the off-site portion of the Charlois Channel and occur off-site along the eastern and southern boundaries of the Project site. The upper reach of the Charlois Channel is vegetated with an overstory of southern willow scrub dominated by black willow (*Salix gooddingii*) and arroyo willow (*Salix lasiolepis*), and an understory or emergent wetland dominated by California bulrush (*Schoenoplectus californicus*) and southern cattail (*Typha domingensis*). (GLA, 2013a, p. 45)

The lower reach of the Charlois Channel is vegetated with a mosaic of herbaceous wetland species, including rabbitsfoot grass (*Polygomon monspeliensis*), scarlet pimpernel (*Anagallis arvensis*), willow herb (*Epilobium ciliatum*), perennial ryegrass (*Festuca perenne*), southern cattail, and curly dock (*Rumex crispus*). Upland species associated with the drainage include cultivated barley (*Hordeum vulgare*), wild oats (*Avena sp.*), black mustard (*Brassica nigra*), field bindweed (*Convolvulus arvensis*), and hairy vetch (*Vicia villosa*). (GLA, 2013a, p. 45)

As noted above, the on-site and off-site riparian habitat does not support the least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo. (GLA, 2013a, p. 45)

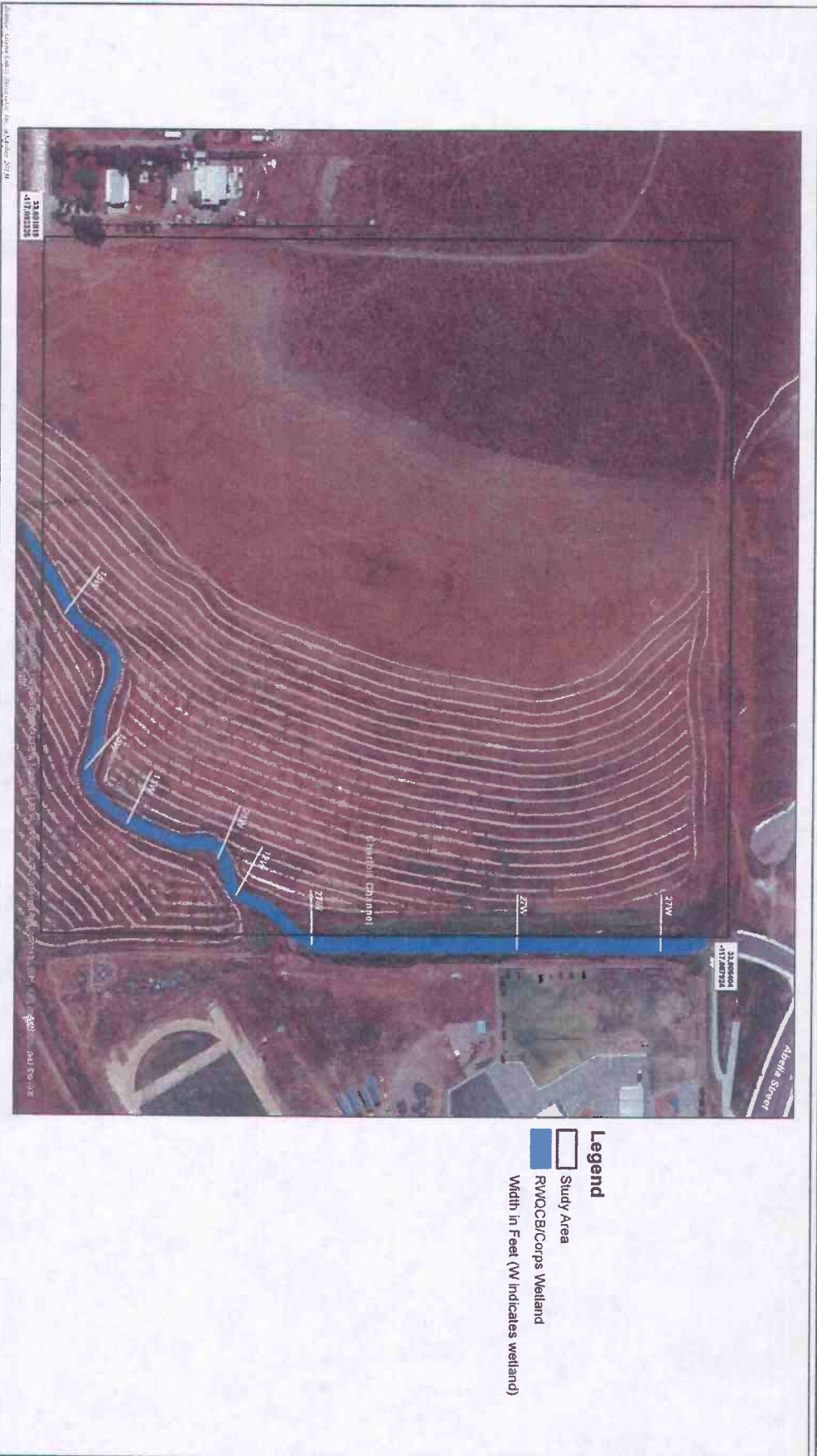
The Project site does not contain vernal pools, or other ephemeral ponds with the potential to support listed fairy shrimp. (GLA, 2013a, p. 45)

2.4.12 Jurisdictional Waters

Approximately 0.89 acre of Army Corps of Engineers (Corps) and Regional Water Quality Control Board (Regional Board) jurisdiction is associated with the Charlois Channel, all of which consist of jurisdictional wetlands. Figure 2-6, *Corps Jurisdictional Delineation Map*, depicts the location of Corps jurisdictional areas on- and off-site. (GLA, 2013a, p. 45)

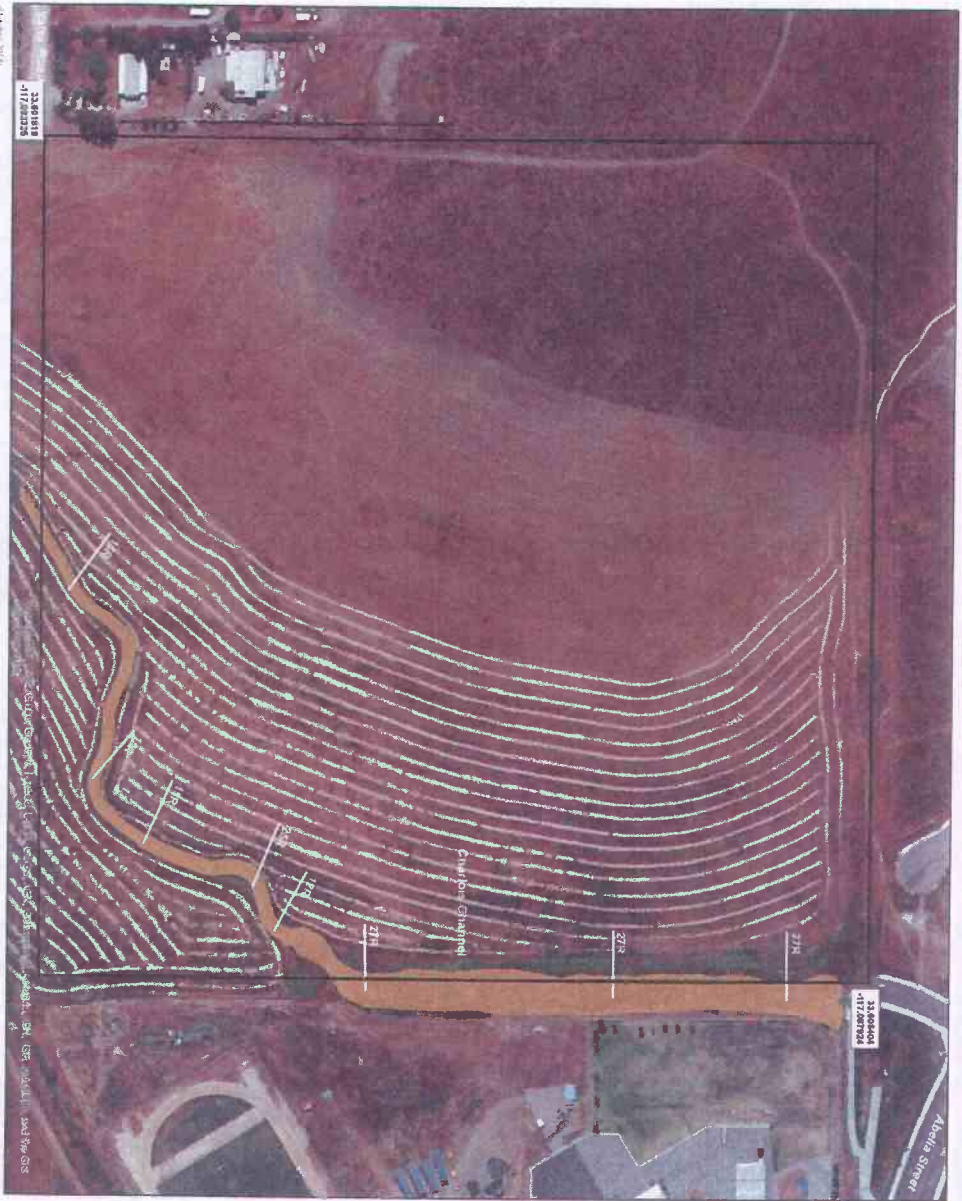
Approximately 1.47 acres of California Department of Fish and Wildlife (CDFW) jurisdiction is associated with the Charlois Channel, all of which consists of vegetated riparian habitat. Figure 2-7, *CDFG Jurisdictional Delineation Map*, depicts the location of CDFW jurisdictional areas on- and off-site. (GLA, 2013a, p. 45)

Appendix D to the Project's biological resources technical report (IS/MND Appendix D1) provides additional detail regarding the jurisdictional surveys conducted by Glenn Lukos Associates.



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Figure 2-6
CORPS JURISDICTIONAL DELINEATION MAP
December 9, 2013



3.0 PROJECT DESCRIPTION

The Project evaluated by this IS/MND is located within unincorporated Riverside County, California. The proposed Project consists of applications for a Change of Zone (CZ 07794) and a Tentative Tract Map (TTM 36437). Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA Section 15150 and are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside CA. A detailed description of the proposed Project is provided in the following sections.

3.1 PROPOSED DISCRETIONARY APPROVALS

3.1.1 Change of Zone No. 07794

Under existing conditions, the 40.16-acre Project site is designated for "Residential Agriculture, 2 1/2-acre minimum lot size (R-A-2 1/2)," which allows for residential development on minimum 2.5-acre lots and limited, non-intensive agricultural uses. Change of Zone No. 07794 proposes to re-designate the site for "One Family Dwellings (R-1)," which would allow for development of the site with single-family residential uses on minimum 7,200 square foot (s.f.) lot sizes. The R-1 zoning designation would implement and be fully consistent with the site's General Plan and Southwest Area Plan (SWAP) land use designation of "Medium Density Residential (MDR)," which allows for single-family residential development at densities ranging from 2.0 to 5.0 dwelling units per acre (du/ac) and lot sizes ranging from 5,500 to 20,000 s.f. in size. Figure 3-1, *Change of Zone No. 07794*, depicts the site's existing and proposed zoning designations.

3.1.2 Tentative Tract Map No. 36437

A. Land Use Summary

Tentative Tract Map No. 36437 (TTM 36437) is shown on Figure 3-2, *Tentative Tract Map No. 36437*. A summary of the lots proposed to be created through subdivision as part of TTM 36437 is presented below in Table 3-1, *Summary of Tentative Tract Map No. 36437*. As shown in Table 3-1, TTM 36437 would subdivide the 40.16-acre site into 102 single family residential lots on 19.74 acres; a park site on 0.91 acre; a water quality/detention basin on 1.43 acres; on-site public roads (Streets "A", "G," "Charlois Road, and Yates Road) on 8.10 acres; and 9.98 acres of open space on five (5) lots. A detailed description of the various land uses that would result from the approval of TTM 36437 is provided below.

- **Single Family Residential.** TTM 36437 proposes to subdivide the property to provide a total of 102 single-family residential lots that would range in size from 7,275 s.f. to 15,297 s.f. Table 3-2, *TTM 36437 Residential Lot Area Summary*, provides a summary of the residential lots proposed as part of TTM 36437.

- **Park Site.** Approximately 0.91 acre of the TTM 36437 property in the southeastern portion of the site is reserved for a future park site, which would consist of a passive facility containing a turf area, park benches, and a concrete walkway (refer to Figure 3-3, *Park Site Preliminary Concept Plan*). The park site will have direct access via a ramp extending from Charlois Road, which also would provide handicapped access to the site.

Water Quality/Detention Basin. A 1.43-acre water quality/detention basin is planned in the south-central portions of TTM 36437. The water quality/detention basin is intended to provide primary treatment of the Project's first flush and low flow runoff. Runoff from the

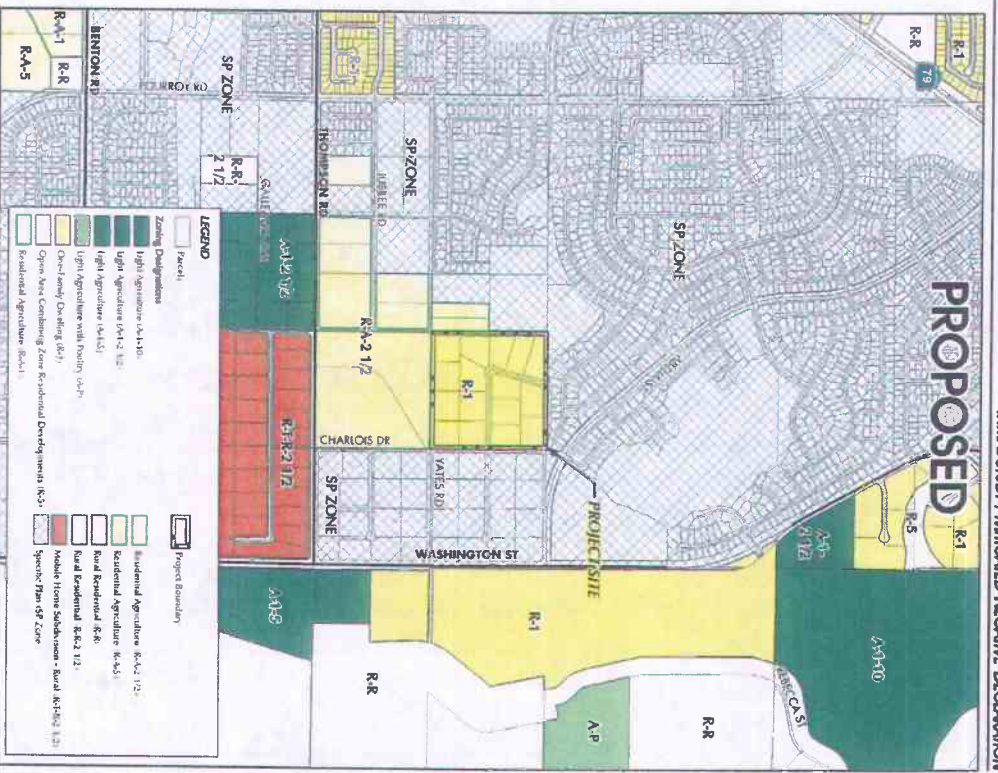
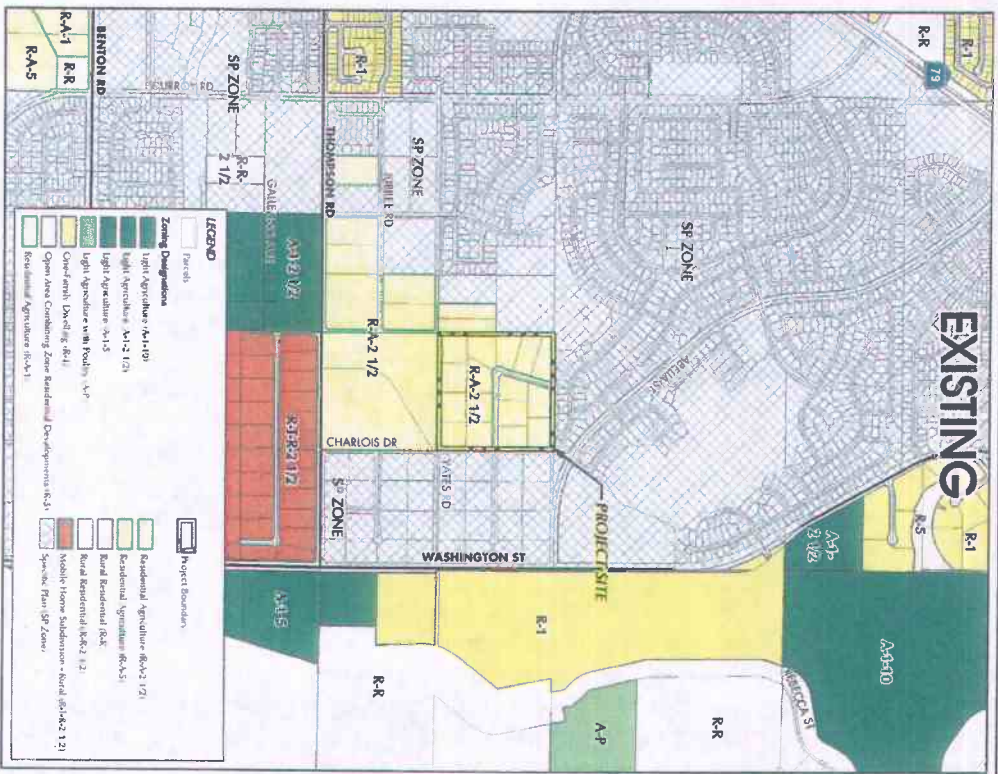


Figure 3-1
CHANGE OF ZONE NO. 07794

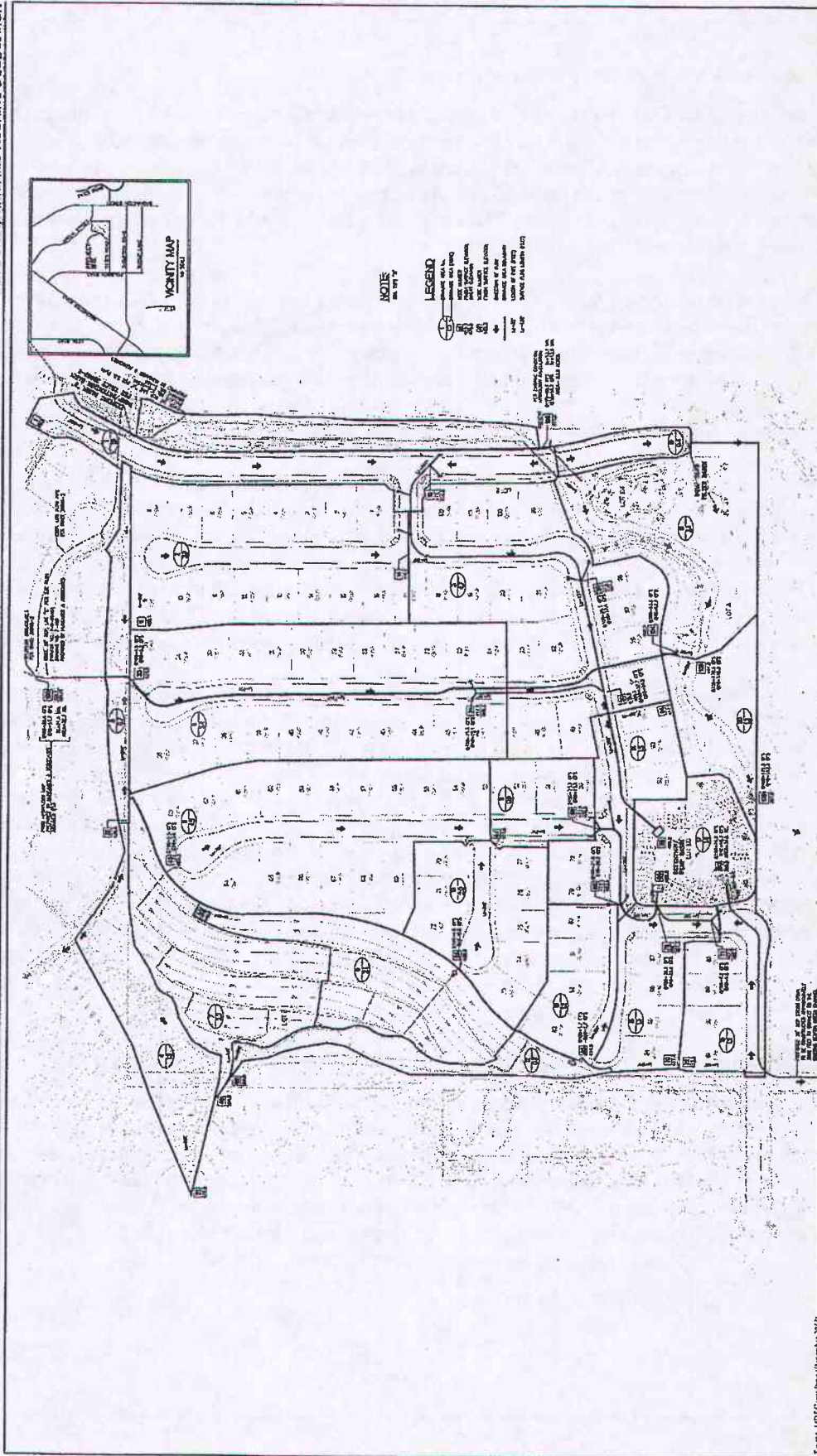


Figure 3-5
PROPOSED HYDROLOGY MAP
December 9, 2013

On-Site Drainage and Water Quality Improvements

Within the flatter portions of the site that are proposed for residential development, all runoff would be directed towards a series of catch basins to be constructed within proposed on-site public roadways. All flows entering the on-site storm drainage system, including flows from the portion of Yates Road that would be improved as part of the Project and the northern portions of Charlois Road, would be directed towards the water quality/detention basin planned within Lot 103 via subsurface storm drain pipes ranging from 18 inches to 60 inches in diameter.

Natural runoff from the hill form within Lot 'B' would be captured by a proposed four-foot concrete interceptor ditch. These flows would be conveyed towards a series of v-ditches to be constructed along the proposed manufactured portions of the hillside slope within Lot 'B.' Runoff within the proposed v-ditches would then be directed through culverts provided at the western/northwestern termini of Streets 'B,' 'E,' and 'F,' which would then discharge into the proposed underground storm drainage system and ultimately conveyed to the water quality/detention basin within Lot 103.

The storm drainage system also is designed to accommodate flows originating off-site to the north. As part of the Project, a variable 3- to 4-foot wide concrete v-ditch would be constructed off-site along a portion of the northern Project boundary, with a small berm provided along the property line between the proposed v-ditch and the on-site residential lots. Some grading off-site would be necessary to facilitate this improvement. The off-site flows would be routed via a 36-inch storm drain to be constructed within a proposed 20-foot public storm drain easement within Lot 35 of TTM 36437 (i.e., at the northerly terminus of Street 'C') and conveyed into the on-site storm drainage system.

The water quality/detention basin within Lot 103 is planned as an extended detention basin to treat the Project's first flush and low flow runoff. This water quality/detention basin is designed to treat 120,000 cubic feet of water and would include a sand filter bed area. The water quality/detention basin is designed with a fore-bay and aft-bay consisting of an upper staging area and a lower stage area. The fore-bay bottom would allow for sedimentation of larger particles and be constructed of concrete to facilitate removal of accumulated settlement. The upper stage of the aft-bay would consist of a low flow channel to convey flow from the fore-bay to the bottom stage of the basins. Trash racks would be provided to prevent any outlet orifices from clogging. Treated runoff from the water quality/detention basin would then be conveyed via an 18-inch storm drain westerly in Yates Road and through a proposed 18-inch storm drain to be constructed in the future alignment of Allegre Vista Road. This 18-inch storm drain would be extended approximately 3,000 feet southerly of the intersection of Yates Road and Allegre Vista Road to the existing Benton Creek Channel via the future alignment of Allegre Vista Road and existing alignment of Maddalena Road.

Existing Natural Drainage

Under existing conditions, the Charlois drainage channel occurs off-site and parallel to the eastern boundary and traverses the southeastern corner of the Project site. In order to accommodate this natural drainage, a 30-foot wide open-bottomed culvert would be constructed beneath proposed Charlois Road, which would convey the existing drainage into Lot 'A.' Water would then discharge off-site to the south near the south-central boundary of the Project site, as occurs under existing conditions. Because this drainage would be maintained in its natural state and would be fully separated from the on-site storm drainage system, no water quality features are proposed.

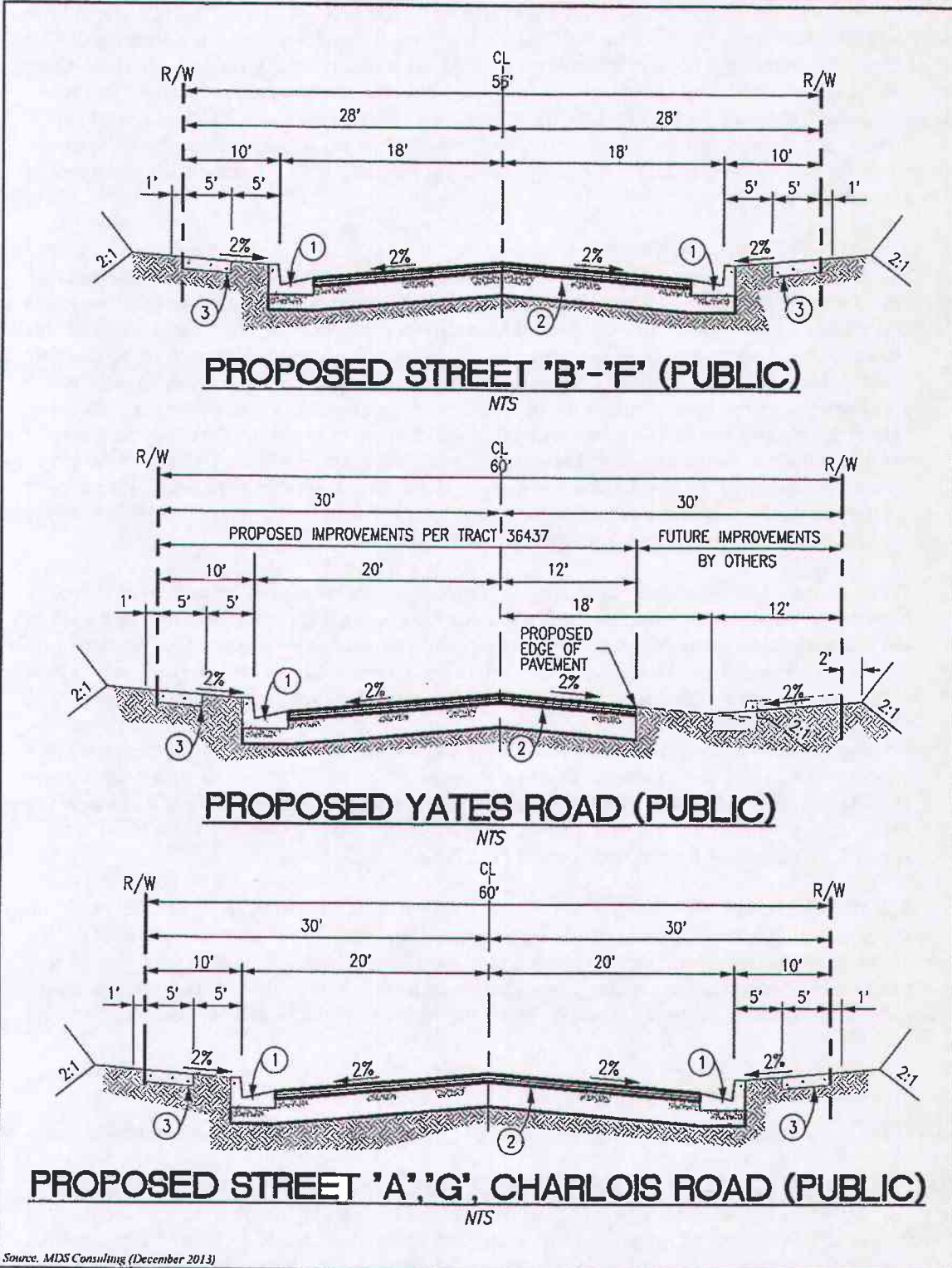


Figure 3-4

ROADWAY CROSS-SECTIONS

roadways. Access to the Project site would be provided via two access points from Yates Road and the extension of Charlois Road. Site access via Charlois Road would be controlled via a stop sign to be installed along the eastbound portion of Street 'G,' while no traffic control would be provided along Charlois Road. Similarly, a stop sign would be installed along the southbound approach of Street 'A,' while no stop control would be provided for traffic arriving at the site via Yates Road. Regional access to the Project site is provided by Winchester Road (SR-79) located approximately 0.9 mile to the northwest (refer also to Section 2.2.1). A description of the roadway improvements planned as part of the Project is provided below.

- **Streets 'A,' 'G,' and Charlois Road.** Streets 'A,' 'G' and Charlois Road would be constructed as public roadways with a total right-of-way width of 60 feet. Streets 'A' and 'G' would be constructed fully on-site, while Charlois Road would be constructed to its full width both on- and off-site between the southern Project boundary and the existing improved section of this roadway to the north, which is approximately 150 feet southerly of the intersection of Charlois Road and Abelia Street. As part of the planned improvements to Charlois Road, approximately 130 linear feet of existing Charlois Road would be demolished, and improvements planned as part of the Project would extend approximately 150 feet north of the northeastern boundary of the site where it would join with the existing improved road segment. The cross-section of Streets 'A,' 'G,' and Charlois Road would include 40 feet of travel lanes, with a ten-foot parkway on each side. Each parkway would feature a five-foot curb-separated sidewalk with a five-foot landscaped parkway between the sidewalk and the curb.
- **Yates Road.** Half-width improvements to Yates Road are proposed as part of the Project between the existing improved section of this roadway, located approximately 660 feet west of the southwestern corner of the site, and the planned intersection with Street 'A.' As shown on Figure 3-4, Yates Road would be improved to its ultimate half-width standard as a public roadway providing a width of 32 feet of travel lanes and a ten-foot parkway along the northern section of the roadway. Within the parkway, a five-foot curb-separated sidewalk and five-foot landscaped parkway would be provided. The remaining 18 feet of right-of-way width for this roadway (i.e., along the southern alignment) would be constructed in the future by others, providing for a cross-section of 60 feet with 38 feet of travel lanes and a 12-foot parkway along the southern alignment of the roadway. Existing driveway connections along Yates Road located west of the site would be retained as part of the Project.
- **Streets 'B' through 'F'.** Streets 'B' through 'F' are proposed on-site facilities that would be constructed as public "Access Roadways" pursuant to Riverside County Standard No. 105. These roadways would be provided with a total right-of-way width of 56 feet, including 36 feet of travel lanes and ten-foot parkways provided on each side. Within the ten-foot parkways, five-foot curb-separated sidewalks would be provided, with a five-foot landscaped parkway between the sidewalks and the curb.

C. *Proposed Drainage and Water Quality Improvements*

On-site stormwater runoff is engineered to be conveyed through public street improvements and storm drains, which generally would convey all runoff towards the water quality/detention basin proposed within Lot 103 of TTM 36437. The Project is designed to accommodate the existing Charlois drainage channel that traverses the southeastern corner of the site and the existing runoff from the property to the north, and to address runoff within proposed Charlois Road. Figure 3-5, *Proposed Hydrology Map*, depicts the major drainage areas planned for the proposed Project site. A description of the drainage improvements is provided below.

Project's streets, landscape areas, walkways, and residential structures would be conveyed as sheet flow to proposed catch basins located throughout the development prior to discharging into the water quality/detention basin. (MDS, 2012, p. 16) Please refer also to Section 3.1.2.C for a detailed description of the Project's proposed drainage improvements.

- **Open Space.** TTM 36437 would accommodate 9.91 acres of natural open space on five lots (Lots 'A' through 'E'). A description of these three open space lots is provided below.
 - Lot 'A' is located in the southeastern portion of the site, and would encompass 2.92 acres. Lot 'A' is designed to accommodate the existing drainage that traverses the southeastern corner of the site under existing conditions. A sand filter basin and water quality inlet structure also are proposed to provide first flush treatment of runoff from Charlois Road, which would temporarily terminate near the southeastern corner of the site until such a time it is extended to the south by others.
 - Lot 'B' is located in the northwestern portion of the site, and would encompass 6.34 acres. Lot 'B' would be graded at a maximum slope angle of 2:1 (horizontal:vertical) to accommodate development of residential uses in the western portions of the site. A concrete interceptor ditch is planned along the top of the manufactured slope, which would convey runoff from the natural slope areas via a series of concrete v-ditches constructed along the manufactured slopes to the proposed on-site catch basins and storm drain system (i.e., within Streets 'B,' 'E,' and 'F'). Landscaping of the manufactured slope would be required pursuant to Riverside County standards and requirements.
 - Lot 'C' is located along the eastern Project boundary (easterly of proposed Charlois Road) and would encompass 0.47 acre. Several small manufactured slopes would be accommodated within Lot 'C' to facilitate the extension of Charlois Road through the site. Lot 'C' also would accommodate the existing Charlois drainage channel located off-site along the site's eastern boundary, which would be conveyed southwesterly to Lot 'A' via a proposed 30-foot wide open bottom culvert under proposed Charlois Road.
 - Lot "D" is located along the eastern Project boundary, west of proposed Charlois Road, and would encompass 0.10 acre. Lot "D" would be graded at a maximum slope angle of 2:1 (horizontal:vertical) and would accommodate common area landscaping along the western alignment of Charlois Road.
 - Lot "E" is located along the southeastern Project boundary and would encompass 0.08 acres to convey flows from the Charlois drainage channel beneath Charlois Road via a proposed 30-foot wide open-bottom culvert.
- **On-Site Public Roadways.** TTM 36437 proposes several public roadways on-site (Streets 'A' through 'G'), and also would accommodate the extension of Yates Road into the site as well as the construction of Charlois Road along and near the eastern Project boundary. Streets 'A' through 'G' would encompass approximately 6.22 acres, the Yates Road extension would occur on approximately 0.25 acre, and Charlois Road would occupy approximately 1.63 acres of the site. Section 3.1.2.B, *Proposed Circulation Improvements*, provides a more detailed description of roadway improvements planned as part of the Project.

B. Proposed Circulation Improvements

As shown on Figure 3-2, the Project proposes to construct several public roadways on- and off-site. Figure 3-4, *Roadway Cross-Sections*, depicts the improvements proposed for each of the various

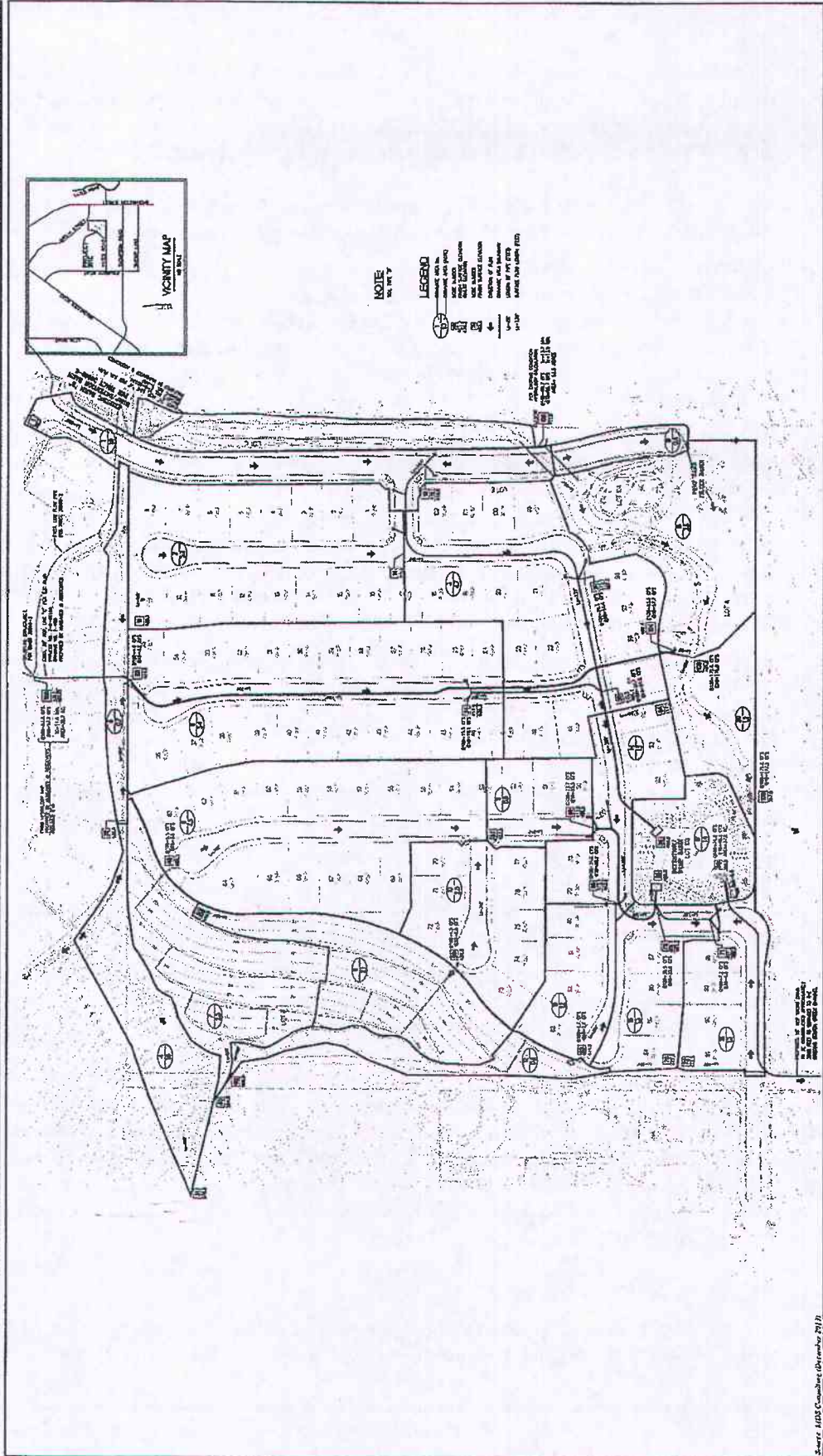


Figure 3-5
PROPOSED HYDROLOGY MAP
December 9, 2013



Table 3-1 Summary of Tentative Tract Map No. 36437

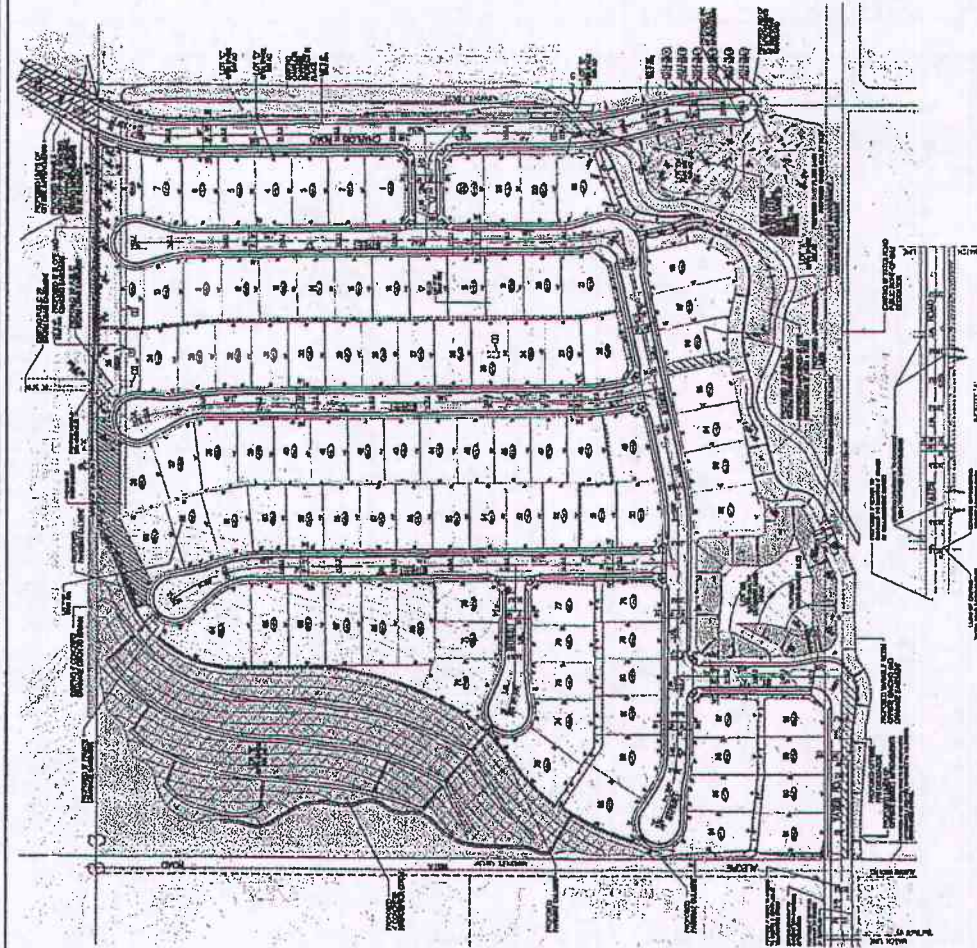
Lots	Land Use	Acreage	% of Project Site
1-102	Single-Family Residential	19.74	49.2%
103	Water Quality/Detention Basin	1.43	3.6%
104	Park Site	0.91	2.3%
--	Street "A" - "G"	6.22	15.4%
--	Charlois Road	1.63	4.1%
--	Yates Road	0.25	0.6%
"A" - "E"	Open Space	9.98	24.7%
Project Totals:		40.16	100.0%

Source: TTM 36437, MDS Consulting, December 9, 2013

Table 3-2 TTM 36437 Residential Lot Area Summary

LOT NUMBER	LOT GROSS AREA	PAD NET AREA	LOT WIDTH @ R/W	LOT NUMBER	LOT GROSS AREA	PAD NET AREA	LOT WIDTH @ R/W	LOT NUMBER	LOT GROSS AREA	PAD NET AREA	LOT WIDTH @ R/W
1	9,203	8,803	64'	37	8,449	8,096	83'	73	9,619	9,619	67'
2	7,800	7,800	65'	38	8,691	8,313	78'	74	9,286	9,286	51'
3	7,800	7,800	65'	39	7,499	7,059	65'	75	7,292	7,292	66'
4	7,800	7,800	65'	40	7,475	7,033	65'	76	7,345	7,345	65'
5	7,800	7,800	65'	41	7,475	7,038	65'	77	8,815	7,700	63'
6	7,800	7,800	65'	42	7,475	7,046	65'	78	8,775	7,870	60'
7	7,946	7,946	72'	43	7,475	7,051	65'	79	7,800	6,936	65'
8	10,257	9,688	88'	44	7,475	7,048	65'	80	7,800	6,871	65'
9	9,839	9,839	89'	45	7,475	7,077	65'	81	8,280	6,875	69'
10	8,035	8,035	72'	46	7,475	7,157	65'	82	10,587	9,729	122'
11	7,846	7,846	68'	47	7,475	7,475	65'	83	11,200	9,978	73'
12	7,707	7,707	67'	48	8,197	8,197	63'	84	8,721	8,721	79'
13	7,709	7,709	67'	49	9,349	8,851	57'	85	7,728	7,728	65'
14	7,710	7,710	67'	50	8,933	8,933	65'	86	7,464	7,464	65'
15	7,712	7,712	67'	51	7,705	7,025	67'	87	8,765	8,115	63'
16	7,713	7,713	67'	52	7,475	7,475	65'	88	8,787	8,787	51'
17	7,714	7,714	67'	53	7,475	7,475	65'	89	8,040	8,040	67'
18	7,716	7,716	67'	54	7,475	7,475	65'	90	8,261	8,261	67'
19	7,717	7,717	67'	55	7,475	7,475	65'	91	9,059	9,059	70'
20	7,719	7,380	67'	56	7,475	7,475	65'	92	8,664	8,994	70'
21	10,963	9,875	63'	57	7,475	7,475	65'	93	8,312	8,050	70'
22	9,731	9,274	77'	58	7,475	7,475	65'	94	7,840	8,133	70'
23	7,742	7,742	70'	59	7,475	7,475	65'	95	7,840	7,840	68'
24	7,463	7,463	65'	60	7,275	7,275	58'	96	9,449	9,449	70'
25	7,465	7,465	65'	61	8,491	8,491	62'	97	9,349	9,349	70'
26	7,466	7,466	65'	62	7,693	7,693	65'	98	10,378	10,378	70'
27	7,467	7,467	65'	63	13,963	13,963	105'	99	9,693	9,323	108'
28	7,469	7,469	65'	64	15,067	15,067	175'	100	7,800	7,735	65'
29	7,470	7,470	65'	65	9,490	9,490	65'	101	7,800	7,800	65'
30	7,471	7,471	65'	66	9,490	9,490	65'	102	8,397	8,334	57'
31	7,473	7,473	65'	67	9,490	9,490	65'				
32	7,483	7,483	65'	68	9,490	9,490	65'				
33	7,788	7,788	69'	69	9,463	9,400	65'				
34	7,383	7,383	65'	70	8,059	7,823	57'				
35	9,666	9,666	79'	71	7,397	7,397	66'				
36	15,297	14,821	101'	72	9,522	9,522	109'				

Source: TTM 36437, MDS Consulting, December 9, 2013



Survey: JDS/Cloudberg (December 2011)



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Figure 3-2

TENTATIVE TRACT MAP NO. 36437

Charlois Road Drainage

Under interim conditions, Charlois Road would terminate near the southeastern boundary of the Project site. Runoff from the northern portions of Charlois Road (i.e., from approximately 200 feet southerly of proposed Street 'G') would be captured via catch basins and routed into the on-site storm drainage system described above. Runoff from the southern portions of Charlois Road (i.e., the portion of Charlois Road located more than 200 feet southerly of Street 'G') would be conveyed to the southern terminus of the roadway, and thence to a proposed water quality inlet where it would be conveyed into a proposed sand filter basin to be constructed within the eastern corner of Lot 'A.' Treated runoff would then discharge into Lot 'A' and would sheet flow towards the southern site boundary where it would discharge off-site, similar to the existing drainage condition.

D. Proposed Water Service Improvements

Eastern Municipal Water District (EMWD) would provide water service to the Project via two existing points of connection located within Yates Road and Charlois Road. The existing water line within Yates Road measures 24 inches in diameter and terminates approximately 90 feet west of the site's southwestern corner. The existing water line within Charlois Road measures 8-inches in diameter and terminates approximately 30 feet north of the site's northeastern corner.

As part of the Project, and as depicted on TTM 36437 (Figure 3-2), an 8-inch water line would be constructed within Charlois Road between the existing 8-inch connection point and the southern terminus of the roadway. An 8-inch water line also would be constructed within Yates Road. A series of 8-inch water lines would then be constructed within each of the on-site public roadways to provide domestic water service to individual lots. In addition, a 40-foot water easement is proposed within Lots 36 and 63 to accommodate a proposed 8-inch water line that would connect to water lines proposed within Streets 'B' and 'C.' Figure 3-6, *TTM 36437 Water and Sewer Plan*, depicts the water infrastructure improvements planned as part of the Project. Reclaimed water service is not available in the Project area and is not proposed as part of the Project.

E. Proposed Sewer Service Improvements

Sanitary sewer service for the proposed Project would be provided by EMWD. On-site wastewater would be conveyed via a series of 8-inch sanitary sewer lines to be constructed within the on-site roadways (i.e., Streets 'A' through 'F'). These flows would then be conveyed via a proposed 8-inch sewer line to be constructed within Yates Road and westerly to an existing 8-inch sewer line located at the intersection of Yates Road and Yellowstone Street, approximately 1,300 feet west of the site's southwestern corner. Figure 3-6 depicts the sanitary sewer improvements planned as part of the Project.

All sanitary sewer flows from the site would be conveyed to the Temecula Valley Regional Water Reclamation Facility (WRF) for treatment, located at 42565 Avenida Alvarado in Temecula, approximately 8.1 miles southwest of the Project site. The Temecula Valley Regional WRF provides secondary treatment of wastewater flows, and currently accepts approximately 12.0 million gallons per day (mgd) with a total capacity of 18.0 mgd. (EMWD, n.d.)

F. Earthwork and Grading

The Project proposes to grade a majority of the 40.16-acre site to facilitate development of the property with residential, recreational, and water quality/detention basin uses. A total of 220,000 cubic yards (c.y.) of cut and 220,000 c.y. of fill are anticipated in association with site grading activities, with no

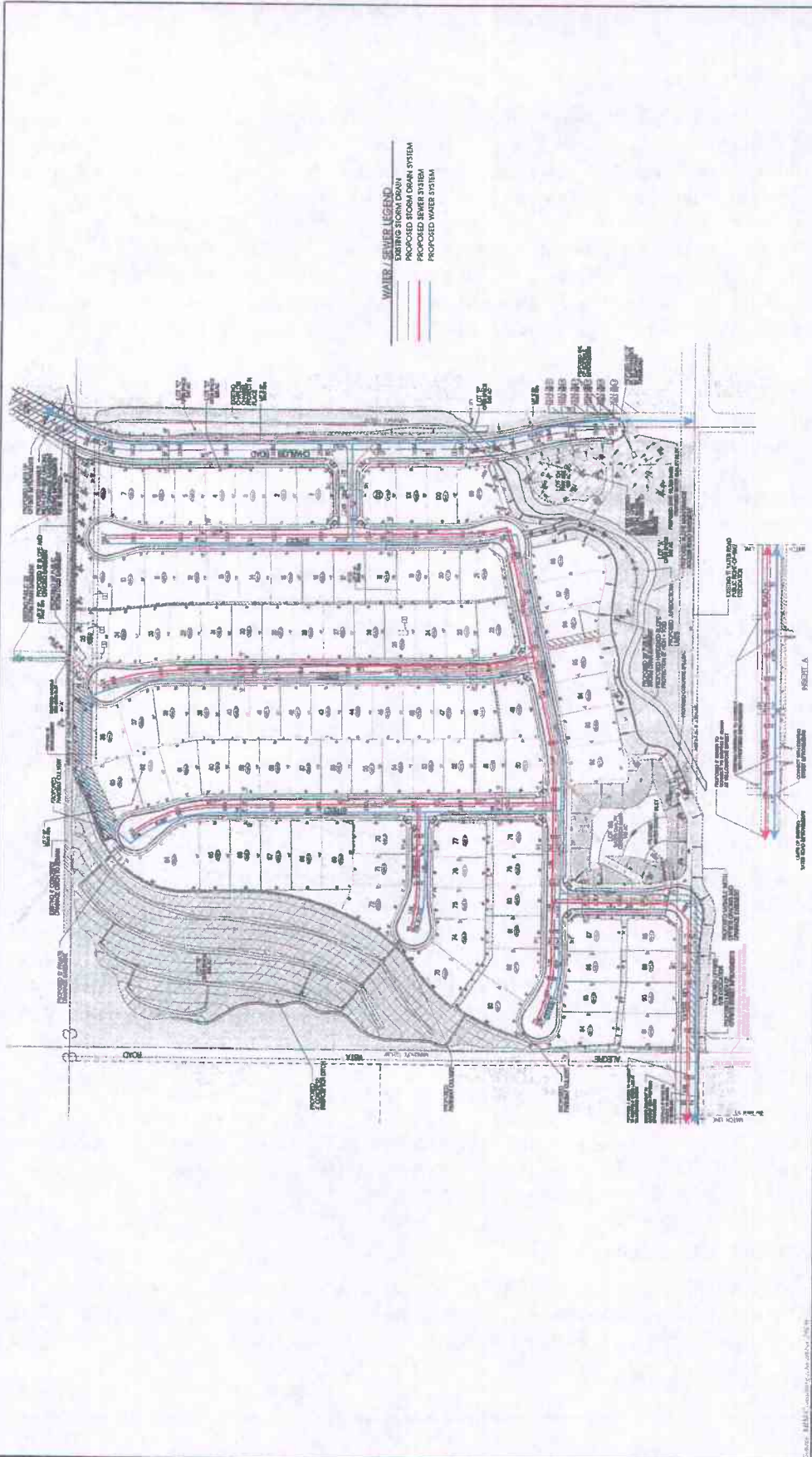


Figure 3-6

TTM 36437 WATER AND SEWER PLAN

September 27, 2013

Page 3-12

import or export of soil materials. The existing hillside in the northwestern portion of the site would be contour graded to provide maximum 2:1 slopes, which would lower the southeastern face of this hillside by up to 54 feet, with the deepest areas of cut occurring at the base of the hill. Fill material generated from the northwestern portions of the site would be used to raise the elevation of the southern, southeastern, and eastern portions of the site by up to a maximum of 18 feet. Along the southern edge of the residential portion of the development (i.e., along the northern boundary of proposed Lot 'A'), a slope measuring a maximum of 16 feet in height would be constructed between the open space in Lot 'A' and the proposed residential lots, with the first two feet of the base of this slope planned to include a hardened slope protection. Manufactured slopes also would be constructed along the southern boundary of the water quality/detention basin in Lot 103 and along the southern alignment of Yates Road, and along the slope planned between residential lot 92 and the water quality/detention basin. Several smaller manufactured slopes (i.e., up to approximately six feet in height) also are planned between several of the proposed residential lots. All slopes on-site would be constructed at a maximum slope angle of 2:1.

G. Preliminary Landscape Plan

TTM 36437 is accompanied by a Preliminary Landscape Plan, as shown on Figure 3-7, *Conceptual Landscape Plan*. As part of the Project, landscaping would be provided along all on-site roadways, at the park site within Lot 104, on manufactured slopes and within the proposed water quality/detention basin. Along internal roadways, 24-inch box street trees would be planted, generally providing for at least one street tree in front of each residential lot. Along corner lots, areas to be maintained by the homeowners' association would be landscaped with a combination of trees, vines, shrubs, and groundcover. Along Charlois Road, landscaping would include a mixture of 24-inch box trees, vines and shrubs. The park site within Lot 104 would be landscaped with a combination of low shrubs and groundcover, with turf provided in the usable portions of the park site. Most internal slopes (i.e., slopes between residential lots) would be landscaped with groundcover, while the larger slopes (e.g., within Lot 'A') would be planted with a combination of trees, shrubs, and groundcovers. The slope within Lot 'B' would be heavily landscaped with a variety of tree species, in addition to shrubs and groundcovers. The water quality/detention basin would be vegetated with hydroseed mix in the bottom, with trees, shrubs, and groundcover provided along the slopes.

H. Preliminary Wall and Fence Plan

The Project's preliminary wall and fence plan is depicted on Figure 3-8, *Preliminary Wall and Fence Plan*, and Figure 3-9, *Preliminary Wall and Fence Details*. As shown, 5'-6" tall tan vinyl fencing is proposed between individual residential lots, with a narrow 6' tall masonry wall with columns provided in the front yard portion of each lot, along corner lots (i.e., where side yards abut adjacent roadways), along the site's frontage with Charlois Road, and along the side yards abutting Street 'G'. Along lots that abut the open space area in Lots 'A' and 'B', 5'-6" tall tubular steel fencing with columns is proposed. This tubular steel fencing with columns also would be provided along the southern perimeter of the water quality/detention basin in Lot 103.

3.2 SCOPE OF ENVIRONMENTAL ANALYSIS

3.2.1 Construction Characteristics

A. Proposed Physical Disturbance

Figure 3-10, *TTM 36437 Proposed Physical Limits of Disturbance*, depicts the areas on- and off-site that are planned for physical improvement as part of the Project. As shown, approximately 35.45 acres of the Project site would be graded or disturbed, while the remaining 4.71 acres would not be disturbed. An

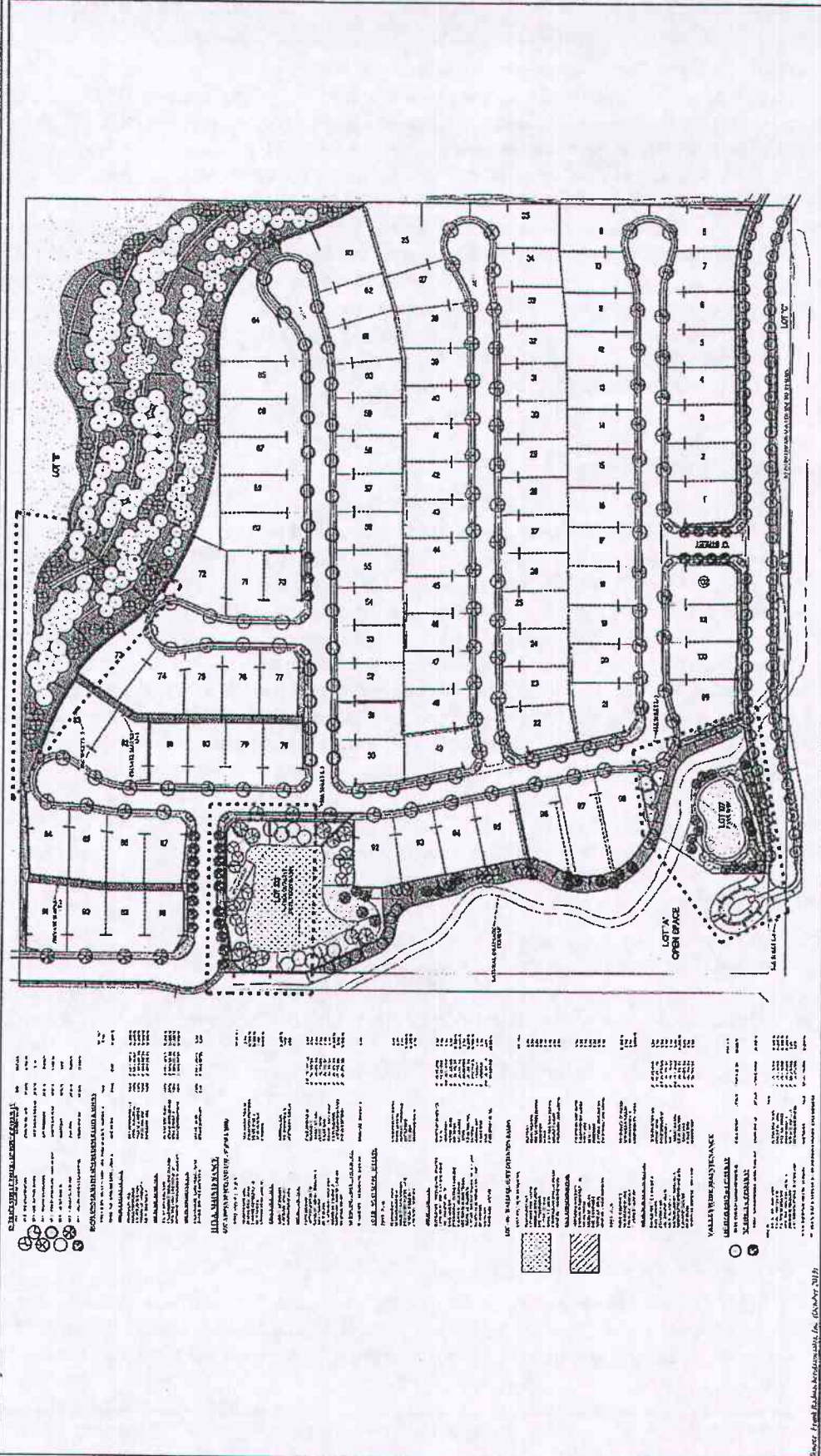


Figure 3-7
CONCEPTUAL LANDSCAPE PLAN
December 9, 2013



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WALL/FENCE LEGEND
 CHARGED ROADWAY WALL - 4 FT UNITS
 6" HIGH PORT W. 11" SQUARE COLUMNS
 4" HIGH PORT W. 11" SQUARE COLUMNS
 5'-0" HIGH LARS STEEL FENCE w/ COLUMNS



T&B PLANNING, INC.

Figure 3-8

PRELIMINARY WALL AND FENCE PLAN

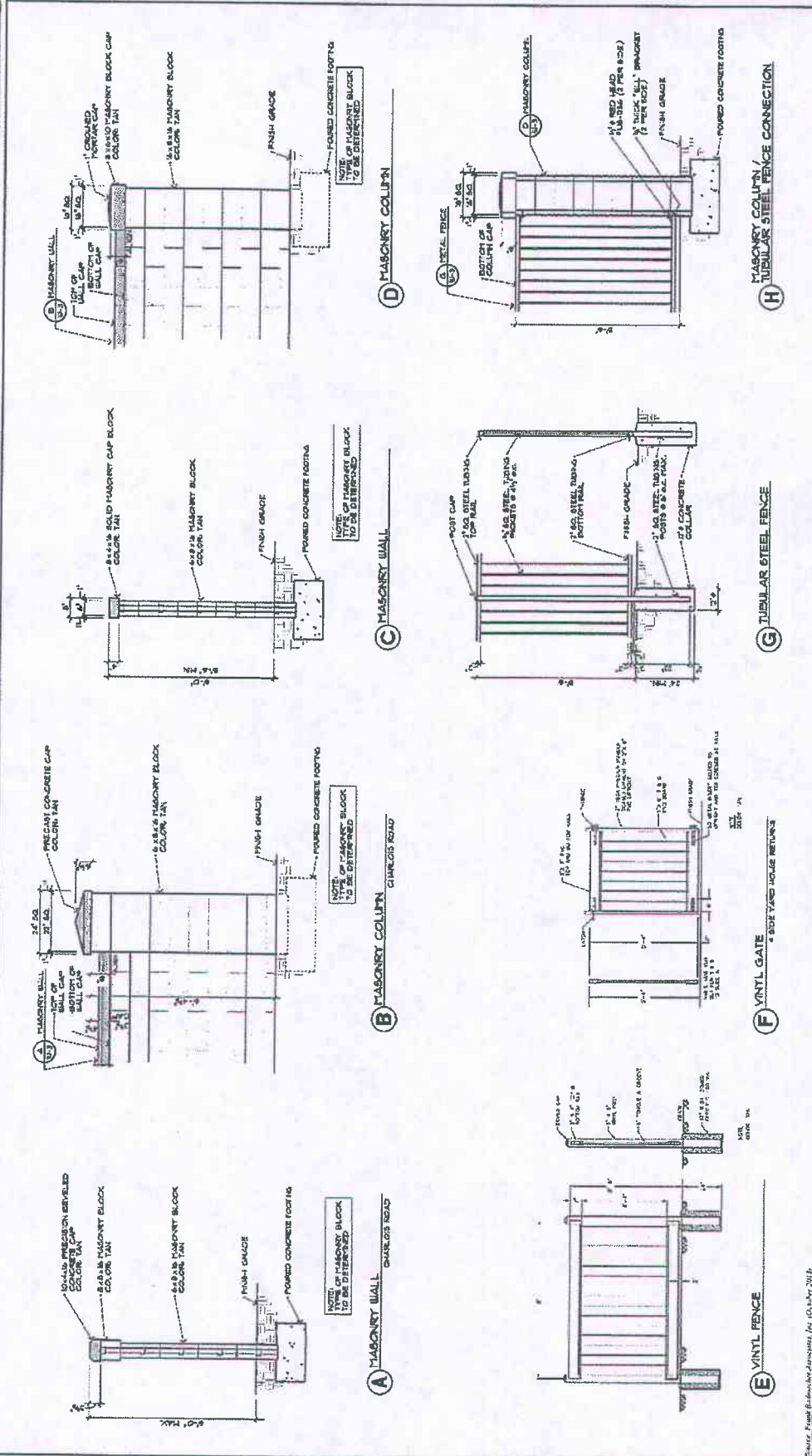


Figure 3-9

PRELIMINARY WALL AND FENCE DETAILS

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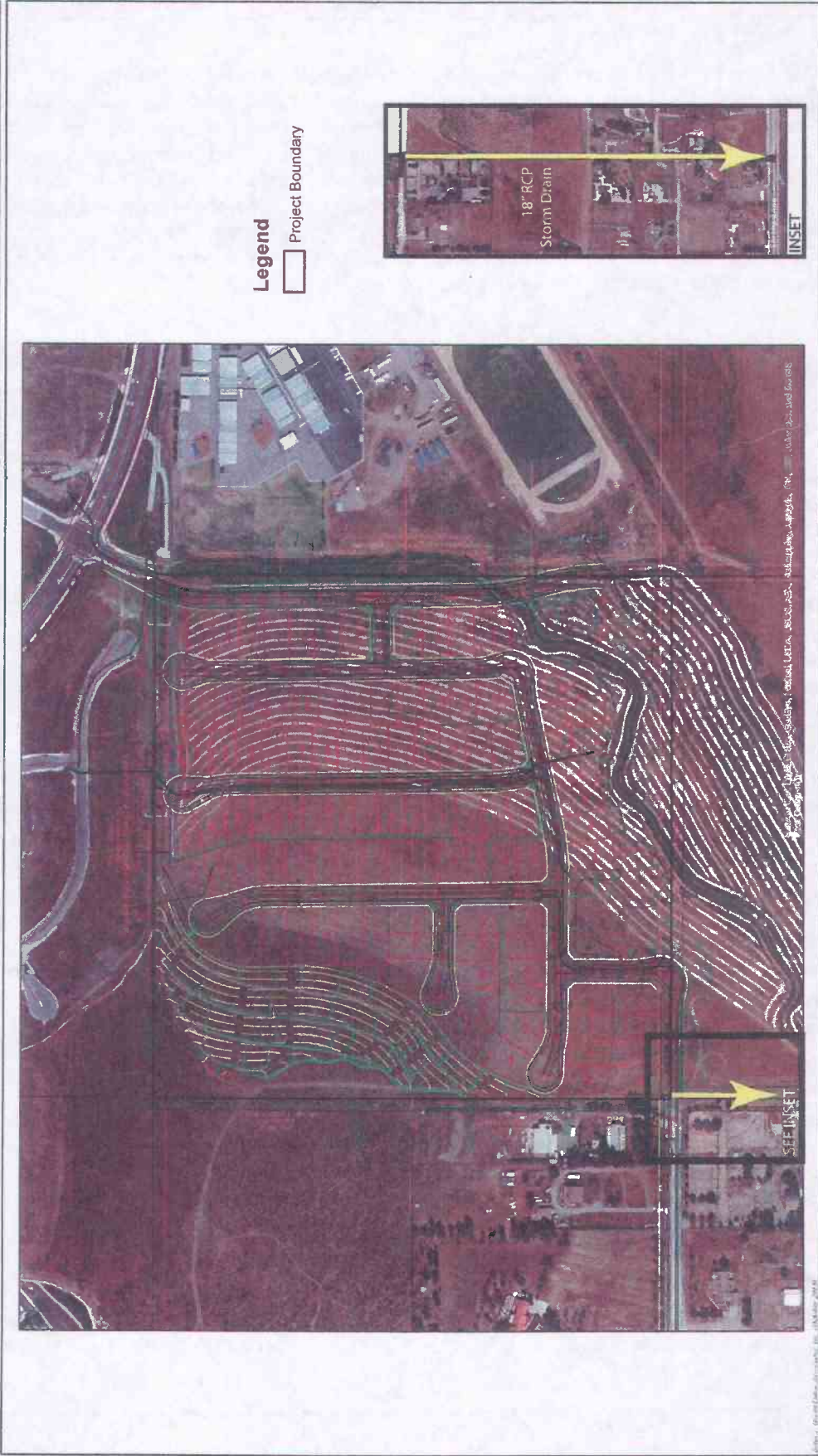


Figure 3-10

TIM 36437 PROPOSED PHYSICAL LIMITS OF DISTURBANCE

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additional 3.03 acres would be graded or disturbed off-site. These off-site improvements include: a) improvements to Yates Road between the Project site and the existing improved section of this roadway (located approximately 660 feet west of the site's southwestern corner); b) improvements to Charlois Road near the southeastern boundary of the site; c) the off-site extension of Charlois Road from the site's northeastern boundary to the existing improved section of this roadway (approximately 150 feet north of the site's northeastern boundary); d) the construction of the proposed off-site v-ditch off-site along a portion of the site's northern boundary; and e) the construction of the proposed 18-inch storm drain within the future alignment of Allegre Vista Road to the Benton Creek Channel, located approximately 3,000 feet south of Yates Road. (GLA, 2013a, Table 5-1)

B. Anticipated Construction Schedule

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

- Site Preparation;
- Grading and Infrastructure Installation;
- Building Construction;
- Paving; and
- Architectural Coatings (Painting).

Site Preparation is expected to occur over an approximate duration of two months; grading and infrastructure construction activities would occur for a period of approximately three to four months; building construction would require approximately 10 to 11 months to complete; and architectural coatings would occur for a period of approximately three to four months. Construction activities would occur over a total duration of approximately 20 months. (Urban Crossroads, 2013a, p. 21)

C. Major Construction Equipment

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

D. Construction Employees

The Project Applicant anticipates that over the course of the proposed Project's construction, approximately 56 construction workers would be employed by the construction activity; however, certain phases of construction would require substantially fewer workers. It is estimated that between four and 20 construction workers would be working on the Project site on any given day during the various phases of construction activity. (CV Communities, 2013)

3.2.2 Proposed Operational Characteristics

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

A. Future Population

Implementation of the proposed Project would result in the construction of 102 single-family homes. According to the Valley-Wide Recreation & Park District Master Plan, single-family uses with detached

Table 3-3 Anticipated Construction Equipment

Activity	Scrubber	Grader	Flubber/Tire (Dozer)	Excavator	Tractor/Loader/Backhoe	Pavers	Paving Equipment	Rollers	Forklift	Cranes	Air Compressor	Generator/Set	Welder
Site Preparation			3		4								
Grading	2	1	1	2	2								
Building Construction					3				3	1		1	1
Paving						2	2	2					
Architecture Coating											1		

(Urban Crossroads, 2013a, Table 3-2)

garages generate approximately 3.68 persons per dwelling unit, while single-family uses with attached garages generate approximately 3.2 persons per dwelling unit (VWRPD, 2010, Table 14). The proposed Project consists only of a change of zone and tentative map; as such, it is not known at this time whether future homes on-site would be provided with attached or detached garages. Accordingly, the proposed Project would result in an estimated future population of between 326 and 375 residents.

B. Future Traffic

Traffic would be generated by the 102 homes planned for the site. As shown in Table 3-4, *Project Trip Generation Summary*, implementation of the proposed Project would result in the generation of approximately 1,024 vehicular trips, with 80 trips occurring during the morning peak hour and 108 trips occurring during the evening peak hour. (Note that this calculation is based on 107 homes, but the Project proposes only 102 homes.)

Table 3-4 Project Trip Generation Summary

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	107	DU	20	60	80	68	40	108	1,024

(Urban Crossroads, 2012, Table 4-2)

C. Maintenance Responsibilities

Under long-term operational conditions, all proposed slopes, common open space areas, open space within Lots 'A' through 'E,' the water quality/detention basin within Lot 103, the park site within Lot 104, and landscaping along Charlois Road would be maintained by a homeowners' association (HOA). All roadways on- and off-site would be maintained by Riverside County. Off-site drainage improvements (i.e., the proposed 60-inch storm drain) would be maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD). Homeowners would be responsible for maintaining their own lots.

3.2.3 Related Environmental Review and Consultation Requirements

Subsequent to approval of the CZ No. 07794 and TTM 36437, additional discretionary actions may be necessary to implement the proposed Project. These include, but are not limited to, grading permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer

infrastructure improvements, stormwater permit(s) (NPDES), and state and federal resource agency permits. Table 3-5, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent discretionary approvals associated with the Project. This IS/MND covers all federal, state and local government approvals which may be needed to construct or implement the Project, whether explicitly noted in Table 3-5 or not.

Table 3-5 Matrix of Project Approvals/Permits

Public Agency	Approvals and Decisions
Riverside County	
Proposed Project – Riverside County Discretionary Approvals	
Riverside County Planning Commission	<ul style="list-style-type: none"> • Provide recommendations to the Riverside County Board of Supervisors whether to approve Change of Zone No. 07794 and Tentative Tract Map No. 63437. • Provide recommendations to the Riverside County Board of Supervisors regarding adoption of this IS/MND.
Riverside County Board of Supervisors	<ul style="list-style-type: none"> • Approve, conditionally approve, or deny Change of Zone No. 07794 and Tentative Tract Map No. 63437. • Reject or adopt this IS/MND along with appropriate CEQA Findings.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	<ul style="list-style-type: none"> • Approve implementing Final Maps, Plot Plans, and/or Site Plans as may be appropriate. • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans. • Issue Encroachment Permits. • Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of a stormwater permit and a Section 401 Permit pursuant to the Clean Water Act.
California Department of Fish and Wildlife	<ul style="list-style-type: none"> • Issuance of a Section 1602 Streambed Alteration Agreement.
U.S. Army Corps of Engineers	<ul style="list-style-type: none"> • Issuance of a Section 404 Permit pursuant to the Clean Water Act.
Riverside County Flood Control and Water Conservation District	<ul style="list-style-type: none"> • Approval of planned drainage improvements.
Eastern Municipal Water District	<ul style="list-style-type: none"> • Issuance of permits/approvals for required water and sewer improvements.

APPENDIX A

INITIAL STUDY/ENVIRONMENTAL ASSESSMENT NO. 42561

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42561

Project Case Type (s) and Number(s): Change of Zone (CZ07794) and Tentative Tract Map (TTM36437)

Lead Agency Contact Person: Matt Straite
Telephone Number: (951) 955-8631
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P.O. Box 1409, Riverside, CA 92505-1409
Applicant Contact Person: Ryan Thomas
Telephone Number: (949) 258-7534
Applicant's Name: CV Communities, LLC
Applicant's Address: 1900 Quail Street, Newport Beach, CA 92660
Engineer's Name: MDS Consulting
Engineer's Address: 17320 Redhill Avenue, Suite 350, Irvine, CA 92614

I. PROJECT INFORMATION

- A. Project Description:** The proposed Project consists of applications for a Change of Zone (CZ07794) and Tentative Tract Map (TTM 36437). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below. Please refer to the introduction to this Initial Study/Mitigated Negative Declaration (IS/MND) for a detailed description of the proposed Project and its associated construction and operational characteristics.

Change of Zone No. 07794: Change of Zone No. 07794 (CZ07794) proposes to re-designate the 40.16-acre site from "Residential Agriculture, 2½-acre minimum lot size (R-A-2½)" to One Family Dwellings (R-1)," which would allow for development of the site with single-family residential uses on minimum 7,200 square foot (s.f.) lot sizes. The R-1 zoning designation would implement and be fully consistent with the site's General Plan and Southwest Area Plan (SWAP) land use designation of "Medium Density Residential (MDR)," which allows for single-family residential development at densities ranging from 2.0 to 5.0 dwelling units per acre (du/ac) and lot sizes ranging from 5,500 to 20,000 s.f. in size.

Tentative Tract Map No. 36437: Tentative Tract Map No. 36437 (TTM 36437) proposes to subdivide the 40.16-acre site into 102 single family residential lots on 19.74 acres; a park site on 0.91 acre; a water quality/detention basin on 1.43 acres; on-site public roads (Streets "A"- "G," Charlois Road, and Yates Road) on 8.10 acres; and 9.98 acres of open space on five (5) lots. Off-site improvements also are proposed as part of the Project, and include off-site portions of Yates Road; off-site portions of Charlois Road; the construction of sewer and water line extensions within Yates Road; the construction of an 18-inch storm drain within Yates Road and southerly within Allegre Vista Road by a distance of approximately 3,000 feet; and improvements off-site along the northern Project boundary to accommodate existing drainage from the property to the north. A detailed description of the various land uses that would result from the approval of TTM 36437 is provided in Section 3.0, *Project Description*, of this IS/MND.

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

C. Total Project Area: 40.16 acres

Residential Acres: 19.74	Lots: 102	Units: 102	Projected No. of Residents: 326-375
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Park Site (0.91 acre); Water Quality/Detention (1.43 acres); Open Space (9.98 acres); and Public Roadways (8.10 acres)	Lots: 7	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 0

D. Assessor's Parcel No(s): 476-270-001 through 476-270-016, inclusive

E. Street References: North of Yates Road, east of future Allegre Vista Road, west of proposed Charlois Road, and south of Abelia Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Northwest corner of the southeast corner of Section 33, Township 6 South, Range 2 West, San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed Project site is currently undeveloped. The central and southeastern portions of the property are used for non-irrigated dryland crop production (wheat). A small drainage (the Charlois drainage channel) runs north to south along the eastern edge of the site, eventually crossing the site in the southeastern corner. The drainage area along the eastern edge of the site is approximately seven (7) feet lower in elevation than the remaining portions of the site, and contains low-lying native plants and trees. A hill exists in the northwestern portion of the site, which extends approximately 125 feet in elevation above the portions of the site that are used for agricultural production. The hillside consists of rocky terrain, and is partially covered by low-lying native plants and shrubs. A dirt farming access road is located at the base of the hillside, between the hillside and the lower farmed areas in the southeastern portions of the site. Under existing conditions, there are no improvements on the property (other than the above-described farming access road), although a storm drain v-ditch and utility vault basin are constructed immediately off-site along the site's northern boundary as part of the planned residential development to the north.

Existing surrounding land uses include undeveloped land to the north that has been graded in anticipation of future development of residential uses in association with the Winchester 1800 Specific Plan (SP 286). Several existing roadways, including Cherokee Rose Street, Small Pine Court, and Abelia Street, are fully improved to the north. To the east of the Project site is the Temecula Valley Charter School, which provides educational services for grades K-8. To the south and southeast of the Project site is undeveloped land that has been used for dry land agricultural production, with several rural residences located to the southwest of the site. To the west are open space, an agricultural support building, and several large-lot single family homes, beyond which is an existing medium density residential community. The nearest off-site residential home occurs near the southwestern boundary of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The proposed Project site and off-site impact areas are located within the Southwest Area Plan (SWAP) of the County of Riverside's General Plan. The Project site is currently designated for "Medium Density Residential (2-5 du/ac) (MDR)" land uses by the General Plan and SWAP, which allows for single family residential uses at densities ranging from 2.0 to 5.0 dwelling units per acre (du/ac). The Project site also is located within the Highway 79 Policy Area.

2. **Circulation:** The proposed Project was reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The proposed Project meets all applicable Multipurpose Open Space Element Policies.
 4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The property is not located within areas subject to flood hazards. According to the General Plan Safety Element, the Project site is not located within a High Fire Hazard Area, dam inundation area, areas with a high susceptibility to liquefaction hazards, or slopes exceeding 25%. The proposed Project meets all other applicable Safety Element policies.
 5. **Noise:** The proposed Project meets all applicable Noise Element policies. In addition, a Noise Study dated September 27, 2013 prepared by Urban Crossroads, Inc. shows that the proposed Project would meet Riverside County noise standards, assuming the implementation of mitigation measures that have been incorporated into the Project's design.
 6. **Housing:** The Project proposes to develop the site with 102 residential homes consistent with the site's existing General Plan land use designation. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
 7. **Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during grading and construction activities. An Air Quality Impact Analysis prepared by Urban Crossroads and dated June 28, 2013 determined that the proposed Project: would not conflict with the South Coast Air Quality District's (SCAQMD) Air Quality Management Plan (AQMP); would not violate any air quality standard or contribute substantially to an existing or projected air quality violation; would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment; would not expose sensitive receptors to substantial pollutant concentrations; and would not create objectionable odors that affect a substantial number of people. The proposed Project meets all applicable Air Quality Element policies.
- B. General Plan Area Plan(s):** Southwest Area Plan
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Medium Density Residential, 2-5 du/ac (MDR)
- E. Overlay(s), if any:** None
- F. Policy Area(s), if any:** Highway 79 Policy Area
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** General Plan designations surrounding the proposed Project site include the following: MDR (Community Development) and "Open Space – Conservation (OS-C)" to the north; MDR and "Open Space – Recreation (OS-R)" to the east; "Rural Community – Very Low Density Residential (RC-VLDR)" and "Rural Community - Estate Density Residential (EDR)" to the south; and RC-VLDR and OS-C to the west.

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Residential Agriculture, 2½-acre minimum lot size (R-A-2½)

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

K. Adjacent and Surrounding Zoning: "Specific Plan Zone (SP Zone)" to the north; SP Zone to the east and southeast; R-A-2½ to the south; and R-A-2½ and SP Zone to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

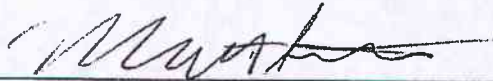
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

1/16/14

Date

Matt Straite

Printed Name

For Juan Perez, Interim 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.

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

Source: SWAP Figure 9, "Southwest Area Plan Scenic Highways," On-site Inspection.

Findings of Fact:

a) According to Figure 9 of the SWAP, the nearest highway facility that is designated for or eligible as a scenic highway corridor is Interstate 215 (I-215), which is identified as a "County Eligible" facility. The proposed Project site is located 4.6 miles east of the I-215 freeway. Views of the site from I-215 are not possible due to distance, existing development, and intervening topography. Accordingly, the proposed Project has no potential to have a substantial effect upon any scenic highway corridor. No impact would occur.

b) The proposed Project site is a 40.16 acre undeveloped parcel of land, previously used for non-irrigated dry-land agricultural production. Under existing conditions, the site contains minimal native vegetation and shrubbery. A small creek runs north to south along the eastern edge of the site, eventually crossing the site in the southeastern corner. The creek area along the eastern edge of the site is approximately seven (7) feet lower in elevation than the remaining portions of the site, and contains low-lying native plants and trees. A hill also exists in the northwestern portion of the site, which extends approximately 125 feet in elevation above the portions of the site that are used for agricultural production. The hillside consists of rocky terrain, and is partially covered by low-lying native plants and shrubs. A dirt farming access road exists at the base of the hillside, between the hillside and the lower farmed areas in the southeastern portions of the site.

Immediately to the south of the site, there exists additional vacant, undeveloped land. To the east of the site is Temecula Valley Charter School. The eastern boundary is lined (off-site) by trees in the northern section, and vacant land in the southern section. Immediately to the north of the site is land that has been partially-developed with grading and construction of roadways in anticipation of future residential uses in association with SP 286. To the west of the site there are occupied residential properties in the south, and undeveloped land in the north.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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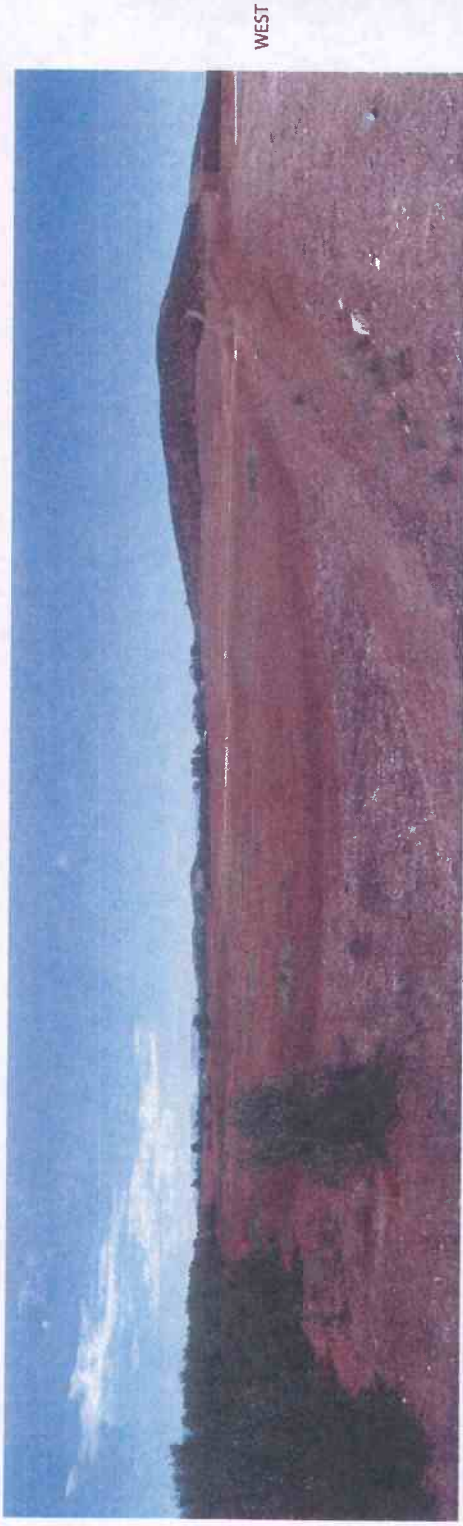
To help illustrate the existing aesthetic conditions of the Project site, a photographic inventory was conducted on August 20, 2013 by T&B Planning. Figure EA-1, *Site Photos Key Map*, along with the four (4) site photographs shown on Figure EA-2 Figure EA-3, depict the existing conditions of the Project site as viewed from the four distinct vantage points, and include views from the Project's northeastern, southwestern, and southeastern corners as well as the western boundary. Provided below is a brief description of the various elements depicted in the photographs.

- Site Photo 1, Figure EA-2:* Site photo 1 depicts the Project site from the northeast corner facing southwest. As seen in this view, the foreground consists of vacant land, with a minimal amount of disturbed vegetation. In the middle ground, the disced nature of the site is clearly visible. In the left portion of the photo, the tree line associated with the existing drainage occurring immediately off-site is visible. In the distance in the central portion of the photo, the vacant land to the south is clearly visible along the horizon as well as the occupied residential properties located off the southwest Project boundary. On the right side of the photo the hillform located in the site's northwestern corner is visible. In the far right hand side of the photo, the off-site grading and roadway construction are visible on the property located north of the Project site.
- Site Photo 2, Figure EA-2:* Site photo 2 depicts a view of the proposed Project site from the southwest corner facing northeast. In the foreground of this photo, the existing disturbed and undeveloped nature of the site is clearly visible, and is generally devoid of vegetation. The existing dirt roadway occurring along the western site boundary also is visible in the left hand portion of the photo. On the far left side of the photo, the residential properties immediately off-site are visible. In the distance on the left side of the photo is the existing hillform in the northwestern corner of the site and its attendant low-lying vegetation. In the central portion of the photo in the distance, existing vegetation associated with the off-site drainage along the eastern Project boundary is visible. Located in the distance of the right-center portion of the photo is Temecula Valley Charter School, partially obscured by trees. In the right-background of the photo is a prominent hillside, located approximately 1.5 miles to the northeast of the Project site.
- Site Photo 3, Figure EA-3:* Site photo 3 depicts the proposed Project site from a midway point on the western boundary, from the bottom of the existing on-site hillform. In the central portions of the photo, the Project site is clearly visible and is fully disturbed with sparse amounts of vegetation. On the left and right sides of the photo, the existing farming access road that traverses the western portions of the site is clearly visible. Along the far left of the photo, the lower elevations of the on-site hillform are visible. The prominent hillform located approximately 1.5 miles northeast of the Project site is visible along the horizon in the central portion of the photo. In the distance on the right side of the photo, the vacant, undeveloped land off-site is visible.
- Site Photo 4, Figure EA-3:* Site Photo 4 depicts the proposed Project site from the southeastern corner, looking northwest. As shown, the foreground of this photo clearly depicts the site's existing disturbed nature, with very low lying disturbed vegetation visible in the foreground that gives way to land that appears largely devoid of vegetation in the distance. Along the horizon in the central portion of the photo is the existing on-site hillform located in the northwestern corner of the site. Along the right hand side of the photo in the distance, the existing vegetation associated with the off-site drainage is visible, with the Temecula Valley Charter School visible to the right of the vegetation. Along the left side of the photo in the distance are various trees associated with the existing development located west of the Project site.



Figure EA-1
SITE PHOTOS KEY MAP





SITE PHOTO 1: FROM NORTHEAST CORNER OF SITE LOOKING SOUTH TO WEST



SITE PHOTO 2: FROM SOUTHWEST CORNER OF SITE LOOKING NORTH TO EAST

Figure EA-2

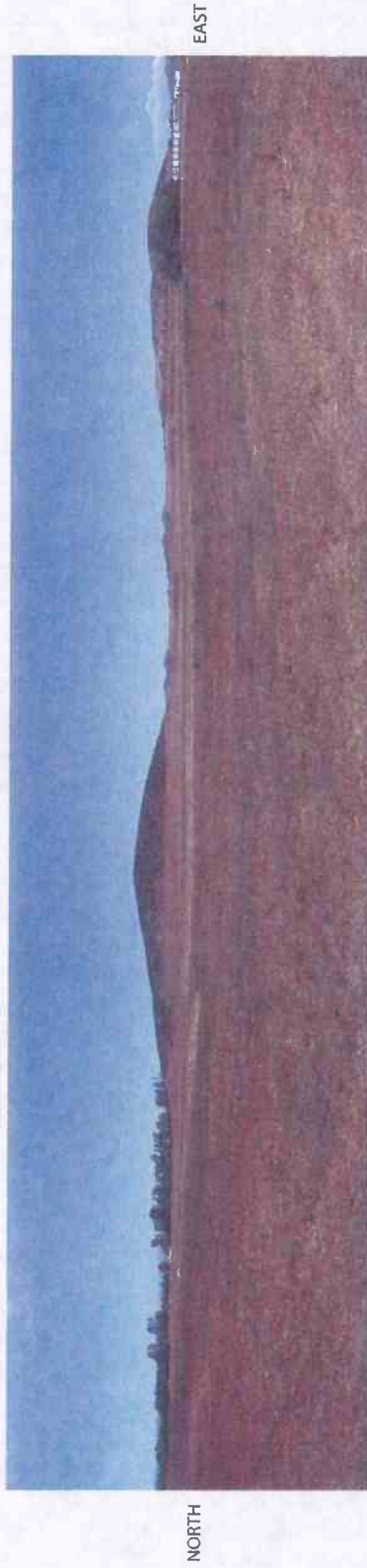
SITE PHOTOS 1 AND 2

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SITE PHOTO 3: FROM WESTERN MID-POINT OF PROJECT SITE LOOKING NORTH TO SOUTH



SITE PHOTO 4: FROM SOUTHEAST CORNER OF PROJECT SITE LOOKING WEST TO NORTH

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project proposes to develop the Project site as a planned community consisting of approximately 102 homes with on-site roadways, residential street lighting, a park site, a water quality/detention basin, five (5) open space lots, and roadway dedications (including portions of Yates Road and Charlois Road). The existing hillside in the northwestern portion of the site would be contour graded to provide maximum 2:1 slopes, which would lower the southeastern face of this hillside by up to 54 feet, with the deepest areas of cut occurring at the base of the hillside. The entire development would be landscaped according to the Preliminary Landscape Plan, as shown on Figure 3-7, with open space lots, park lots, and hillside to be maintained by the Project's homeowners' association.

The proposed Project site consists of mostly flat, dry dirt/rocky land, with some low lying vegetation scattered throughout. The site does not contain any trees or rock outcroppings; therefore there is no potential for the Project to result in damage to such scenic resources. The only potentially unique or landform feature on the site is the hillform in the northwestern corner of the site, visible on the right side of Site Photo 1 (Figure EA-2). The hillform extends approximately 125 feet in elevation above the agricultural portion of the site, and contains low-lying native vegetation and shrubbery. The hill is typical to the landscape of the region, and the ground consists of dirt and rock, with dirt access roads/paths converging near the top. Under the proposed Project, this hill would be contour graded (to provide maximum 2:1 slopes) and landscaped with a variety of tree species, in addition to shrubs and groundcovers. Although the Project would result in a substantial change to this existing hillform, grading of the hillform has been designed to provide for contoured slopes that are intended to match the existing topography of the hillform. Moreover, the Project would not lower the upper elevations of this existing hillform, which occur off-site on the property located to the west. Furthermore, the eastern portion of the hillform, which would be impacted by Project grading, is not prominently visible from existing public viewing locations to the east due to existing development (i.e., the Temecula Valley Charter School) as well as the existing trees located along the off-site portions of the Charlois drainage channel. Views of this hillform from the southwest, west, and north would not be substantially affected by Project implementation. Based on these considerations, impacts to the existing hillform on-site would be less than significant.

Under existing conditions, the proposed Project site does not have any scenic vistas that are open to public view due to the lack of improved roadways abutting the site. As shown in Site Photos 2 and 3 (Figure EA-2 and Figure EA-3, respectively), distant views of an existing topographic landform located approximately 1.5 miles northeast of the site are available from the Project site. However, future residential development on-site would be limited to a maximum height of 40 feet, as required by Riverside County Zoning Ordinance Article IV 6.2.a. Moreover, due to the lack of improved roadways on-site, the Project site does not offer any public vantage points of this topographic landform under existing conditions. Views of this landform still would be afforded along proposed Charlois Road and from other areas in the County located northerly of the Project site. Accordingly, impacts to scenic vistas resulting from Project implementation would be less than significant.

The proposed Project calls for a planned residential community that consists of approximately 102 one- or two-story single-family homes, open space areas, and a community park, none of which would be considered aesthetically offensive. Furthermore, the landscaping within the proposed development would be maintained by the homeowners' association to ensure that landscaping does not present adverse visual conditions. With respect to the visual character of the surrounding area, the proposed Project would be similar in character with the existing land uses located to the northwest of the proposed Project site and would be compatible with the single family homes proposed to the north of the site. Accordingly, implementation of the proposed Project would not substantially degrade the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing visual character or quality of the site and its surroundings. Impacts would be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database (Riverside County, 2013), Ord. No. 655 (Regulating Light Pollution); SWAP, Figure 6 (Mt. Palomar Nighttime Lighting Policy).

Findings of Fact: The Project site is located approximately 21 miles northwest of the Mt. Palomar Observatory and has the potential to create lighting levels that could adversely affect the operation of this facility. The proposed Project would be required to comply with the County Light Pollution Standard (Ord. No. 655), which is designed to prevent significant lighting impacts that could affect the nighttime use of the Mt. Palomar Observatory. Compliance with Ordinance No. 655 is mandatory and would be assured through future County review of building permit applications. Accordingly, and assuming mandatory compliance with Ordinance No. 655, impacts to the Mt. Palomar Observatory resulting from Project implementation would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Ord. No. 655 (Light Pollution Standard); Riverside County, 2007.

Findings of Fact:

a & b) All lighting proposed as part of the Project would be required to comply with the Riverside County Light Pollution Standard (Ord. No. 655). Compliance with Ord. No. 655 would be assured through future County review of building permit applications. As a proposed residential community, lighting elements that would be installed for the Project would be of low intensity and residential in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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character, and would not result in the exposure of on-or off-site residential property to unacceptable light levels. Street lights also would be required along the segment of Yates Road that would be constructed by the Project off-site to the west, along with street lights along the portions of Charlois Road that would be improved by the Project. All proposed street lighting on- and off-site would be required to comply with the provisions of the County's Public Road Standards, which implement the provisions of County Ordinance No. 461. The County's Public Road Standards require that all street lights installed within the public right-of-way must comply with the following requirement: "Luminaires shall be full cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed on- and off-site would not create a new source of substantial light or glare which would affect day or nighttime views, and further would ensure that street lights do not expose residential property to unacceptable light levels. Accordingly, and assuming mandatory compliance with Riverside County Ordinance No. 655 and the County's Public Road Standards, the proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, nor would the Project expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Source: General Plan, Figure OS-2 (Agricultural Resources); GIS database; Project Application Materials.

Findings of Fact:

a) According to agricultural lands mapping available from Riverside County GIS, the majority of the Project site (excluding the upper slopes of the existing hill form) are mapped as "Farmland of Local Importance," while the existing hill form is identified as "Other Lands" (Riverside County, 2013). No portion of the proposed Project site or off-site impact areas contain land mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Implementation of the proposed Project would not result in the conversion of any Farmland to non-agricultural use because no Farmland exists on the property. Accordingly, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b & c) According to mapping information available from Riverside County GIS, there are no lands within the Project vicinity that are subject to Williamson Act Contracts or agricultural preserves (Riverside County, 2013). Thus, the proposed Project has no potential to conflict with Williamson Act Contracts or agricultural preserves, and no impact would occur.

The proposed Project site is currently zoned as "Residential Agricultural (R-A-2½)", which allows for residential development and limited agricultural uses. The Project site also is used for dryland agricultural production under existing conditions. The Project proposes to change the site's existing zoning designation to "One Family Dwellings (R-1)," which would preclude future use of the site for agricultural production. Although the conversion of the site from agricultural production to residential development represents a zoning change, environmental impacts associated with the conversion are evaluated throughout this Initial Study/Mitigated Negative Declaration (IS/MND) and impacts either would not occur, would be less than significant, or would be reduced to below a level of significance with mitigation. Accordingly, although the proposed Project would conflict with the site's existing agricultural use and zoning designation, there would be no additional impacts to the environment beyond what is already identified and mitigated for by this IS/MND. No additional mitigation would be required.

Zoning designations surrounding the proposed Project site include the following: "Specific Plan Zone (SP Zone)" to the north; SP Zone to the east; SP Zone and R-A-2½ to the south; and R-A-2½ and SP Zone to the west. Land uses surrounding the site include planned residential development to the west and north; an existing K-8 school to the east; agricultural uses (dryland crop production) to the south and southeast; and rural residential, an agricultural support building, and open space to the west and southwest. The existing agricultural uses and zoning to the south and southeast occur within 300 feet of the proposed Project site.

Due to the proximity of existing agriculturally zoned property and agricultural uses (i.e., to the south and southeast), the Project has the potential to directly or indirectly conflict with agricultural operations. However, the proposed Project would be required to comply with Riverside County Ordinance No. 625.1. Ordinance No. 625.1 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Ordinance No. 625 will require notification to future residents of the Project at the time homes are purchased that agricultural operations are on-going in the area and that such uses may not be the subject of nuisance complaints.

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

d) Implementation of the proposed Project would replace the site's existing agricultural uses with a residential community. However, according to Riverside County GIS, there are no lands surrounding the proposed Project site that are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The Project has no potential to result in any indirect impacts to Important Farmland types located outside of the site's immediate vicinity. As such, implementation of the proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and no impact would occur. No mitigation would be required, beyond mandatory compliance with Ordinance No. 625.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: *Tentative Tract Map No. 36437 Air Quality Impact Analysis*. Urban Crossroads, Inc., June 28, 2013; *Final 2012 Air Quality Management Plan*, South Coast Air Quality Management District, December 2012; California Air Resources Board, 2009; *SCAQMD Air Quality Significance Thresholds*. South Coast Air Quality Management District, March 2011; SWAP Figure 3, *Southwest Area Plan Land Use Plan*.

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP for the SCAB, on December 7, 2012. The 2012 SCAQMD AQMP is based on motor vehicle projections provided by the California Air Resources Board (CARB) in their EMFAC 2007 model and demographics information provided by the Southern California Association of Governments (SCAG). (Urban Crossroads, 2013a, p. 31)

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

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

According to the SCAQMD, the proposed Project would be consistent with the AQMP if the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. (Urban Crossroads, 2013a, p. 32)

As discussed below under Thresholds 6.b) and 6.c), the proposed Project could potentially violate an air quality standard or contribute substantially to an existing or projected air quality violation during construction activities. However, implementation of Mitigation Measures M-AQ-1 through M-AQ-2 would reduce the Project's emissions of PM₁₀ and PM_{2.5}, and would reduce Project-related impacts to less-than-significant levels.

If Project emissions exceed the SCAQMD regional thresholds for NO_x, VOC, PM₁₀, or PM_{2.5}, it follows that the emissions could contribute to a cumulative exceedance of a pollutant for which the Air Basin is in nonattainment (i.e., ozone, nitrogen dioxide, PM₁₀, and PM_{2.5}) at a monitoring station in the Basin. An exceedance of a nonattainment pollutant at a monitoring

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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station would not be consistent with the goals of the AQMP, which are to achieve attainment of pollutants. As discussed below under Thresholds 6.b) and 6.c), the proposed project would not exceed the regional or localized significance thresholds with implementation of Mitigation Measures M-AQ-1 and M-AQ-2. Therefore, the proposed Project would not contribute towards a cumulatively considerable regional air quality violation impact. On the basis of the preceding discussion, the Project is determined to be consistent with the first criterion. (Urban Crossroads, 2013a, p. 32)

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

A project would conflict with the AQMP if it will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase. The AQMP indicates that key assumptions to use in this analysis are population number and location and a regional housing needs assessment. The parcel-based land use and growth assumptions and inputs used in the Regional Transportation Model run by the Southern California Association of Governments that generated the mobile inventory used by the SCAQMD for the AQMP are not available. However, the Project would be fully consistent with the site's existing General Plan land use designation of "Medium Density Residential (2-5 du/ac) (MDR)." Because the General Plan identifies the location of future land uses throughout Riverside County, the General Plan serves to identify the future population number and demographic distribution for the County, and is therefore relied upon by SCAQMD for making long-term buildout assumptions. Since the Project would be fully consistent with the site's existing land use designation of MDR, the proposed Project would be consistent with the second criterion. (Urban Crossroads, 2013a, p. 32)

As indicated in the above analysis, the Project would be consistent with the SCAQMD AQMP, assuming implementation of Mitigation Measures M-AQ-1 and M-AQ-2. Therefore, because the proposed Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant. (Urban Crossroads, 2013a, p. 33)

b & c) The SCAQMD has developed regional and localized significance thresholds for regulated pollutants. Table EA-1, *SCAQMD Regional Thresholds*, summarizes the SCAQMD's regional and localized thresholds. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2009) indicate that any project in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. The proposed Project has the potential to exceed the SCAQMD regional and/or localized emissions thresholds during both Project construction and long-term operation. Each is discussed below. (Urban Crossroads, 2013a, p. 19)

Construction Emissions – Regional Thresholds

Construction activities associated with the proposed Project would result in emissions of CO, VOCs, NO_x, SO_x, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities:

- Site Preparation
- Grading and Infrastructure Installation
- Building Construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table EA-1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
NO _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

AMBIENT AIR QUALITY FOR CRITERIA POLLUTANTS (LOCALIZED THRESHOLDS)	
NO ₂ (construction)	
1-hour average (state)	0.18 ppm
PM ₁₀ (construction)	
24-hour average	10.4 µg/m ³
PM _{2.5} (construction)	
24-hour average	10.4 µg/m ³
CO (construction)	
1-hour average	20.0 ppm
8-hour average	9.0 ppm

- Paving
- Architectural Coatings (Painting)
- Construction Workers Commuting

The duration of activities was estimated based on the Project's expected opening year, specific construction activity and CalEEMod™ model defaults for the number and type of equipment that would be used. Please refer to specific detailed modeling inputs/outputs contained in Appendix "A" of the Air Quality Impact Analysis (IS/MND Appendix C). A detailed summary of construction equipment assumptions by phase is provided in Table 3-3, *Anticipated Construction Equipment*, within IS/MND Section 3.2.1. (Urban Crossroads, 2013a, pp. 20-21)

Dust is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions". Emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). The CalEEMod™ model was utilized to calculate fugitive dust emissions resulting from this phase of activity. Site Preparation is expected to occur over an approximate duration of two months; grading activities would occur for a period of approximately three to four months; building construction would require approximately 10 to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11 months to complete; and architectural coatings would occur for a period of approximately three to four months. Construction activities would occur over a total duration of approximately 20 months. Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the project site) were estimated using the CalEEMod™ model. (Urban Crossroads, 2013a, p. 21)

The Project's estimated maximum daily construction emissions are summarized in Table EA-2, *Emissions Summary of Overall Construction (Without Mitigation)*. Detailed construction model outputs are presented in Appendix "A" to the Project's Air Quality Impact Analysis (IS/MND Appendix C). Under the assumed scenarios, emissions resulting from Project construction would not exceed the regional criteria pollutant thresholds established by the SCAQMD, and construction-related impacts would be less than significant based on the regional thresholds. (Urban Crossroads, 2013a, p. 21)

Construction Emissions – Localized Significance Thresholds

As previously discussed, the SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs). (Urban Crossroads, 2013a, p. 26) The analysis makes use of methodology included in the SCAQMD Final Localized Significance Threshold Methodology (Methodology) (SCAQMD, June 2003).

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

Year	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2013	8.08	65.47	36.80	0.07	21.01	12.60
2014	27.86	25.99	21.07	0.04	2.33	1.87
Maximum Daily Emissions	27.86	65.47	36.80	0.07	21.01	12.60
SCAQMD Regional Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Note: Refer to Appendix A to the Air Quality Impact Analysis (IS/MND Appendix C) for the CalEEMod™ output files and additional hand calculations for the estimated emissions.
Emissions shown are pounds per day.
(Urban Crossroads, 2013a, Table 3-3)

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of a project are above or below State standards. In the case of CO and NO₂, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM₁₀ and PM_{2.5}, both of which are non-attainment pollutants. (Urban Crossroads, 2013a, p. 26)

The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses. (Urban Crossroads, 2013a, p. 26) LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects.

For this Project, the appropriate Source Receptor Area (SRA) for the LST is the Perris Valley area (SRA 24). LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO₂), particulate matter ≤ 10 microns (PM₁₀), and particulate matter ≤ 2.5 microns (PM_{2.5}). The SCAQMD produced look-up tables for projects that disturb less than or equal to 5 acres in size. Larger projects are advised to rely on dispersion modeling to determine localized pollutant concentrations. Because the proposed Project would not actively disturb more than 5 acres of land on any given day (as required pursuant to Mitigation Measure M-AQ-1), the SCAQMD's look-up tables were utilized to determine Project impacts. (Urban Crossroads, 2013a, p. 27)

SCAQMD's Methodology clearly states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs." Therefore, for purposes of the construction LST analysis only emissions included in the CalEEMod "on-site" emissions outputs were considered (Urban Crossroads, 2013a, p. 27)

The nearest sensitive receptor land uses are the existing residential land uses abutting the Project site to the west. Notwithstanding, the Methodology explicitly states that "It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters." Accordingly, LSTs for receptors at 25 meters are utilized in this analysis and provide for a conservative i.e. "health protective" standard of care. (Urban Crossroads, 2013a, p. 27)

Without mitigation, emissions during construction activity would exceed the SCAQMD's localized significance thresholds for emissions PM₁₀ and PM_{2.5}. Table EA-3, *Localized Significance Summary – Construction (Without SCAQMD Rule 403 Compliance)*, identifies the unmitigated localized impacts at the nearest receptor location in the vicinity of the Project. It should be noted that the impacts without mitigation do not take credit for reductions achieved through best management practices (BMPs) and standard regulatory requirements (e.g., SCAQMD's Rule 403), even though the Project would be required to comply with SCAQMD's Rule 403. In order to enhance monitoring and compliance, Rule 403 requirements are restated as recommended mitigation measures (refer to Mitigation Measure M-AQ-1). Accordingly, prior to mitigation the Project's construction-related emissions would exceed the SCAQMD LSTs, which represents a significant impact for which mitigation would be required. (Urban Crossroads, 2013a, p. 27)

Table EA-3 Localized Significance Summary – Construction (Without SCAQMD Rule 403 Compliance)

Activity	NO _x	CO	PM ₁₀	PM _{2.5}
2013	65.32	35.42	20.73	12.59
2014	24.00	17.51	1.86	1.86
Maximum Daily Emissions	65.32	35.42	20.73	12.59
SCAQMD Localized Threshold	236.67	1,345.67	11.00	6.67
Significant?	NO	NO	YES	YES

Note: Refer to Attachment A to the Air Quality Impact Analysis (IS/MND Appendix C) for the CalEEMod™ output files for the estimated emissions.

(Urban Crossroads, 2013a, Table 3-5)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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After the implementation of applicable mitigation measures (Mitigation Measures M-AQ-1 and M-AQ-2), emissions during construction activity would not exceed the SCAQMD's localized significance threshold for any of the applicable emissions. Table EA-4, *Localized Significance Summary – Construction (With SCAQMD Rule 403 Compliance)*, identifies the localized impacts at the nearest receptor location in the vicinity of the Project following the implementation of required mitigation. Therefore, implementation of the required mitigation would reduce the Project's near-term construction impacts due to LSTs to a level below significant. (Urban Crossroads, 2013a, p. 27)

Table EA-4 Localized Significance Summary – Construction (With SCAQMD Rule 403 Compliance)

Activity	NO _x	CO	PM ₁₀	PM _{2.5}
2013	65.32	35.42	9.71	6.53
2014	24.00	17.51	1.86	1.86
Maximum Daily Emissions	65.32	35.42	9.71	6.53
SCAQMD Localized Threshold	236.67	1,345.67	11.00	6.67
Significant?	NO	NO	NO	NO

Note: Refer to Attachment A to the Air Quality Impact Analysis (IS/MND Appendix C) for the CalEEMod™ output files for the estimated emissions.
(Urban Crossroads, 2013a, Table 3-6)

Operational Emissions – Regional Thresholds

Operational activities associated with the proposed Project would result in emissions of ROG, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Operational emissions would be expected from the following primary sources:

- Vehicles
- Combustion Emissions Associated with Natural Gas and Electricity
- Fugitive dust related to vehicular travel
- Landscape maintenance equipment
- Emissions from consumer products
- Architectural coatings

Please refer to Section 3.5 of the Project's Air Quality Impact Analysis (IS/MND Appendix C) for a description of the various inputs assumed in the study for each of the above-listed sources. (Urban Crossroads, 2013a, pp. 23-24)

The Project-related operations emissions burdens, along with a comparison of SCAQMD recommended significance thresholds, are shown on Table EA-5, *Summary of Peak Operational Emissions*. Detailed construction model outputs are presented in Appendix "A" to the Project's Air Quality Impact Analysis (IS/MND Appendix C). Results of the analysis indicate that operation of the Project would not exceed the regional criteria pollutant thresholds established by the SCAQMD, and impacts would therefore be less than significant. (Urban Crossroads, 2013a, p. 24)

Operational Emissions – Localized Significance Thresholds

The proposed Project involves the construction and operation of 102 single family residential homes and a park in a residential community setting. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or