

FORM APPROVED COUNTY COUNSEL 5/9/16
 BY: GREGORY P. PRIAMOS DATE



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

623



FROM: Regional Park & Open-Space District

SUBMITTAL DATE:
 May 6, 2016

SUBJECT: Resolution No. 2016-03 Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, Adopting A Mitigation Monitoring And Reporting Program, Issuing Certain Limited Approvals for Tract Map No. 36390 Subdivision Project by Authorizing the Conveyance of Easement Interests in Portions of Real Property Identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013; Approval of Agreement Concerning the Conveyance of Easements for Public Purposes; District 1

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution No. 2016-03 Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, Adopting A Mitigation Monitoring And Reporting Program, Issuing Certain Limited Approvals for Tract Map No. 36390 Subdivision Project by Authorizing Authorization the Conveyance of Easement Interests in Portions of Real Property Identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013 located in the City of Riverside, County of Riverside, State of California, by Easement Deeds; and

(continued on page 2)

BACKGROUND:

Summary

(continued on page 2)

2016-032D

[Signature]
 Scott Bangla
 General Manager

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

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY: *Alex Gann*
 Alex Gann

County Executive Office Signature

MINUTES OF THE BOARD OF DIRECTORS

On motion of Director Benoit, seconded by Director Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: May 17, 2016
xc: Parks, Recorder

Kecia Harper-Ihem
 Clerk of the Board
 By: *[Signature]*
 Deputy
DISTRICT

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

13-1

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

Departmental Concurrence

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

FORM 11: Resolution No. 2016-03 Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, Adopting a Mitigation Monitoring and Reporting Program, Issuing Certain Limited Approvals for Tract Map No. 36390 Subdivision Project by Authorizing the Conveyance of Easement Interests in Portions of Real Property Identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013; Approval of Agreement Concerning the Conveyance of Easements for Public Purposes; District 1

DATE: May 6, 2016

PAGE: 2 of 3

RECOMMENDED MOTION: (continued from page 1)

2. Approve the Agreement Concerning the Conveyance of Easements for Public Purposes between the Riverside County Regional Park and Open-Space District and Lennar Homes of California, LLC and authorize the Chairman of the Board of Directors to execute the same on behalf of the District; and
3. Direct the Clerk of the Board to return all documents to the Regional Park and Open-Space District for further processing; and
4. Direct the Clerk of the Board to file for posting the Notice of Determination with the County Clerk within five working days of approval by this Board.

BACKGROUND:

Summary (continued)

District is the owner of certain unimproved real property, located in the unincorporated area of the County of Riverside, State of California, identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013, consisting of approximately 8.86 acres (385,942 square feet) of vacant land ("District Property")(see Attachment 1). Lennar Homes of California, Inc. ("Lennar") owns real property located adjacent to the District Property, identified with Assessor's Parcel Numbers 269-100-009, 269-100-011, 269-100-012, 269-100-014, 269-060-004 and 269-060-006 ("Lennar Property") with certain development entitlements and conditions of approval associated with a project referenced as Tract Map No. 36390 ("TM36390"), an implementing project located within the Citrus Heights Specific Plan No. 325 Amendment No. 1 (see Attachment 2).

As a condition of approval for the development of TM36390, Lennar is required to make and provide for certain public easement dedications and improvements for road right of way, utility, storm drain, ponding, and fuel modification purposes, as shown on the attached Figure A, of TM36390. Lennar desires to acquire certain easement interests in, over, across and through those certain and limited portions of District Property in favor of the County of Riverside, the Riverside County Flood Control and Water Conservation District and other entities for public purposes, (the "Easements") as shown in Figure A, Overall Easement Exhibit, and further described and depicted in Attachment 3 to the Agreement, to satisfy its public dedication and improvement requirements for Lennar's TM36390 development.

In accordance with California Public Resources Code Section 5540, a district may grant or dispose of an interest in real property not actually dedicated for park and open-space purposes, within or without the district, necessary to the full exercise of its powers. The District finds that the grant of the easement interests over the District Property for public purposes requested by Lennar does not interfere with the use of the property for the District's purposes and the property has not been actually dedicated for park and open-space purposes.

The District and Lennar desire to enter into that certain Agreement Concerning the Conveyance of Easement Interests for Public Purposes ("Agreement") to provide the terms and conditions for the grant of the Easements. The District is not and will not be responsible for or obligated to any of Lennar's obligations and conditions associated with TM36390. Lennar is solely responsible for costs, consideration due and liabilities associated with any of the Easements and upon the terms and conditions set forth in any agreements negotiated between the parties. All easements required by the conditions of approval with the various listed agencies and utilities are to be satisfied solely by Lennar. Lennar agrees to absorb all costs and liabilities associated with the actions associated with acquiring the Easements. The District shall have the right to review and approve all easements and/or maintenance agreements to be entered into upon District owned land and nothing contained herein shall be deemed as a pre-commitment to actually conveying such Easements.

SUBMITTAL TO THE BOARD OF DIRECTORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Resolution No. 2016-03 Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, Adopting a Mitigation Monitoring and Reporting Program, Issuing Certain Limited Approvals for Tract Map No. 36390 Subdivision Project by Authorizing the Conveyance of Easement Interests in Portions of Real Property Identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013; Approval of Agreement Concerning the Conveyance of Easements for Public Purposes; District 1

DATE: May 6, 2016

PAGE: 3 of 3

On September 24, 2013, the County, as the California Environmental Quality Act (CEQA) lead agency, considered Addendum No. 1 to Environmental Impact Report ("EIR") No. 433 and approved Amendment No. 1 to Specific Plan No. 325; Change of Zone No. 7779 and Tentative Tract Map No. 36390 (the "Project"). The District is a responsible agency under CEQA and has a more limited approval and implementing authority over the Project, namely the conveyance of the easement interests for public purposes. Staff recommends adoption by the Board of Directors Resolution No. 2016-03 to make the requisite responsible agency CEQA findings for the limited District approval associated with this Project to finalize this transaction and approve the Agreement.

Resolution No. 2016-03, the Agreement and the Easement Deeds have been approved as to form by County Counsel.

Impact on Residents and Businesses

Granting of the easements will have no impact on the residents or businesses in the area. It will allow for the approved development plan to proceed.

SUPPLEMENTAL:

Additional Fiscal Information

All costs associated with this transaction will be paid by Lennar pursuant to terms of the Agreement.

Contract History and Price Reasonableness

N/A

Attachments:

- Attachment 1 – District Property
- Attachment 2 – Lennar Property
- Figure A - Overall Easement Exhibit
- Resolution No. 2016-03 Making Responsible Agency California Environmental Quality Act Findings, Adopting MMRP, Issuing Certain Limited Approvals for Tract Map No. 36390 Subdivision Project by Authorization the Conveyance of Easement Interests
- Attachment 3 – Legal Descriptions and Plat Maps of Easement Interests
- Notice of Determination
- Agreement Concerning the Conveyance of Easements for Public Purposes between the District and Lennar

RESOLUTION NO. 2016-03

MAKING RESPONSIBLE AGENCY FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, AND ISSUING CERTAIN LIMITED APPROVALS FOR THE TRACT MAP NUMBER 36390 SUBDIVISION PROJECT BY AUTHORIZING THE CONVEYANCE OF EASEMENT INTERESTS FOR PUBLIC PURPOSES IN PORTIONS OF REAL PROPERTY IDENTIFIED WITH ASSESSOR'S PARCEL NUMBERS 269-100-010 AND 269-100-013 LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

WHEREAS, the Riverside County Regional Park and Open-Space District is the owner of certain real property identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013, consisting of approximately 8.86 acres (385,942 square feet) of vacant land, located in the unincorporated area of the County of Riverside, State of California, ("District Property"); and

WHEREAS, Lennar Homes of California, Inc. ("Lennar") is the owner of certain real property located adjacent to both sides of the District Property, identified with Assessor's Parcel Numbers 269-100-009, 269-100-011, 269-100-012, 269-100-014, 269-060-004 and 269-060-006, ("Lennar Property") with certain development entitlements and conditions of approval associated with a project referenced as Tract Map No. 36390 ("TM36390"), an implementing subdivision project located within the Citrus Heights Specific Plan No. 325 Amendment No. 1; and

WHEREAS, Lennar, as a condition of approval to TM36390, must provide certain public easements and improvements for road right of way and utility, storm drain, ponding, and fuel modification purposes, and access purposes; and

WHEREAS, Lennar desires to acquire certain easement interests on behalf of the public and the TM36390 project as further described in the legal descriptions and plat maps for the respective easement interests (the "Easements"), in the attached Attachment 3 and by this reference incorporated herein, needed in order for Lennar to satisfy the conditions of approval for TM36390; and

WHEREAS, the District has been asked to issue certain limited approvals for the TM36390 Project, specifically including authorizing the conveyance of easement interests for public purposes; and

FORM APPROVED COUNTY COUNSEL
BY: *Sybil M. Gunzel* 5-9-16
DATE: SYBIL M. GUNZEL

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1 WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code
2 section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations section 15000
3 et seq.) (“CEQA”), on September 24, 2013, the County approved Amendment No. 1 to Specific Plan No.
4 325; Change of Zone No. 7779 and Tentative Tract Map No. 36390 (the “Project”) after it considered
5 Addendum No. 1 to Environmental Impact Report (“EIR”) No. 433 (EIR No. 433 for Specific Plan No.
6 325 was previously certified by County of Riverside, as the CEQA lead agency, on December 21, 2004
7 (State Clearinghouse No. 2001061096)) (collectively referred to as the “Documents”); and

8 WHEREAS, the County of Riverside served as lead agency for the environmental review
9 and analysis of the Project pursuant to the requirements of CEQA; and

10 WHEREAS, the District has more limited approval and implementing authority over the
11 Project and thus serves only as a responsible agency for the Project pursuant to the requirements of
12 CEQA; and

13 WHEREAS, the lead agency, at a noticed public meeting, reviewed and considered the
14 Addendum No. 1 to EIR No. 433, the Initial Study, a Mitigation Monitoring and Reporting Program, the
15 Project, all oral and written comments received, made written findings, adopted a Mitigation Monitoring
16 and Reporting Program, and approved the Project; and

17 WHEREAS, the District, as a responsible agency, has reviewed Addendum No. 1 to EIR
18 No. 433 and determined that it adequately analyzes the potential environmental impacts associated with
19 the District’s limited role as a responsible agency in the implementation of the Project; and

20 WHEREAS, in accordance with California Public Resources Code Section 5540, a district
21 may grant or dispose of an interest in real property not actually dedicated for park and open-space
22 purposes, within or without the district, necessary to the full exercise of its powers; and

23 WHEREAS, District is willing to convey these certain easement interests on behalf of the
24 public and the Project pursuant to the terms and conditions of the Agreement Concerning the Conveyance
25 of Easements for Public Purposes between the District and Lennar, provided 1) the District finds that the
26 grant of the easement interests over the District Property for public purposes requested by Lennar does not
27 interfere with the use of the property for the District’s purposes; 2) due consideration and cost
28 reimbursement is paid by Lennar; and 3) the District is not responsible for or obligated to any of Lennar’s

1 obligations and conditions associated with TM36390; and

2 WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred;

3 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the
4 Board of Directors of the Riverside County Regional Park and Open-Space District (“Board”), assembled
5 in regular session on or after May 17, 2016, at 9:00 am or soon thereafter, in the meeting room of the
6 Board of Directors located on the First Floor of the County Administrative Center, 4080 Lemon Street,
7 Riverside, California, based upon the evidence and testimony presented on the matter, both written and
8 oral, including the Documents, as it relates to the conveyance of the easement interests, that:

9 1. Incorporation of Recitals. The above recitations constitute findings of the Board
10 with respect to the conveyance of easement interests and are incorporated herein.

11 2. No Interference with District’s use of its Property. The District finds that the grant
12 of the easement interests over the District Property for public purposes requested by Lennar does not
13 interfere with the use of the property for the District’s purposes.

14 3. Consideration of the Addendum No. 1 to EIR No. 433 and Adoption of Findings
15 Regarding CEQA Compliance. As the decision-making body for the District, and in the District’s limited
16 role as a responsible agency under CEQA, the District has received, reviewed, and considered the
17 information contained in the Addendum No. 1 to Final Environmental Impact Report No. 433 for the
18 TM36390 Subdivision Project, the Initial Study, all comment letters, and other related documents. Based
19 on this review, the District finds that, as to those potential environmental impacts within the District
20 powers and authorities as responsible agency, that the Addendum No. 1 to EIR No. 433 for the Project
21 contains a complete, objective, and accurate reporting of those potential impacts and reflects the
22 independent judgment and analysis of the District.

23 4. CEQA Findings on Environmental Impacts. In its limited role as a responsible
24 agency under CEQA, the District finds that there are no feasible alternatives to the Project which would
25 avoid or substantially lessen the Project’s potentially significant environmental impacts but still achieve
26 most of the Project’s objectives. The District further finds that the mitigation measures imposed by the
27 lead agency are sufficient to reduce all potentially significant impacts to a level of less than significant.
28 As such, the District concurs with the environmental findings adopted by the lead agency, which are

1 attached hereto as Attachment 4 by this reference incorporated herein and therefore the District adopts
2 those findings as its own and incorporates them herein.

3 5. Adoption of Mitigation Monitoring and Reporting Program. The District hereby
4 approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project and
5 approved by the lead agency, which is attached to the written findings attached hereto as Attachment 4.

6 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by the Board of
7 Directors (Board) of the Riverside County Regional Park and Open-Space District that, as required by
8 State CEQA Guidelines section 15096 and in its limited role as responsible agency under CEQA, the
9 Board authorizes the conveyance, to the designated grantees, of the following easement interests in real
10 property, over, across, on and within land identified with Assessor's Parcel Numbers 269-100-010 and
11 269-100-013, located in the unincorporated area of the County of Riverside, State of California,
12 referenced as the Easements, pursuant to the terms and conditions of that certain Agreement Concerning
13 the Conveyance of Easements for Public Purposes between the District and Lennar, as more particularly
14 legally described and depicted in the attached Attachment 3:

15 1. A permanent non-exclusive ponding easement ("**Ponding Easement**") in favor of
16 the County of Riverside, consisting of approximately 3,244 square feet, within a western portion of land
17 identified with Assessor's Parcel Number (APN) 269-100-010, more particularly legally described and
18 depicted in **Exhibits A and B** for the **Ponding Easement**.

19 2. Permanent public road right of way and utility easement interests in three locations
20 ("**Public Road & Utility Easement - Parcels 1, 2 and 3**") in favor of the County of Riverside, across the
21 following sections of land identified with APN 269-100-013: Parcel 1 consisting of approximately 3,819
22 square feet of southwestern area; Parcel 2 consisting of approximately 3,623 square feet of southwestern
23 area; and Parcel 3 consisting of approximately 5,523 square feet of northeastern limit, more particularly
24 legally described and depicted in the respective **Exhibits A and B** for the **Public Road & Utility**
25 **Easement - Parcels 1, 2 and 3**.

26 3. A permanent non-exclusive storm drain facilities easement ("**Storm Drain**
27 **Facilities Easement 1**"), consisting of approximately 5,223 square feet within the western portion of land
28 identified with APN 269-100-013, more particularly legally described and depicted in **Exhibits A and B**

1 for the **Storm Drain Facilities Easement 1** and a permanent non-exclusive access easement ("**Storm**
2 **Drain Facilities Access Easement**"), consisting of approximately 15,834 square feet within the
3 southwest portion of land identified with APN 269-100-013, more particularly legally described and
4 depicted in **Exhibits A and B** for the **Storm Drain Facilities Access Easement**, in favor of the Riverside
5 County Flood Control and Water Conservation District.

6 4. A permanent non-exclusive storm drain facilities easement ("**Storm Drain**
7 **Facilities Easement 2**"), consisting of approximately 7,623 square feet within land identified with APN
8 269-100-013, more particularly legally described and depicted in **Exhibits A and B** for the **Storm Drain**
9 **Facilities Easement 2** and a permanent non-exclusive storm drain facilities access easement ("**Storm**
10 **Drain Facilities Access Easement**"), consisting of approximately 15,834 square feet within the
11 southwest portion of land identified with APN 269-100-013, more particularly legally described and
12 depicted in **Exhibits A and B** for the **Storm Drain Facilities Access Easement**, in favor of the County of
13 Riverside.

14 5. Permanent fuel modification easement interests in two locations ("**HOA 1 & 2**") in
15 favor of Lennar Homes of California, Inc. on behalf of the Homeowners' Association for the Project,
16 across the following sections of land identified with APN 269-100-013: **HOA 1** consisting of
17 approximately 111,686 square feet and **HOA 2** consisting of approximately 4,859 square feet, more
18 particularly legally described and depicted in the respective **Exhibits A and B** for the **HOA 1 & 2**.

19 6. A permanent fuel modification access easement interests ("**Fuel Modification**
20 **Emergency Access Easement**") in favor of the County of Riverside, consisting of approximately 1,701
21 square feet, within the north end of the land identified with APN 269-100-013, more particularly legally
22 described and depicted in **Exhibits C and D** for the **Fuel Modification Emergency Access Easement**.

23 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by this Board that this
24 Board approves the Agreement Concerning the Conveyance of Easements for Public Purposes between
25 the Riverside County Regional Park and Open-Space District and Lennar Homes of California, Inc. and
26 authorizes the Chairman of the Board of Directors for the District to execute the same on behalf of the
27 District.

1 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by this Board that the
2 Clerk of the Board is hereby directed to file a Notice of Determination with the Riverside County Clerk
3 and also with the Governor's Office of Planning and Research within five (5) working days of the
4 approval of the Project.

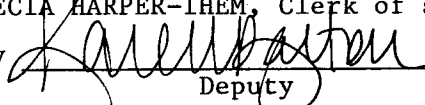
5 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the documents
6 and materials that constitute the record of proceedings on which these findings are based are located at the
7 offices of the Clerk of the Board of Directors for the District at 4080 Lemon St., 1st Floor, Riverside, CA
8 92501.

9 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the
10 Board shall sign this Resolution to attest and certify to the passage and adoption thereof.

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13 ROLL CALL:

14 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
15 Nays: None
16 Absent: None

17 The foregoing is certified to be a true copy of a resolution duly
18 adopted by said Board of Supervisors on the date therein set forth.

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KECIA HARPER-IHEM, Clerk of said Board
By  Deputy

ATTACHMENT 3

LEGAL DESCRIPTIONS AND PLAT MAPS
OF EACH LISTED EASEMENT INTERESTS IN REAL PROPERTY

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PONDING EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE – Exhibits A and B

PUBLIC ROAD AND UTILITY EASEMENTS (PARCELS 1, 2 & 3) IN FAVOR OF THE COUNTY OF RIVERSIDE– Exhibits A and B, respectively

STORM DRAIN FACILITIES EASEMENT 1 and STORM DRAIN FACILITIES ACCESS EASEMENT IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT – Exhibits A and B, respectively

STORM DRAIN FACILITIES EASEMENT 2 and STORM DRAIN FACILITIES ACCESS EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE – Exhibits A and B, respectively

FUEL MODIFICATION EASEMENTS (HOA 1 & 2) IN FAVOR OF THE LENNAR on behalf of the HOMEOWNER’S ASSOCIATION – Exhibits A and B, respectively

FUEL MODIFICATION EMERGENCY ACCESS EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE – Exhibits C and D

EXHIBIT "A"
LEGAL DESCRIPTION
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
PONDING EASEMENT

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

COMMENCING AT THE EASTERLY TERMINUS OF THE LINE IN SAID DEED DESCRIBED THEREIN AS BEING NORTH 89°22'53" WEST 2241.64 FEET;

THENCE NORTH 89°23'15" WEST 734.88 FEET, ALONG SAID LINE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE NORTH 89°23'15" WEST 54.07 FEET;

THENCE SOUTH 19°09'18" WEST 63.29 FEET;

THENCE SOUTH 89°23'15" EAST 54.07 FEET;

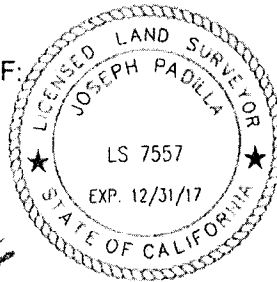
THENCE NORTH 19°09'18" EAST 63.29 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A"
LEGAL DESCRIPTION
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
PONDING EASEMENT

THE ABOVE DESCRIBED LAND CONTAINS 3,244 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

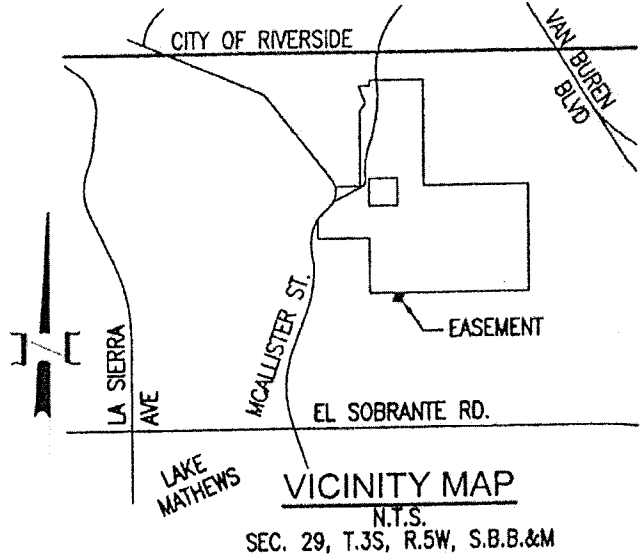


[Handwritten Signature] 3-14-2016
JOSEPH PADILLA, PLS 7557 DATE

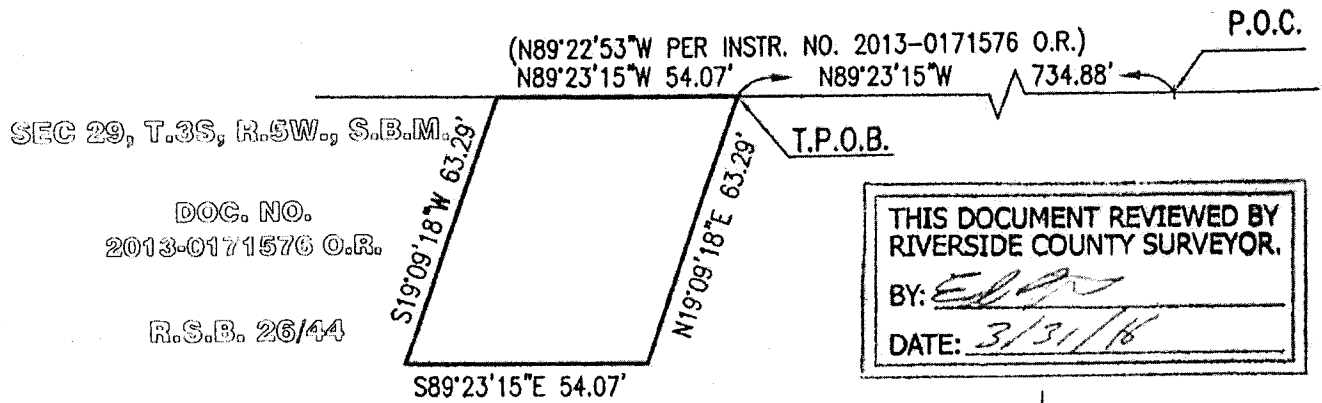
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Handwritten Signature]*
DATE: 3/31/16

EXHIBIT "B"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT PONDING EASEMENT




TRACT MAP NO. 36390



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 3/31/16

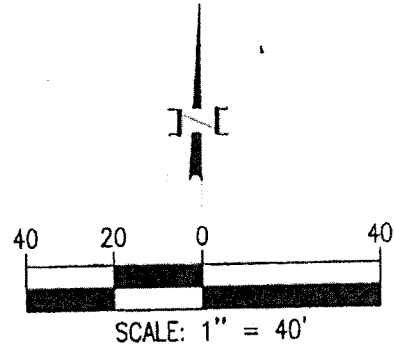
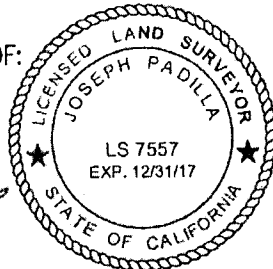
LEGEND

 INDICATES
EASEMENT AREA

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature] 3-14-2016
JOSEPH PADILLA DATE
LICENSED LAND SURVEYOR NO. 7557



MDS CONSULTING	WORSE	17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
	SCHULTZ	PH: 949-251-8821 FAX: 949-251-0518
PLANNERS ENGINEERS SURVEYORS		

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

PARCEL 1

THAT PORTION OF THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED IN THE DEED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED SEPTEMBER 30, 1976 AS INSTRUMENT NO. 146106, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 29 WITH THE NORTHWESTERLY LINE OF PARCEL 'A' AS DESCRIBED IN SAID DEED;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE SOUTH $56^{\circ}51'26''$ WEST 98.09 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 355.00 FEET SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH $62^{\circ}23'40''$ EAST;

THENCE, LEAVING SAID NORTHWESTERLY LINE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ}51'35''$, AN ARC DISTANCE OF 61.09 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 'A';

THENCE, ALONG SAID SOUTHEASTERLY LINE, SOUTH $56^{\circ}51'26''$ WEST 62.72 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 295.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND DISTANT 60.00 FEET WESTERLY FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 355.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $75^{\circ}29'26''$ EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}57'54''$, AN ARC DISTANCE OF 61.60 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 'A';

THENCE ALONG SAID NORTHWESTERLY LINE NORTH $56^{\circ}51'26''$ EAST 60.34 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,679 SQUARE FEET, OR 0.08 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL 2

THAT PORTION OF THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED IN THE DEED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED SEPTEMBER 30, 1976 AS INSTRUMENT NO. 146106, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 29 WITH THE NORTHWESTERLY LINE OF PARCEL 'A' AS DESCRIBED IN SAID DEED;

THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 56°51'26" WEST 1375.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 970.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 8°58'41", AN ARC DISTANCE OF 152.00 FEET;

THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY LINE SOUTH 65°50'07" WEST, 442.83 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 1°54'53", AN ARC DISTANCE OF 34.42 FEET TO THE **TRUE POINT OF BEGINNING**.

THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 3°20'17", AN ARC DISTANCE OF 60.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 62°39'30" WEST;

THENCE SOUTHEASTERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 10°26'55", AN ARC DISTANCE OF 60.18 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 'A', BEING A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 29°13'22" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 3°37'02", AN ARC DISTANCE OF 61.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND DISTANT 60.00 FEET NORTHEASTERLY FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS NORTH 25°28'20" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'47", AN ARC DISTANCE OF 60.69 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

CONTAINING 3,623 SQUARE FEET, OR 0.08 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL 3

THAT PORTION OF THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED IN THE DEED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED SEPTEMBER 30, 1976 AS INSTRUMENT NO. 146106, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 29 WITH THE NORTHWESTERLY LINE OF PARCEL 'A' AS DESCRIBED IN SAID DEED;

THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 56°51'26" WEST 1375.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 970.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 8°58'41", AN ARC DISTANCE OF 152.00 FEET;

THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY LINE SOUTH 65°50'07" WEST, 442.83 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 34°27'05"; AN ARC DISTANCE OF 619.33 FEET;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE SOUTH 31°23'02" WEST, 4.40 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 970.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°07'58"; AN ARC DISTANCE OF 357.77 FEET TO THE **TRUE POINT OF BEGINNING**.

THENCE CONTINUING ALONG SAID CURVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 5°48'33", AN ARC DISTANCE OF 98.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 563.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 11°03'30" EAST;

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°10'33", AN ARC DISTANCE OF 80.34 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 'A', BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,030.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 34°43'52" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 3°04'52", AN ARC DISTANCE OF 55.39' FEET;

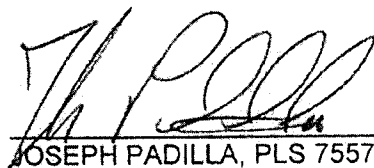
THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE NORTH 52°52'08" EAST, 31.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 637.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND 74.00 FEET NORTHEASTERLY FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 563.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 23°38'37" EAST;

THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°23'27", AN ARC DISTANCE OF 71.05 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,523 SQUARE FEET, OR 0.13 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

 4-15-16
JOSEPH PADILLA, PLS 7557 DATE

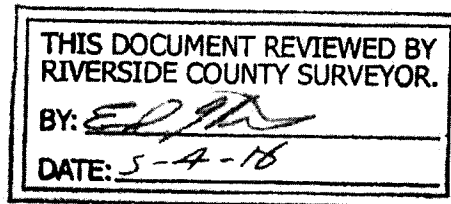
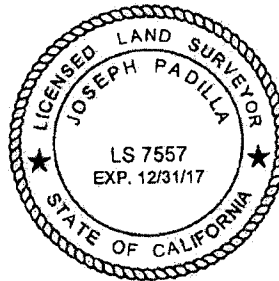
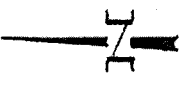


EXHIBIT "B" PUBLIC ROAD AND UTILITY EASEMENT



SCALE: 1" = 300'



INDICATES EASEMENT PARCEL

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W., S.B.M.

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W., S.B.M.

P.O.C. FOR
PARCELS 1, 2 & 3
SEE SHEET 2
I.P.O.B.
PCL 1

PARCEL 1

S 36°51'26" W 175.27'

EASTERLY LINE
SEC. 29, T.3S.,
R.5W., S.B.M.

A=8°58'41"
R=970.00' L=152.00'

S 63°50'07" W 42.83'

PARCEL 2

SHEET 3
I.P.O.B.
PCL 2

A=34°27'05"
R=1020.00' L=518.35'

S 31°23'02" W 4.40'

I.P.O.B. SHEET 4
PCL 3

PARCEL 3

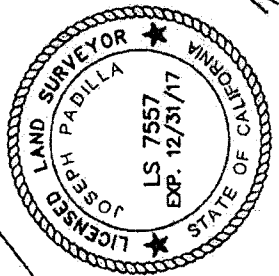
L=1002.75'

R=970.00'

S 13°15'13" W 13.14'

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *Edgar*
DATE: 5-7-16

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:

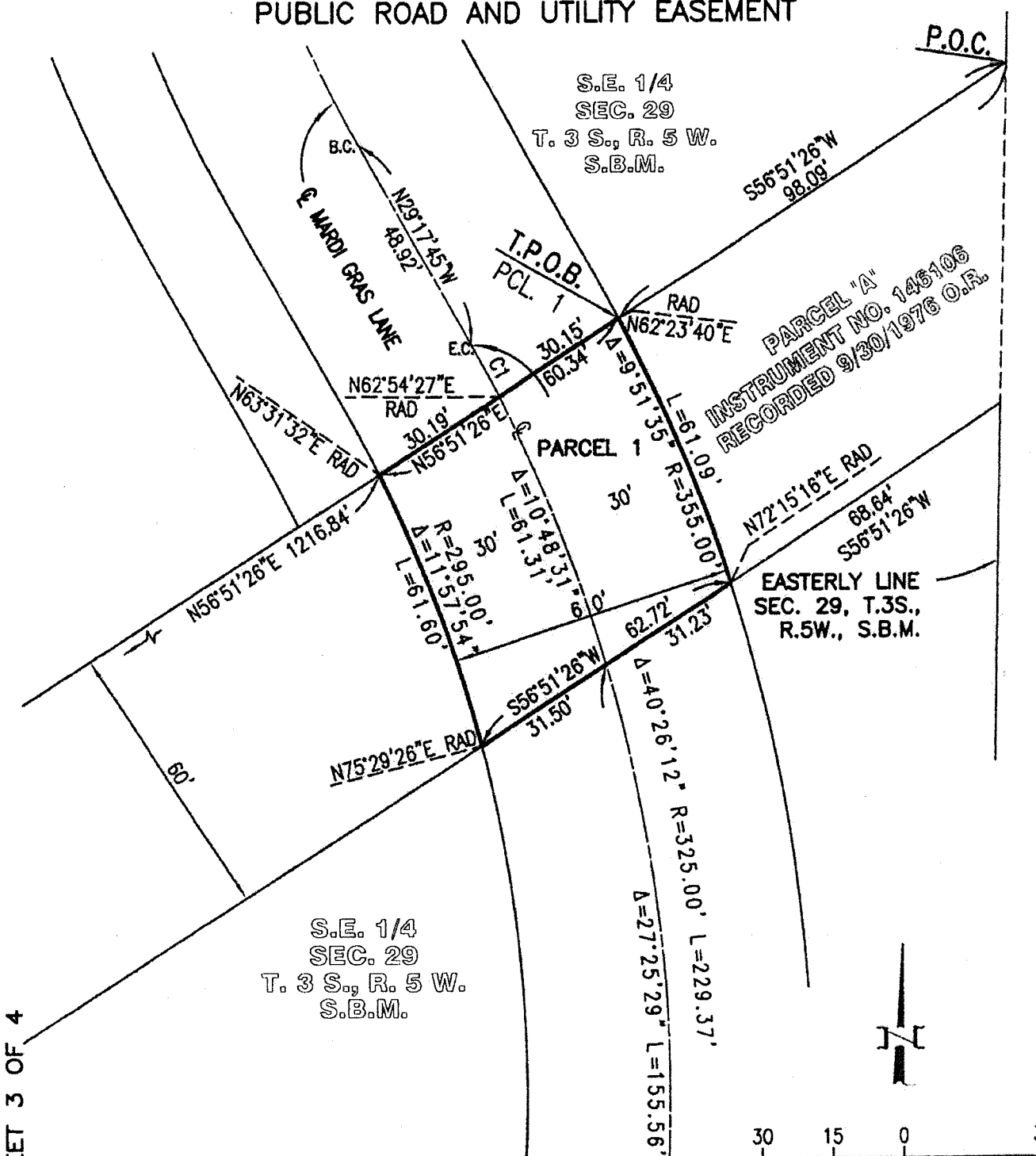


Joseph Padilla
JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557
DATE 4-15-16

MDS
CONSULTING
PLANNERS ENGINEERS SURVEYORS
MORSE
SUITE 350
IRVINE, CA 92614
SCHULTZ
PH: 949-251-8821
FAX: 949-251-0516
17320 REDHILL AVE.

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT



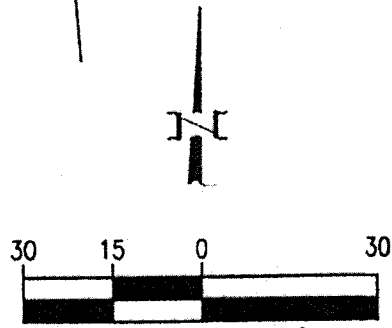
S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.
S.B.M.

PARCEL 'A'
INSTRUMENT NO. 146106
RECORDED 9/30/1976 O.R.

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.
S.B.M.

SEE SHEET 3 OF 4

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2'12'12"	325.00	12.50



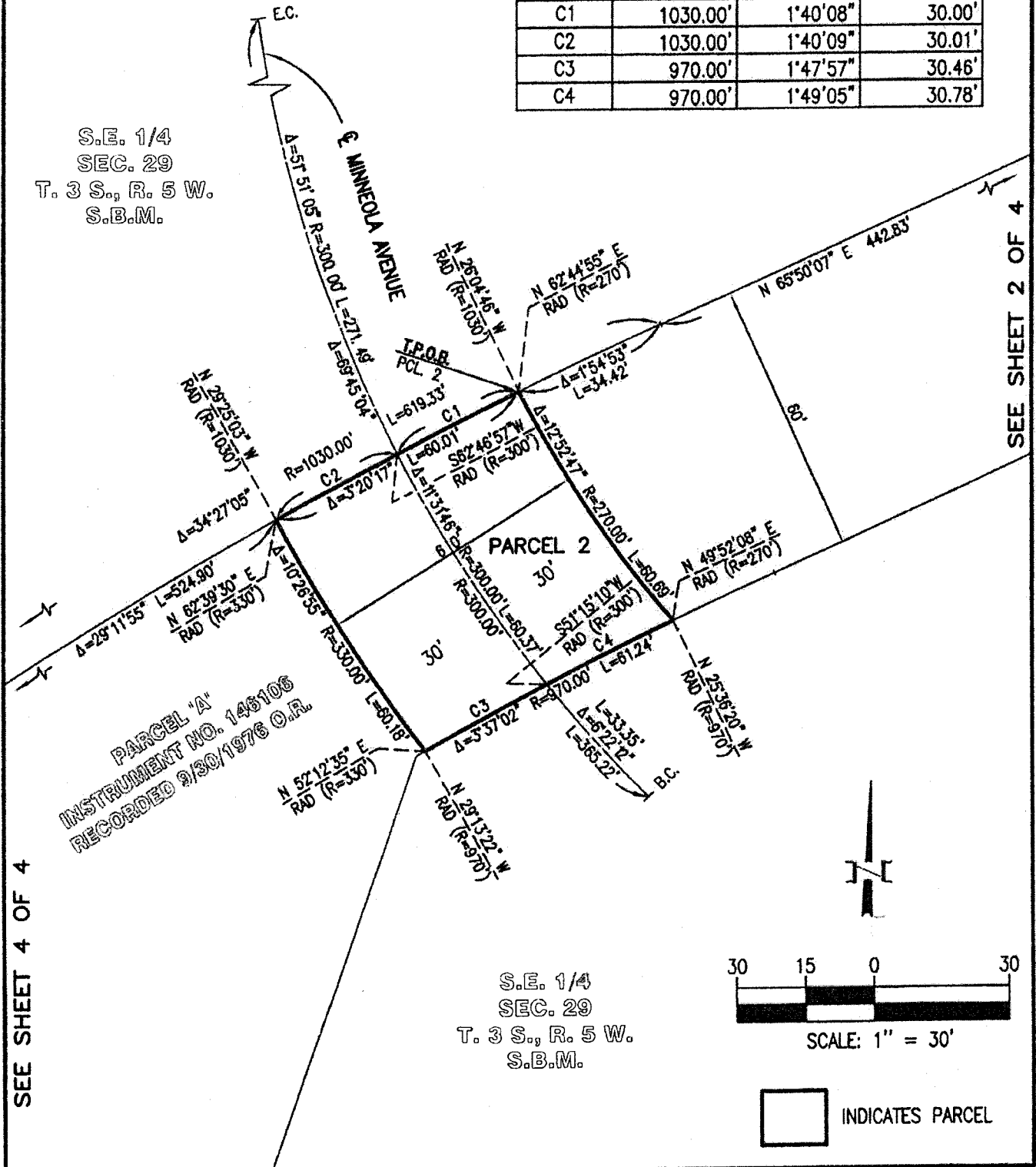
INDICATES PARCEL

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1030.00'	1°40'08"	30.00'
C2	1030.00'	1°40'09"	30.01'
C3	970.00'	1°47'57"	30.46'
C4	970.00'	1°49'05"	30.78'

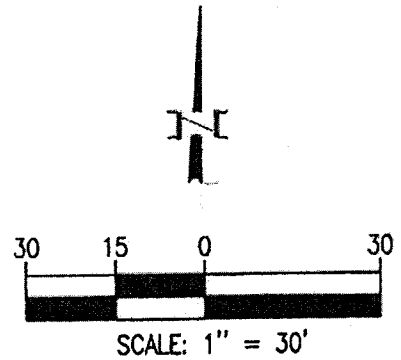
S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.
S.B.M.



SEE SHEET 4 OF 4

SEE SHEET 2 OF 4

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.
S.B.M.



INDICATES PARCEL

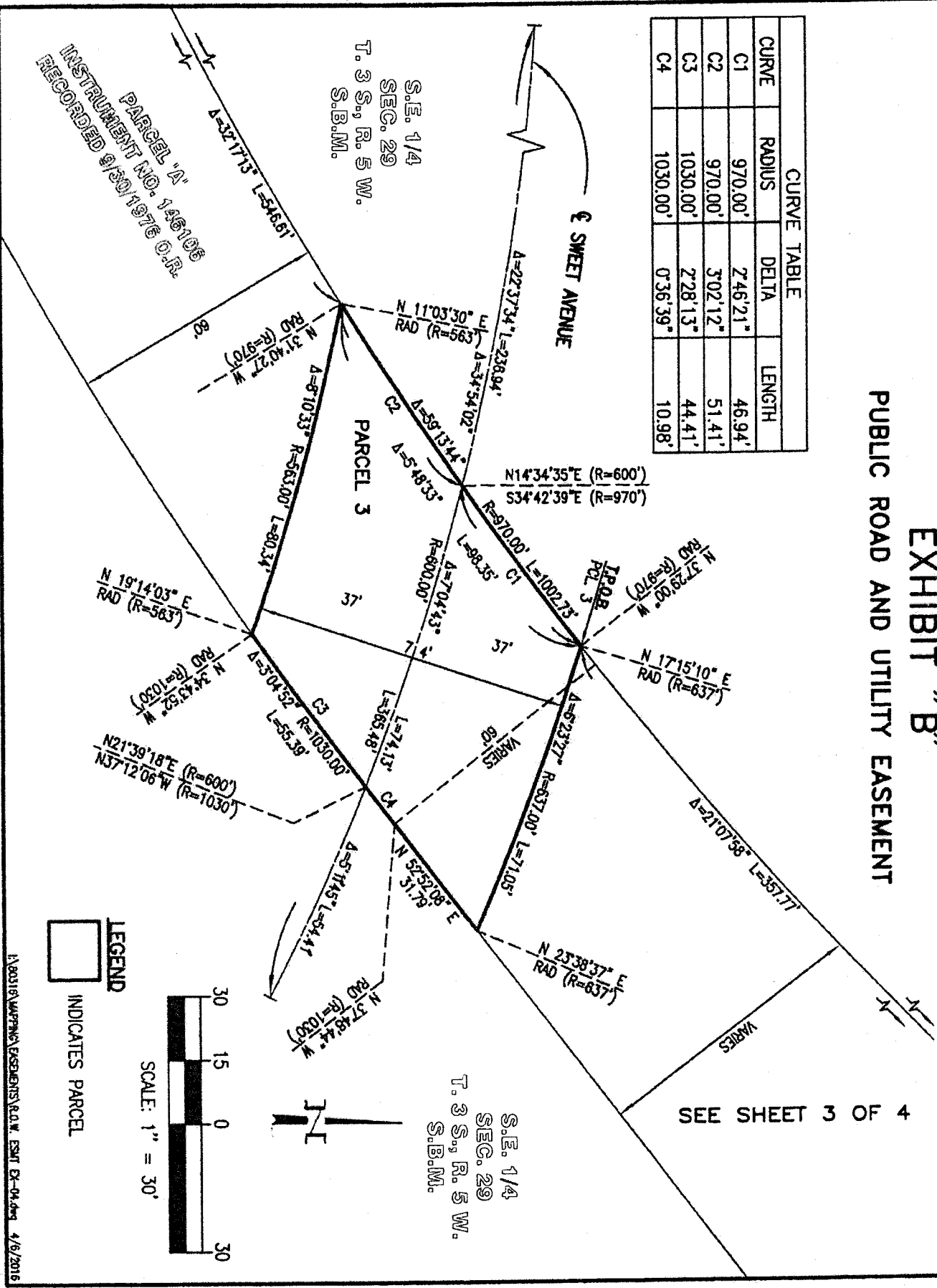
EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

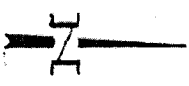
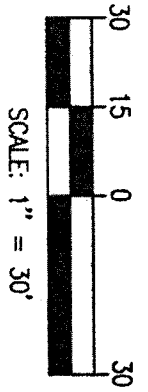
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	970.00'	2°46'21"	46.94'
C2	970.00'	3°02'12"	51.41'
C3	1030.00'	2°28'13"	44.41'
C4	1030.00'	0°36'39"	10.98'

SHEET 4 OF 4

SEE SHEET 3 OF 4



LEGEND
 INDICATES PARCEL



1:003187 W/PAVING EXEMPTIONS P.O.W. ESMT CR-04.dwg 4/8/2016

EXHIBIT "A"
LEGAL DESCRIPTION
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
STORM DRAIN FACILITIES EASEMENT

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THAT LINE SHOWN IN SAID DEED AS BEING "SOUTH 52°52'22" WEST, 462.89 FEET";

THENCE ALONG THE BOUNDARY OF SAID DEED THE FOLLOWING TWO (2) COURSES;

1. SOUTH 37°07'43" EAST, 20.00 FEET;
2. NORTH 52°52'17" EAST, 27.39 FEET;

THENCE DEPARTING SAID BOUNDARY OF SAID DEED NORTH 14°45'21" WEST, 58.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 340.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS SOUTH 47°50'29" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°21'52", AN ARC DISTANCE OF 14.03 FEET;

THENCE NORTH 33°02'33" WEST, 41.93 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
STORM DRAIN FACILITIES EASEMENT

THENCE NORTH 39°33'42" EAST, 25.47 FEET;

THENCE SOUTH 72°15'30" WEST, 59.20 FEET;


THENCE SOUTH 14°45'21" EAST, 112.84 FEET TO A POINT IN SAID LINE SHOWN ON SAID DEED AS SOUTH 52°52'22" WEST, 462.89 FEET;

THENCE ALONG SAID LINE NORTH 52°52'08" EAST, 7.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,223 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:


3-14-2016
JOSEPH PADILLA, PLS 7557 DATE
EXPIRES DEC. 31, 2017

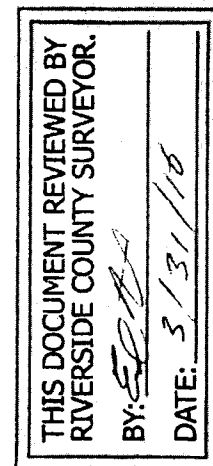
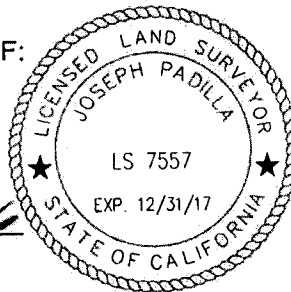
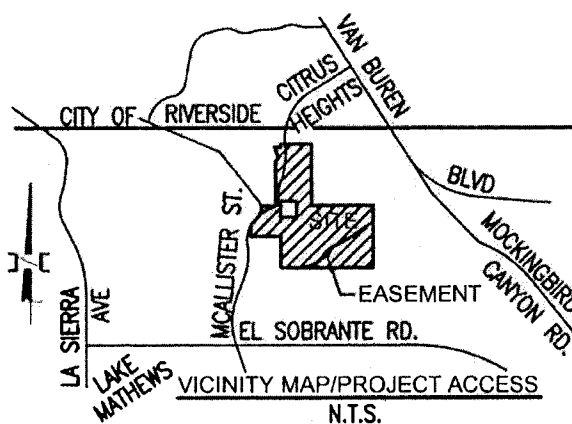


EXHIBIT "B"

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STORM DRAIN FACILITIES EASEMENT



S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOG. NO. 2013-0171576 O.R.

P.O.B.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *ED TO*

DATE: *5-6-16*

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

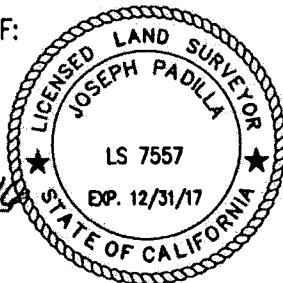


SCALE: 1" = 80'

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

Joseph Padilla
JOSEPH PADILLA DATE 3-14-2016
LICENSED LAND SURVEYOR NO. 7557



 INDICATES EASEMENT AREA

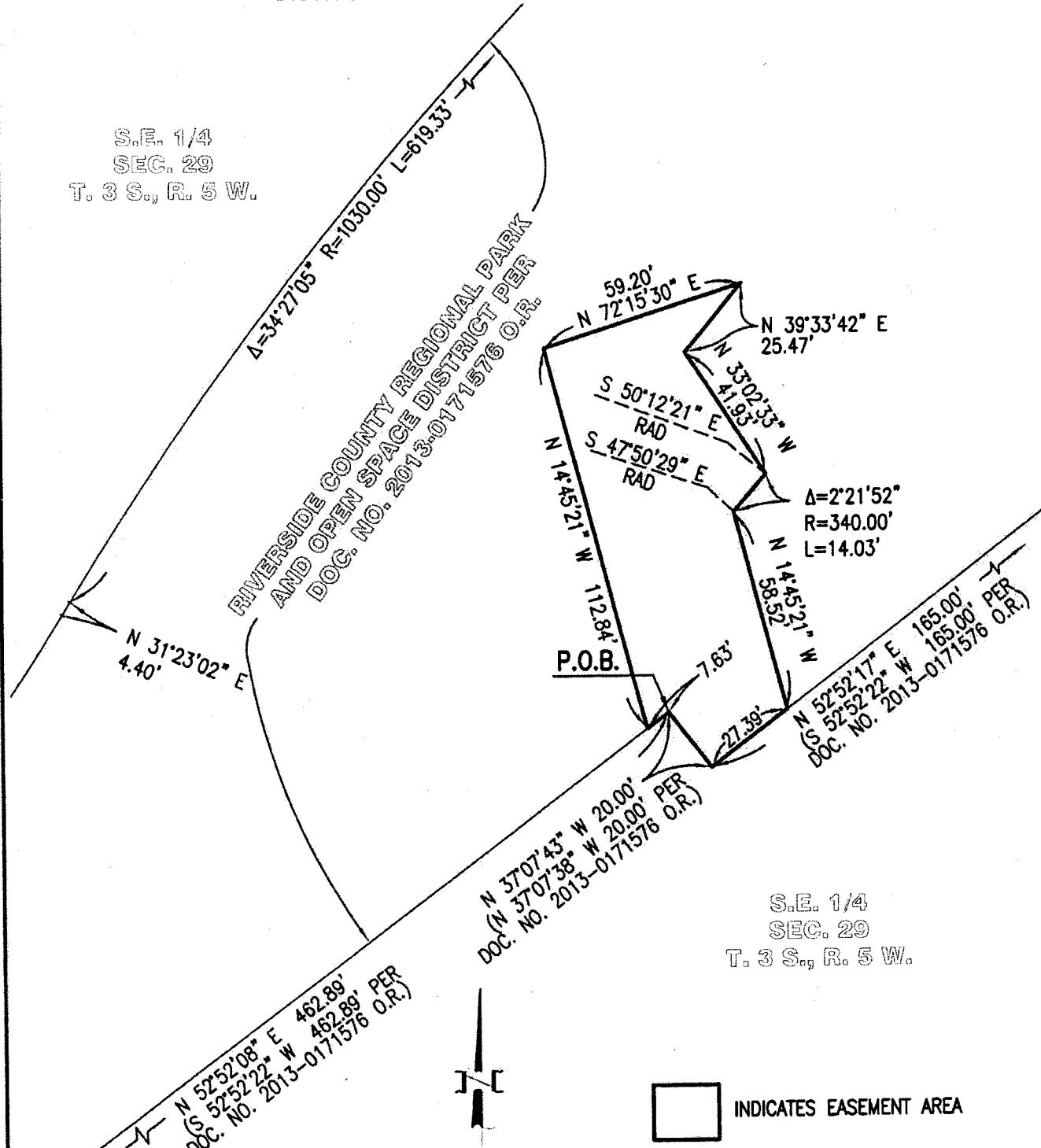
MDS CONSULTING	MORSE	17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
	SCHULTZ	PH: 949-251-8821 FAX: 949-251-0518
PLANNERS ENGINEERS SURVEYORS		

EXHIBIT "B"

SHEET 2 OF 2

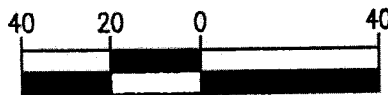
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STORM DRAIN FACILITIES EASEMENT

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.



S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

 INDICATES EASEMENT AREA



SCALE: 1" = 40'

MDS CONSULTING	MORSE	17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
	SCHULTZ	PH: 949-251-8821 FAX: 949-251-0516
PLANNERS ENGINEERS SURVEYORS		

EXHIBIT "A"

**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
STORM DRAIN FACILITIES ACCESS EASEMENT**

LEGAL DESCRIPTION

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWESTERLY END OF THAT LINE DESCRIBED IN SAID DEED AS BEING SOUTH 52°52'22" WEST, 462.89 FEET;

THENCE NORTHEASTERLY ALONG SAID LINE 31.79 FEET BEING TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 23°38'37" EAST;

THENCE DEPARTING SAID LINE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°05'09", AN ARC DISTANCE OF 12.07 FEET TO THE **TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS 32.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 80°08'06" WEST;**

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 35°17'44", AN ARC DISTANCE OF 20.02 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS NORTH 64°34'10" WEST;

THENCE NORTH 68°58'53" WEST, 2.60 FEET;

THENCE NORTH 21°01'07" EAST, 21.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°25'13", AN ARC DISTANCE OF 18.44 FEET;

THENCE NORTH 47°26'20" EAST, 113.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 260.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°17'57", ARC DISTANCE OF 119.34 FEET;

EXHIBIT "A"

**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
STORM DRAIN FACILITIES ACCESS EASEMENT**

LEGAL DESCRIPTION

THENCE NORTH 73°44'17" EAST, 18.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 360.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 34°15'09", AN ARC DISTANCE OF 215.21 FEET;

THENCE NORTH 39°29'08" EAST, 47.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 52.50 FEET;

THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 64°14'44", AN ARC DISTANCE OF 58.87 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS NORTH 65°14'24" EAST;

**THENCE NORTH 33°13'20" EAST, 27.82 FEET;
THENCE NORTH 35°28'00" WEST, 23.40 FEET;**

THENCE SOUTH 76°20'05" WEST, 29.10 FEET;

THENCE SOUTH 54°32'00" WEST, 17.98 FEET;

THENCE SOUTH 35°28'00" EAST, 34.56 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 32.50 FEET, SAID CURVE BEING CONCENTRIC AND DISTANT 20.00 FEET WESTERLY FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 52.50 FEET;

THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 71°47'29", AN ARC DISTANCE OF 40.72 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS SOUTH 53°40'31" EAST;

THENCE NORTH 68°45'23" WEST, 42.03 FEET;

THENCE SOUTH 39°33'42" WEST, 25.47 FEET;

THENCE SOUTH 33°02'33" EAST, 41.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 340.00 FEET, SAID CURVE BEING CONCENTRIC AND DISTANT 20.00 FEET FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 360.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 50°12'21" EAST;

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 33°56'38", AN ARC DISTANCE OF 201.43 FEET;

EXHIBIT "A"

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
STORM DRAIN FACILITIES ACCESS EASEMENT

LEGAL DESCRIPTION

THENCE SOUTH 73°44'17" WEST, 18.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 280.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°17'57", AN ARC DISTANCE OF 128.52 FEET;

THENCE SOUTH 47°26'20" WEST, 113.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°25'13", AN ARC DISTANCE OF 27.67 FEET;

THENCE SOUTH 21°01'07" WEST, 21.12 FEET;

THENCE NORTH 68°58'53" WEST, 2.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 32.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 73°23'35" EAST;

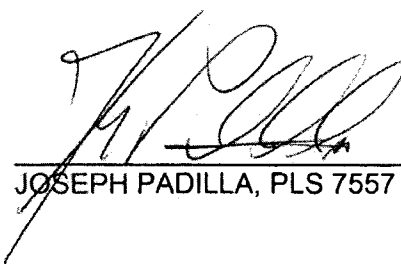
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'43", AN ARC DISTANCE OF 20.02 FEET, TO A POINT ON THE FIRST MENTIONED CURVE IN THIS DESCRIPTION HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS SOUTH 38°05'52" EAST, A RADIAL LINE TO SAID POINT OF THE 637.00 FOOT CURVE BEARS NORTH 19°28'47" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°04'41", AN ARC DISTANCE OF 34.22 FEET, TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15,834 SQUARE FEET, OR 0.36 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND MADE A PART HEREOF.

M PREPARED UNDER THE SUPERVISION OF:


JOSEPH PADILLA, PLS 7557 5-5-16 DATE

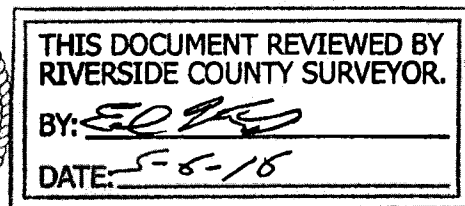
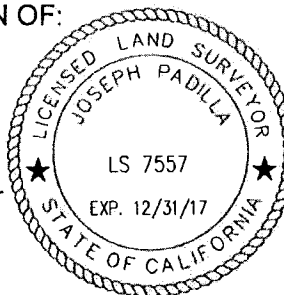


EXHIBIT "B"

SHEET 1 OF 3

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STORM DRAIN FACILITIES ACCESS EASEMENT

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.

N52°52'08"E 468.89'
(S52°52'22"W 468.89')
PER DOCUMENT RECORDED
APRIL 11, 2013 AS INSTRUMENT NO.
2013-0171576, OFFICIAL RECORDS.

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

I.P.O.B.

P.O.C.



SCALE: 1" = 100'



INDICATES EASEMENT AREA

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *Ed [Signature]*
DATE: *5-6-16*

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:

[Signature] 5-5-16

JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

MDS
CONSULTING

MORSE
SCHULTZ

17320 REDHILL AVE.
SUITE 350
IRVINE, CA 92614
PH: 949-251-8821
FAX: 949-251-0516

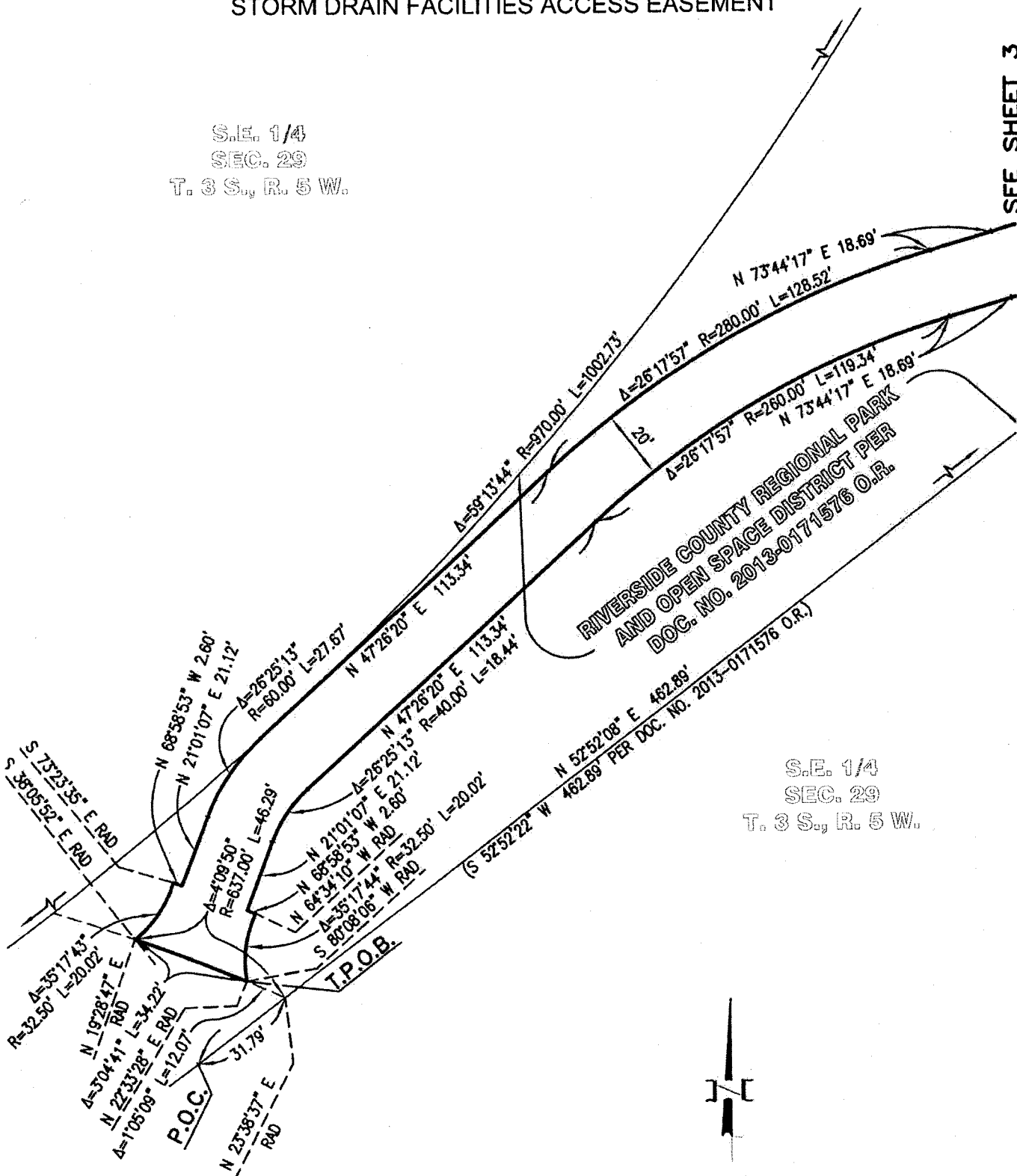
PLANNERS ENGINEERS SURVEYORS

EXHIBIT "B"

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STORM DRAIN FACILITIES ACCESS EASEMENT

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

SEE SHEET 3



S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

 INDICATES EASEMENT AREA

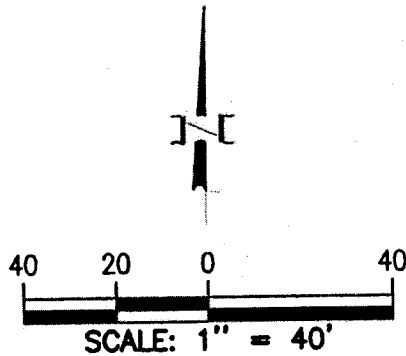


EXHIBIT "B"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES ACCESS EASEMENT

LINE TABLE		
TAG	BEARING	LENGTH
L1	N 39°33'42" E	25.47'
L2	N 35°28'00" W	34.56'
L3	N 54°32'00" E	17.98'
L4	N 76°20'05" E	29.10'
L5	N 35°28'00" W	23.40'
L6	N 33°13'20" E	27.82'

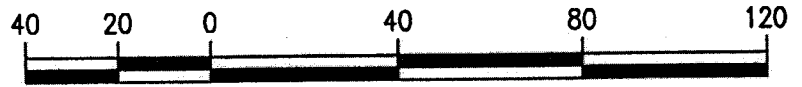
CURVE TABLE			
TAG	DELTA	RADIUS	LENGTH
C1	$\Delta=64^{\circ}14'44''$	52.50'	58.87'
C2	$\Delta=71^{\circ}47'29''$	32.50'	40.72'

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

SEE SHEET 2



SCALE: 1" = 40'



INDICATES EASEMENT AREA

EXHIBIT "A"
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES EASEMENT
LEGAL DESCRIPTION

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE BEING THE EASTERLY BOUNDARY OF SAID DOCUMENT NO. 2013-0171576 SHOWN AS NORTH 19°13'45" EAST 273.63 FEET;

THENCE ALONG SAID COURSE NORTH 19°13'40" EAST 99.22 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 83°49'09" WEST 45.84 FEET;

THENCE SOUTH 72°34'16" WEST 34.86 FEET;

THENCE NORTH 35°28'00" WEST 23.40 FEET;

THENCE SOUTH 76°20'05" WEST 29.10 FEET;

THENCE SOUTH 54°32'00" WEST 17.98 FEET;

THENCE NORTH 09°36'01" EAST 51.20 FEET;

THENCE NORTH 30°14'18" EAST 50.50 FEET;

THENCE SOUTH 54°18'02" EAST 78.98 FEET;

THENCE SOUTH 83°49'09" EAST 51.05 FEET, TO A POINT ON SAID CERTAIN COURSE THE EASTERLY BOUNDARY OF SAID DOCUMENT NO. 2013-0171576 SHOWN AS NORTH 19°13'45" EAST;

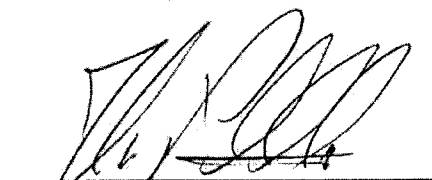
THENCE ALONG SAID CERTAIN COURSE, SOUTH 19°13'40" WEST 41.06 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 7,623 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

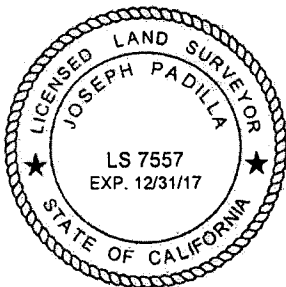
EXHIBIT "A"
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES EASEMENT
LEGAL DESCRIPTION

PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA PLS 7557
4-25-16

DATE



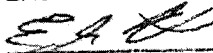
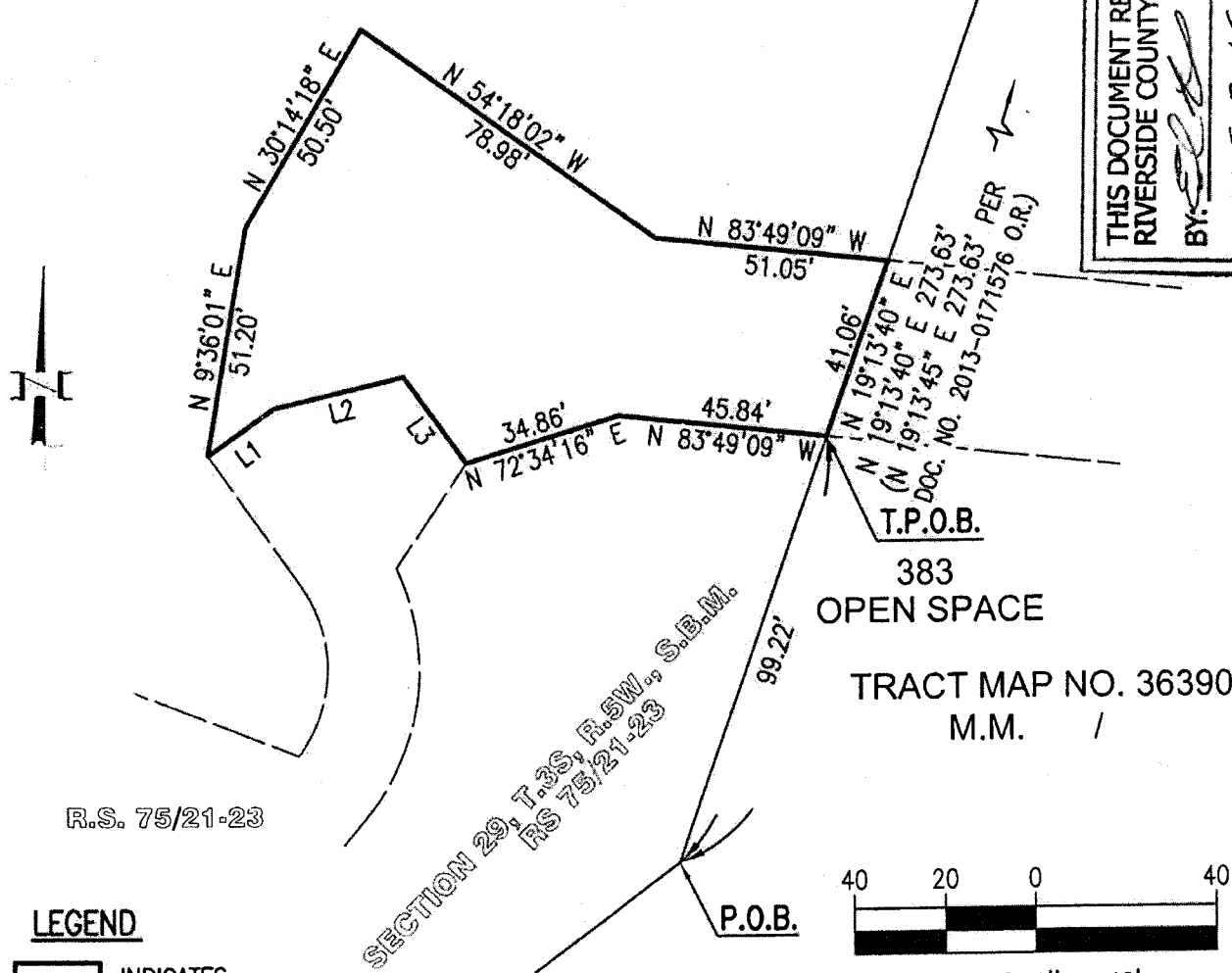
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-3-16

EXHIBIT "B"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES EASEMENT

DOC. NO.
2013-0171576 O.R.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 5-3-16



R.S. 75/21-23

LEGEND

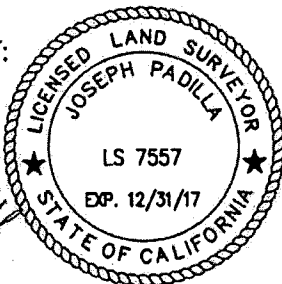
 INDICATES
EASEMENT AREA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°32'00"E	17.98'
L2	N76°20'05"E	29.10'
L3	N35°28'00"W	23.40'

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature] 4-25-16



JOSEPH PADILLA DATE
LICENSED LAND SURVEYOR NO. 7557

MDS CONSULTING
MORSE SCHULTZ
17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
PH: 949-251-8821 FAX: 949-251-0516
PLANNERS ENGINEERS SURVEYORS

EXHIBIT "A"
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT
LEGAL DESCRIPTION

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWESTERLY END OF THAT LINE DESCRIBED IN SAID DEED AS BEING SOUTH 52°52'22" WEST, 462.89 FEET;

THENCE NORTHEASTERLY ALONG SAID LINE 31.79 FEET BEING TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 23°38'37" EAST;

THENCE DEPARTING SAID LINE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°05'09", AN ARC DISTANCE OF 12.07 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS 32.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 80°08'06" WEST;

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 35°17'44", AN ARC DISTANCE OF 20.02 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS NORTH 64°34'10" WEST;

THENCE NORTH 68°58'53" WEST, 2.60 FEET;

THENCE NORTH 21°01'07" EAST, 21.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°25'13", AN ARC DISTANCE OF 18.44 FEET;

THENCE NORTH 47°26'20" EAST, 113.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 260.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°17'57", ARC DISTANCE OF 119.34 FEET;

EXHIBIT "A"

**RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT**

LEGAL DESCRIPTION

THENCE NORTH 73°44'17" EAST, 18.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 360.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 34°15'09", AN ARC DISTANCE OF 215.21 FEET;

THENCE NORTH 39°29'08" EAST, 47.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 52.50 FEET;

THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 64°14'44", AN ARC DISTANCE OF 58.87 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS NORTH 65°14'24" EAST;

**THENCE NORTH 33°13'20" EAST, 27.82 FEET;
THENCE NORTH 35°28'00" WEST, 23.40 FEET;**

THENCE SOUTH 76°20'05" WEST, 29.10 FEET;

THENCE SOUTH 54°32'00" WEST, 17.98 FEET;

THENCE SOUTH 35°28'00" EAST, 34.56 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 32.50 FEET, SAID CURVE BEING CONCENTRIC AND DISTANT 20.00 FEET WESTERLY FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 52.50 FEET;

THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 71°47'29", AN ARC DISTANCE OF 40.72 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS SOUTH 53°40'31" EAST;

THENCE NORTH 68°45'23" WEST, 42.03 FEET;

THENCE SOUTH 39°33'42" WEST, 25.47 FEET;

THENCE SOUTH 33°02'33" EAST, 41.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 340.00 FEET, SAID CURVE BEING CONCENTRIC AND DISTANT 20.00 FEET FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 360.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 50°12'21" EAST;

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 33°56'38", AN ARC DISTANCE OF 201.43 FEET;

EXHIBIT "A"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT

LEGAL DESCRIPTION

THENCE SOUTH 73°44'17" WEST, 18.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 280.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°17'57", AN ARC DISTANCE OF 128.52 FEET;

THENCE SOUTH 47°26'20" WEST, 113.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°25'13", AN ARC DISTANCE OF 27.67 FEET;

THENCE SOUTH 21°01'07" WEST, 21.12 FEET;

THENCE NORTH 68°58'53" WEST, 2.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 32.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 73°23'35" EAST;


THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'43", AN ARC DISTANCE OF 20.02 FEET, TO A POINT ON THE FIRST MENTIONED CURVE IN THIS DESCRIPTION HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS SOUTH 38°05'52" EAST, A RADIAL LINE TO SAID POINT OF THE 637.00 FOOT CURVE BEARS NORTH 19°28'47" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°04'41", AN ARC DISTANCE OF 34.22 FEET, TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15,834 SQUARE FEET, OR 0.36 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND MADE A PART HEREOF.

M PREPARED UNDER THE SUPERVISION OF:


JOSEPH PADILLA, PLS 7557 5-5-16 DATE

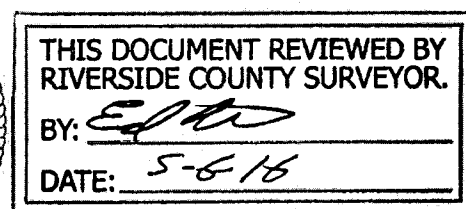
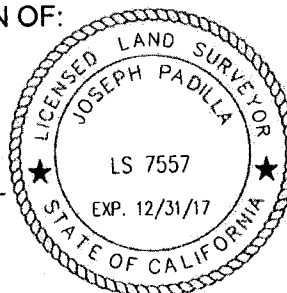
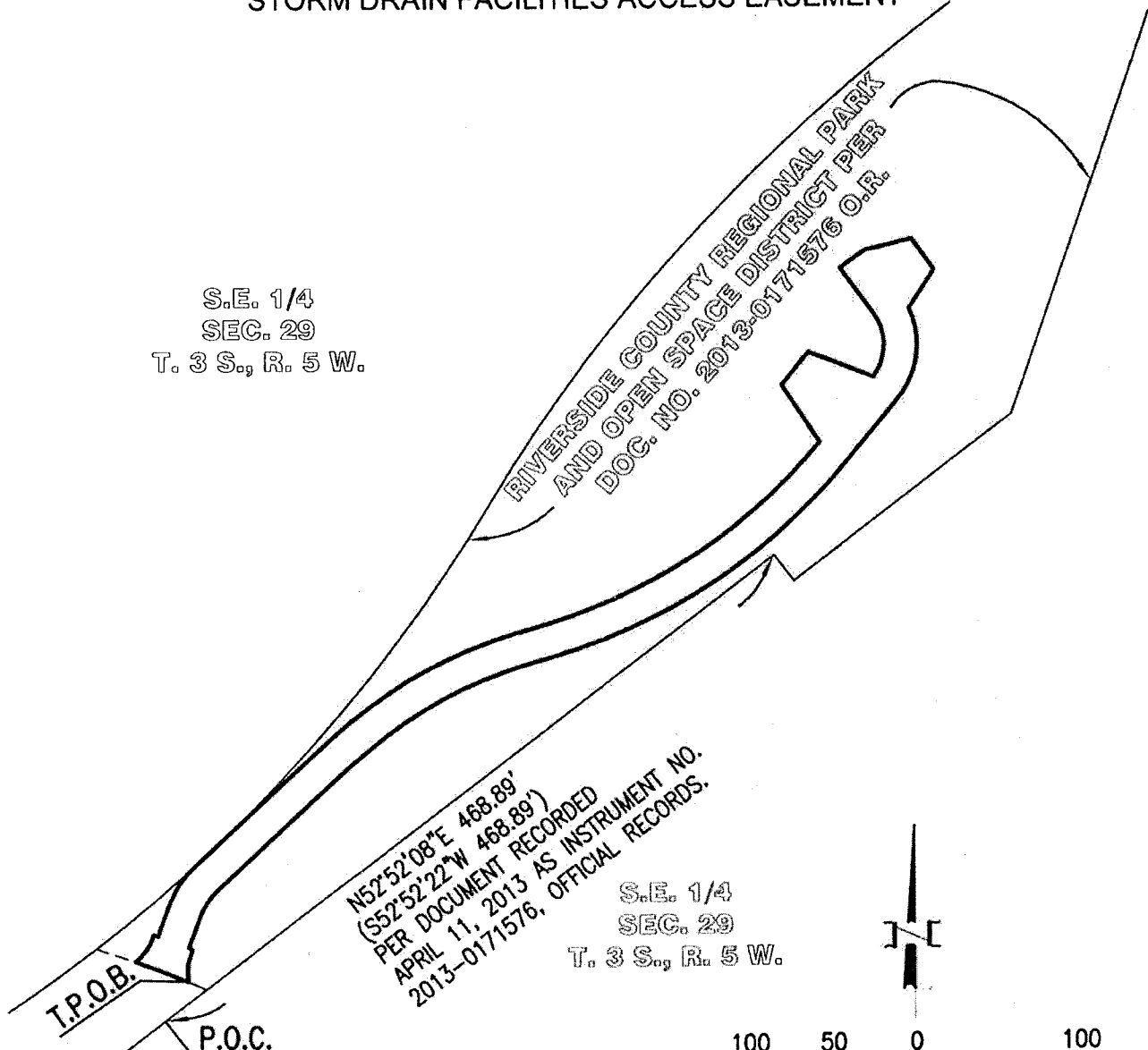


EXHIBIT "B"

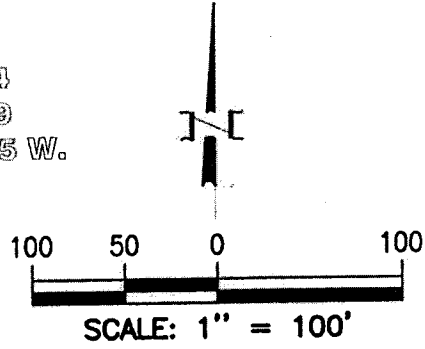
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.



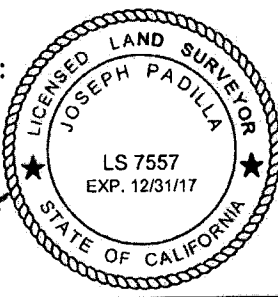
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 5-6-16



INDICATES EASEMENT AREA

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:

[Signature]
JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

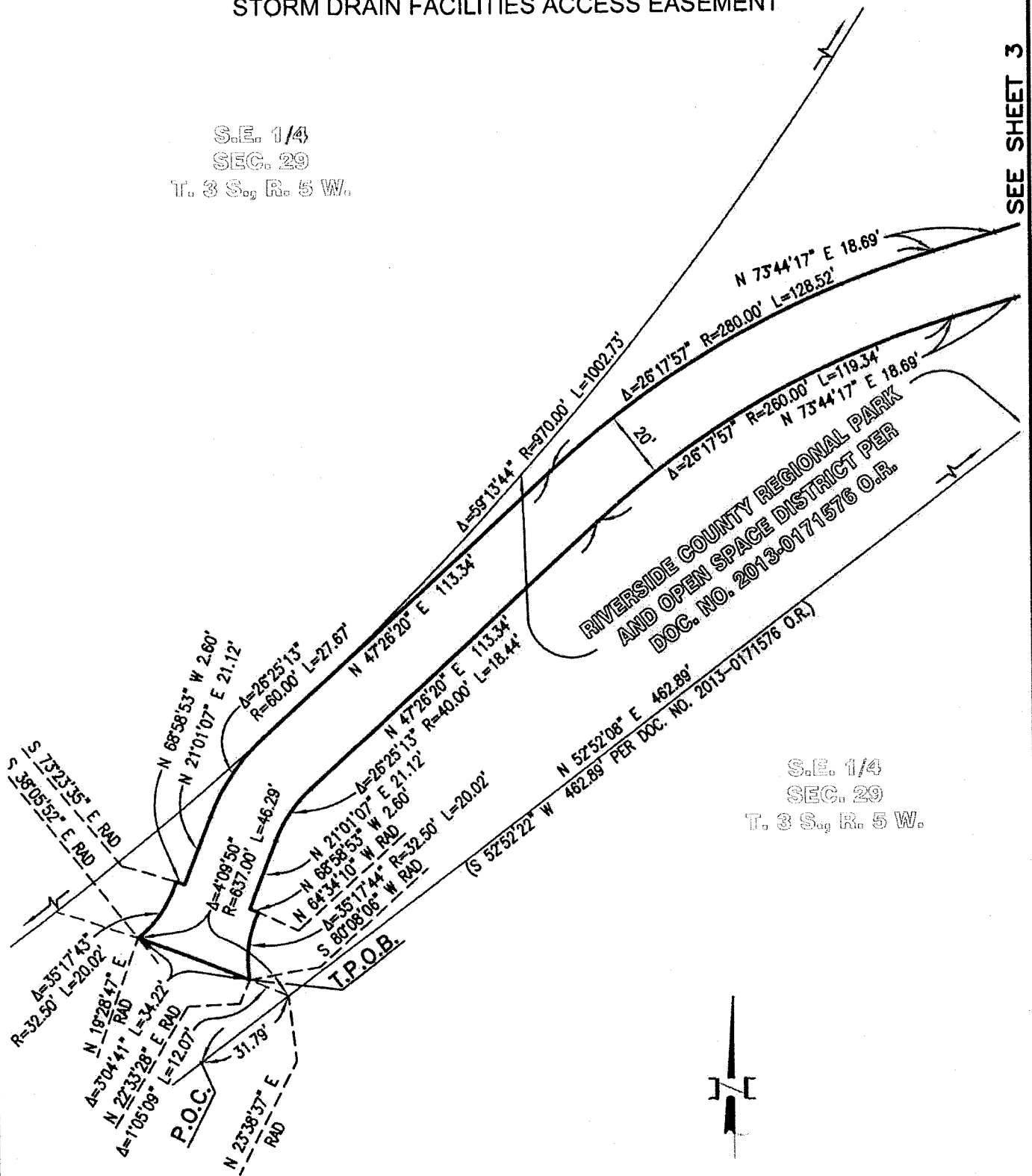
MDS CONSULTING	MORSE	17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
	SCHULTZ	PH: 949-251-8821 FAX: 949-251-0516
	PLANNERS ENGINEERS SURVEYORS	

EXHIBIT "B"


RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES ACCESS EASEMENT

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

SEE SHEET 3



S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

 INDICATES EASEMENT AREA

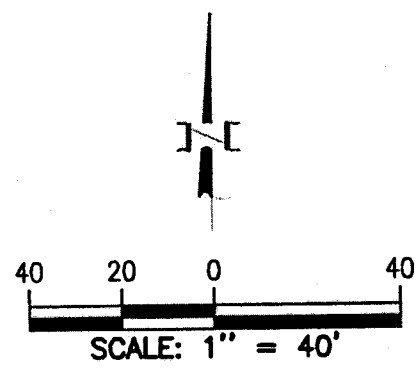


EXHIBIT "B"

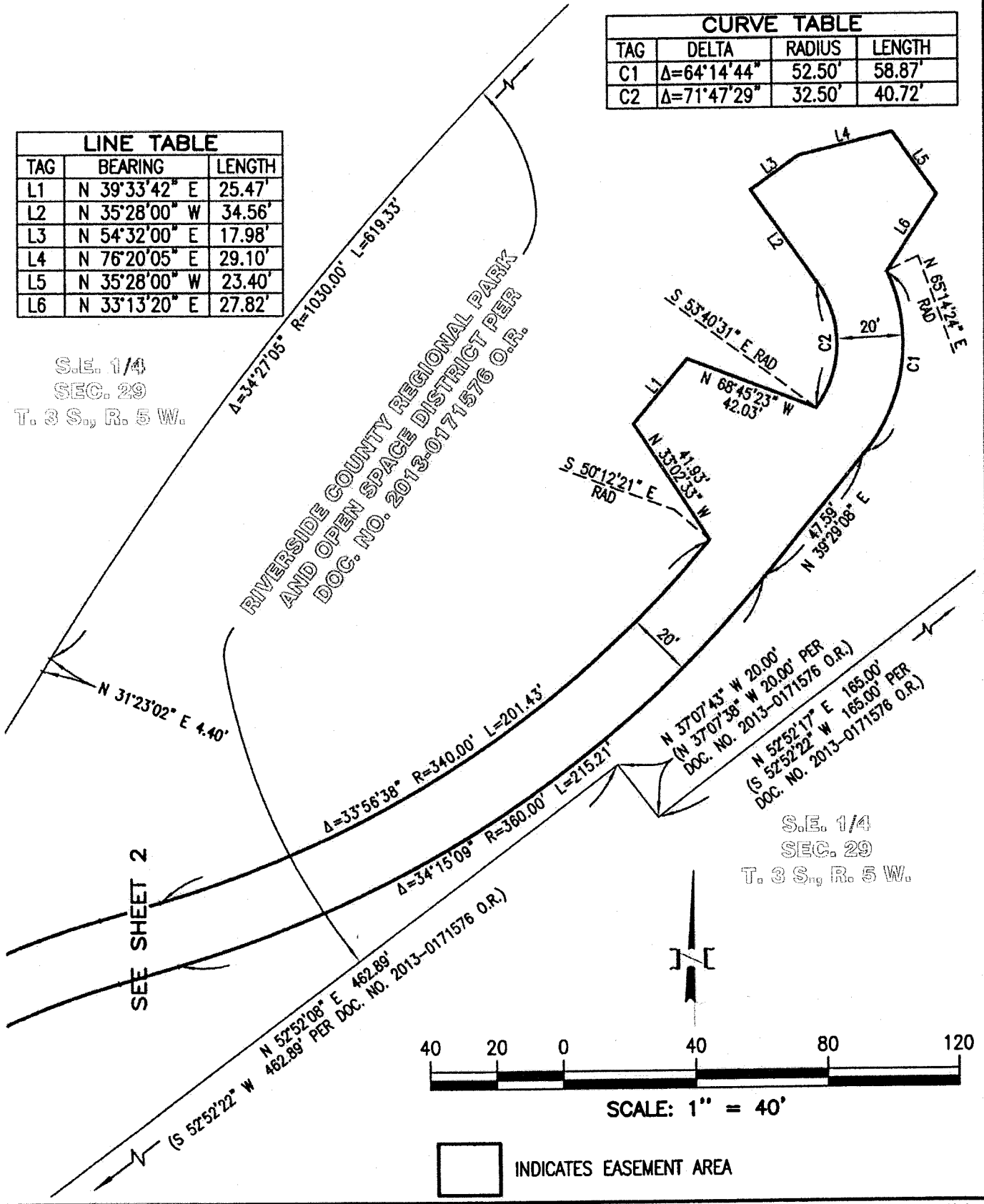
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STORM DRAIN FACILITIES ACCESS EASEMENT

LINE TABLE		
TAG	BEARING	LENGTH
L1	N 39°33'42" E	25.47'
L2	N 35°28'00" W	34.56'
L3	N 54°32'00" E	17.98'
L4	N 76°20'05" E	29.10'
L5	N 35°28'00" W	23.40'
L6	N 33°13'20" E	27.82'

CURVE TABLE			
TAG	DELTA	RADIUS	LENGTH
C1	$\Delta=64^{\circ}14'44''$	52.50'	58.87'
C2	$\Delta=71^{\circ}47'29''$	32.50'	40.72'

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
D.O.G. NO. 2013-0171576 O.R.



S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

INDICATES EASEMENT AREA

EXHIBIT "A"

LEGAL DESCRIPTION

FUEL MODIFICATION EASEMENT

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THAT COURSE DESCRIBED IN SAID DEED AS SOUTH 19°13'45" WEST 273.63 FEET;

THENCE NORTH 19°13'40" EAST, ALONG SAID COURSE A DISTANCE OF 273.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 970.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS NORTH 29°20'59" WEST;

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 2.15 FEET, THROUGH A CENTRAL ANGLE OF 00°07'37", TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE TO BEGINNING OF SAID CURVE BEARS SOUTH 52°12'35" WEST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 60.18 FEET, THROUGH A CENTRAL ANGLE OF 10°26'55", TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, ALSO BEING THE NORTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID ABOVE MENTIONED DEED, HAVING A

EXHIBIT "A"

LEGAL DESCRIPTION

FUEL MODIFICATION EASEMENT

RADIUS OF 1030.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS NORTH 29°25'03" WEST;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY BOUNDARY, AN ARC DISTANCE OF 524.90 FEET, THROUGH A CENTRAL ANGLE OF 29°11'55";

THENCE CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY SOUTH 31°23'02" WEST 4.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 970.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY BOUNDARY LINE AND TANGENT CURVE THROUGH A CENTRAL ANGLE 21°07'58", AN ARC DISTANCE OF 357.77 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS NORTH 17°15'10" EAST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 71.05 FEET THROUGH A CENTRAL ANGLE OF 06°23'27 TO A POINT ON THE SOUTHEAST LINE OF THE LAND DESCRIBED IN SAID ABOVE MENTIONED DEED;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, NORTH 52°52'08" EAST 431.10 FEET;

THENCE SOUTH 37°07'43" EAST 20.00 FEET;

THENCE NORTH 52°52'17" EAST 165.00 FEET TO THE POINT OF BEGINNING;

EXHIBIT "A"

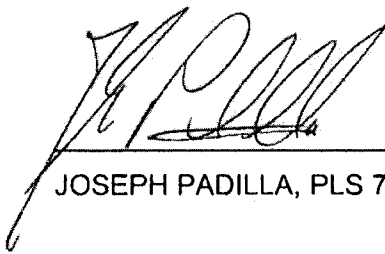
LEGAL DESCRIPTION

FUEL MODIFICATION EASEMENT

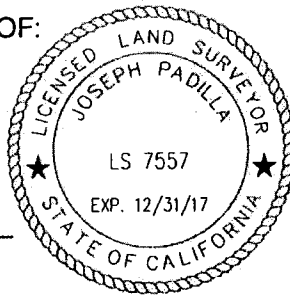
THE ABOVE DESCRIBED LAND CONTAINS 111,684 SQUARE FEET OR 2.56 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA, PLS 7557 DATE 5-5-16



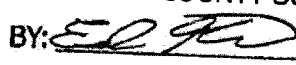
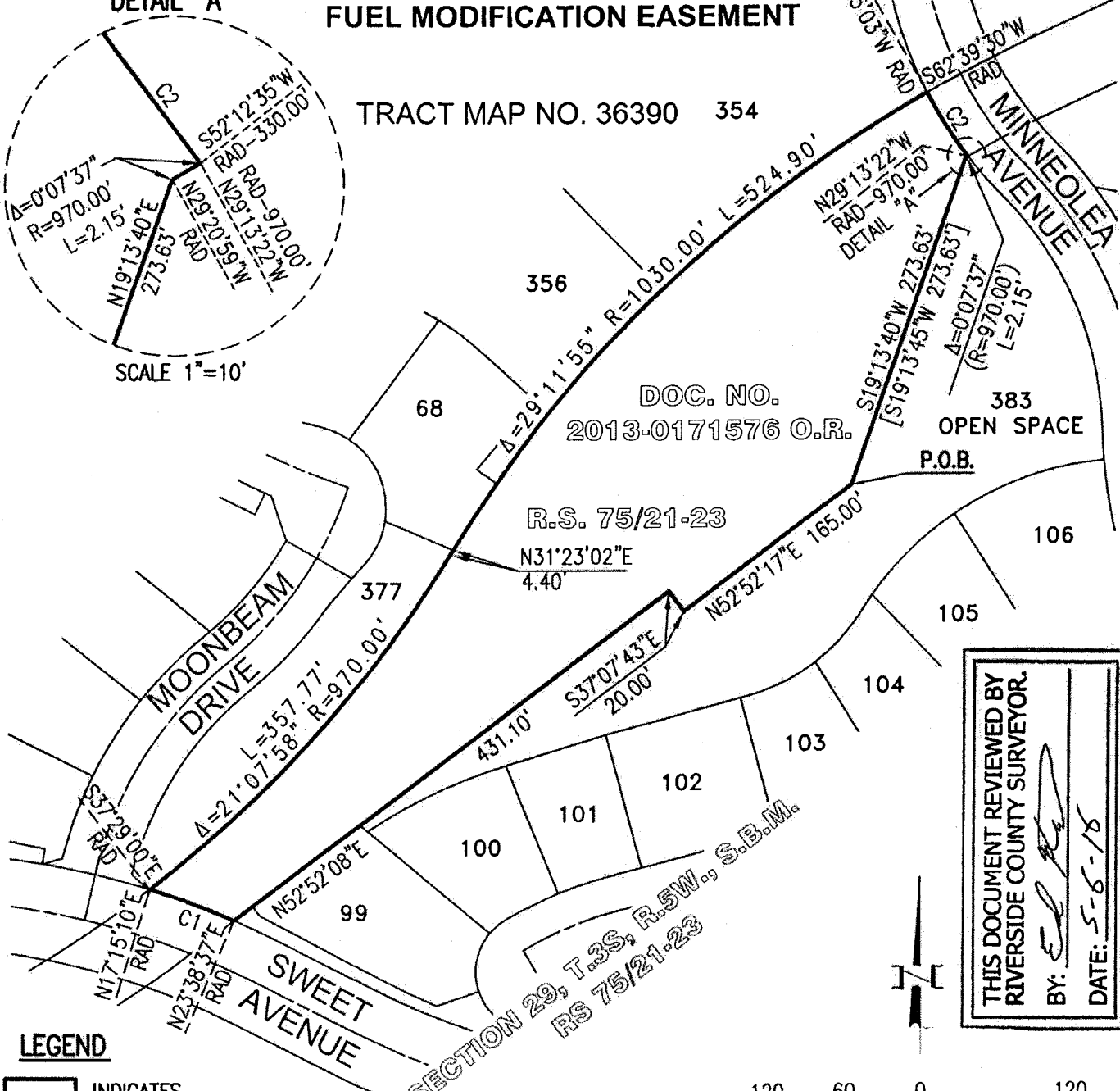
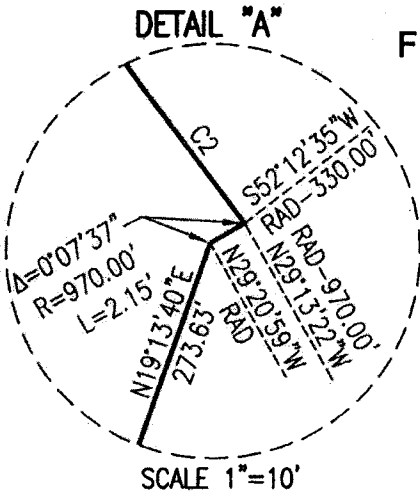
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-5-16

EXHIBIT "B"

FUEL MODIFICATION EASEMENT


SHEET 1 OF 1

TRACT MAP NO. 36390 354



THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *[Signature]*
 DATE: 5-6-16

LEGEND

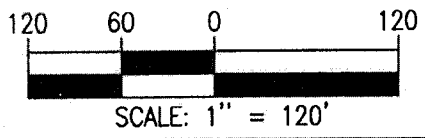
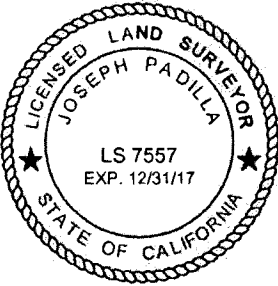
-  INDICATES EASEMENT AREA
- [] INDICATES RECORD DATA PER DOC. NO. 2013-0171576 O.R.

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature] 5-5-16

JOSEPH PADILLA
 LICENSED LAND SURVEYOR NO. 7557



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°23'27"	637.00'	71.05'
C2	10°26'55"	330.00'	60.18'

MDS CONSULTING MORSE SCHULTZ
 17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
 PH: 949-251-8821 FAX: 949-251-0518
 PLANNERS ENGINEERS SURVEYORS

EXHIBIT "A"
FUEL MODIFICATION EASEMENT
LEGAL DESCRIPTION

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 29, WITH THE SOUTHEASTERLY LINE OF SAID LAND DESCRIBED IN DOCUMENT NO. 2013-0171576, RECORDED APRIL 11, 2013, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 56°51'26" WEST 68.64 FEET, TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 355.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 72°15'16" EAST,

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°51'35" AN ARC DISTANCE OF 61.09 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LAND DESCRIBED IN DOCUMENT NO. 2013-0171576, RECORDED APRIL 11, 2013, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

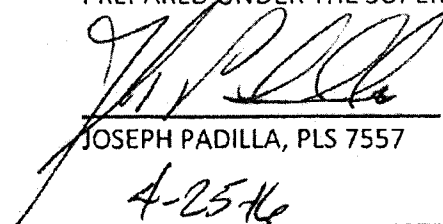
THENCE ALONG SAID NORTHWESTERLY LINE NORTH 56°51'26" EAST 98.09 FEET, TO A POINT ON SAID EASTERLY LINE OF SAID SECTION 29;

THENCE SOUTH 00°54'00" WEST 72.41 FEET, ALONG SAID EASTERLY LINE, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 4,948 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:


JOSEPH PADILLA, PLS 7557
4-25-16
DATE

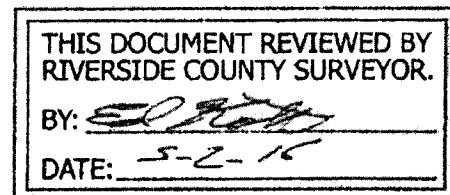
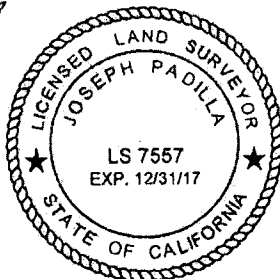


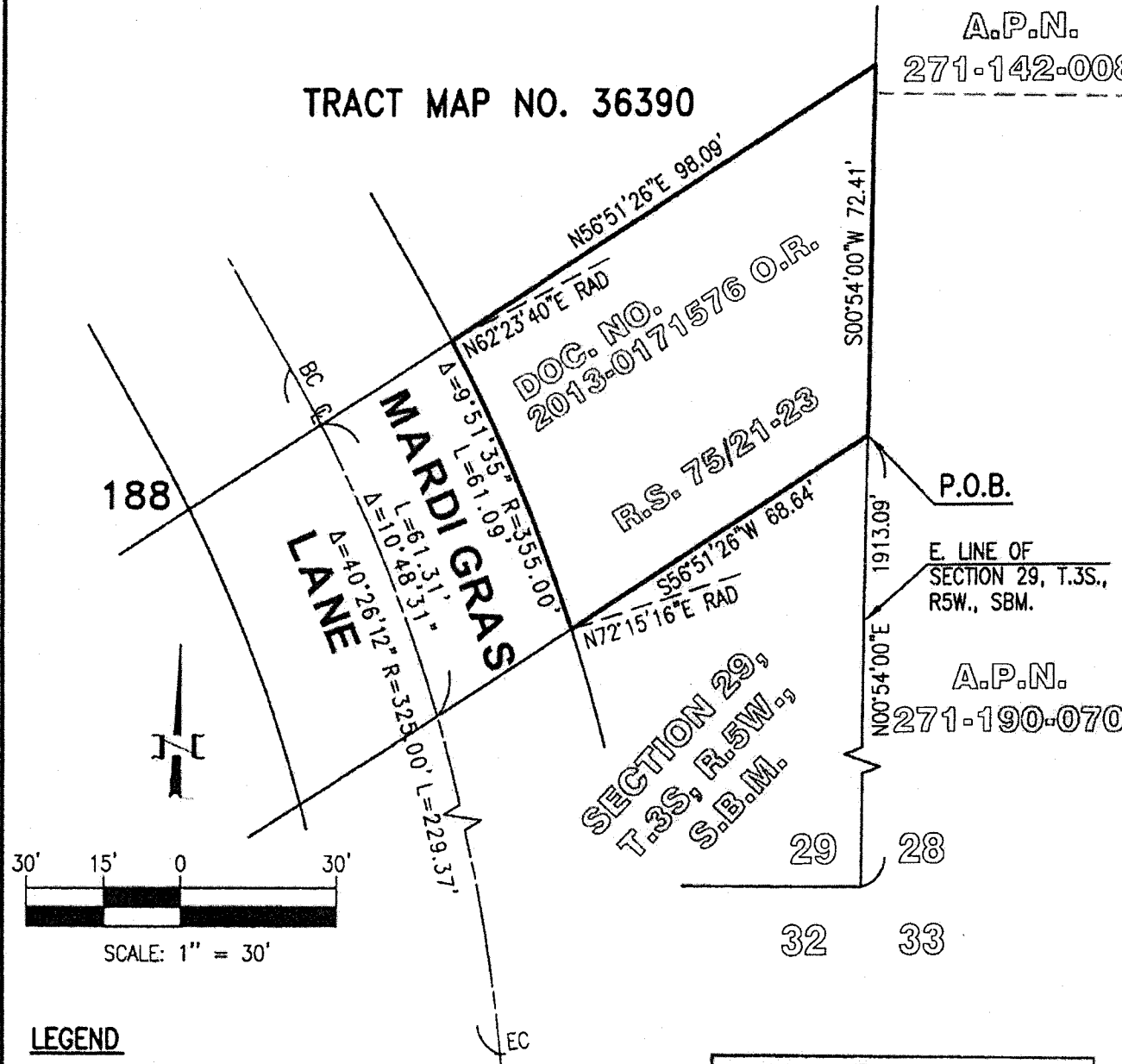
EXHIBIT "B"

SHEET 1 OF 1

FUEL MODIFICATION EASEMENT

TRACT MAP NO. 36390

A.P.N.
271-142-008



188

MARDI GRAS LANE

DOC. NO.
2013-0171576 O.R.

R.S. 75/21-23

P.O.B.

E. LINE OF
SECTION 29, T.3S,
R.5W., S.B.M.

A.P.N.

271-190-070

29 28

32 33

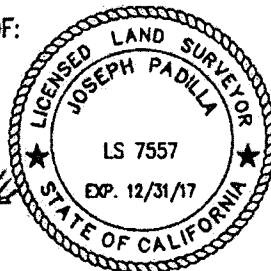
LEGEND

INDICATES
EASEMENT AREA

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

Joseph Padilla
 _____ DATE _____
 JOSEPH PADILLA
 LICENSED LAND SURVEYOR NO. 7557



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 5-2-16

MDS
CONSULTING

MORSE
 SCHULTZ
 17320 REDHILL AVE.
 SUITE 350
 IRVINE, CA 92614
 PH: 949-251-8821
 FAX: 949-251-0516

PLANNERS ENGINEERS SURVEYORS

EXHIBIT "C"
FUEL MODIFICATION EMERGENCY ACCESS EASEMENT
LEGAL DESCRIPTION

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 29, TOWNSHIP 3, SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, WITH THE SOUTHEASTERLY LINE OF SAID LAND DESCRIBED IN DOCUMENT NO. 2013-0171576, RECORDED APRIL 11, 2013, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 00°54'00" EAST 40.97 FEET, ALONG SAID EAST LINE OF SECTION 29, TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET AND THE **TRUE POINT OF BEGINNING**, A RADIAL LINE TO SAID POINT BEARS NORTH 19°59'23" WEST;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 13°09'11", AN ARC DISTANCE OF 9.18 FEET;

THENCE SOUTH 56°51'26" WEST 74.71 FEET, TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 355.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 66°27'57" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'36", AN ARC DISTANCE OF 20.20 FEET;

THENCE NORTH 56°51'26" EAST 71.91 FEET, TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°17'28", AN ARC DISTANCE OF 21.25 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 29;

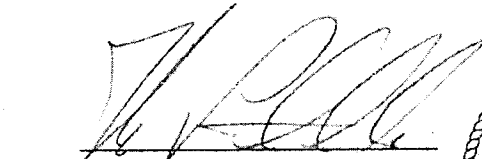
THENCE ALONG SAID EAST LINE SOUTH 00°54'00" WEST 20.91 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,769 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

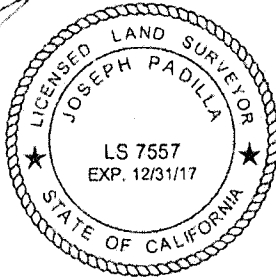
EXHIBIT "C"
FUEL MODIFICATION EMERGENCY ACCESS EASEMENT
LEGAL DESCRIPTION

EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA, P.L.S. 7557
4-25-14
DATE




THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-2-16

EXHIBIT "D"

SHEET 1 OF 1

FUEL MODIFICATION EMERGENCY ACCESS EASEMENT

TRACT MAP NO. 36390

A.P.N.

271-142-008



SCALE: 1" = 30'



LEGEND

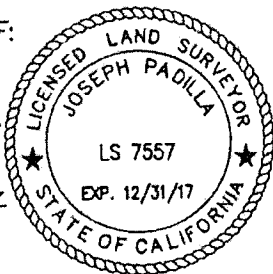
INDICATES EASEMENT AREA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°54'00"E	20.91'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3°15'36"	355.00'	20.20'
C2	0°48'41"	355.00'	5.03'
C4	20°17'28"	60.00'	21.25'
C5	13°09'11"	40.00'	9.18'

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:

JOSEPH PADILLA DATE 4/25/16
LICENSED LAND SURVEYOR NO. 7557



SECTION 29,
T.3S, R.5W
S.B.M.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY:
DATE: 5-2-15

MDS CONSULTING
MORSE
SCHULTZ
PLANNERS ENGINEERS SURVEYORS
17320 REDHILL AVE.
SUITE 350
IRVINE, CA 92614
PH: 949-251-8821
FAX: 949-251-0518

ATTACHMENT 4

INITIAL STUDY AND ADDENDUM NO. 1 TO EIR NO. 433
FOR AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 325;
CHANGE OF ZONE NO. 7779 AND TENTATIVE TRACT MAP NO. 36390

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**Addendum No. 1 to
Environmental Impact Report No. 433**

for:

**Specific Plan No. 325, Amendment No. 1
Change of Zone No. 7779
Tentative Tract Map No. 36390
Capital Project Work Order No. C1-0641**

Prepared by:

**County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Contact: Matt Straite**

Applicant:

**CV Communities, LLC
1900 Quail Street
Newport Beach, CA 92660
Contact: Michael White**

CEQA Consultant:

**T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780
Contact: Tracy Zinn**

August 19, 2013

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I. Introduction

I. INTRODUCTION**A. Purpose of this Document**

This document is an Addendum to Environmental Impact Report (EIR) No. 433 (SCH No. 2001061096), prepared in accordance with the California Environmental Quality Act (CEQA). This EIR Addendum was compiled by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project. See CEQA Guidelines §15050.

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of Specific Plan No. 325 (SP 325) and Final Environmental Impact Report No. 433 (EIR 433); 3) a summary of the proposed Project; 4) the purpose of an EIR Addendum; 5) the standards for adequacy of an EIR Addendum pursuant to the State CEQA Guidelines; 6) a description of the format and content of this EIR Addendum; and 7) Riverside County's processing requirements to consider the proposed Project for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project, which provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously and adequately analyzed in Final EIR No. 433.

B. The California Environmental Quality Act

CEQA, a statewide environmental law contained in Public Resources Code §§21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse effects when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse effects cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

C. Specific Plan No. 325, Final Environmental Impact Report No. 433, and Associated Approvals

On December 21, 2004, the Riverside County Board of Supervisors approved the "Lake Mathews Golf and Country Club" project and certified its associated Final EIR 433. Actions taken by the County associated with the project included approval of General Plan Amendment No. 572, approval of Change of Zone No. 6598, adoption of SP 325, and certification of Final EIR 433 (SCH No. 2001061096).

The project consisted of approvals to develop a 333.8-acre property as a master-planned residential community with amenities including a golf course, golf clubhouse, parks, and trails. The property is

SP00325A1, CZ07779, TR36390, C1-0641

located in the Lake Mathews/Woodcrest area of unincorporated Riverside County, approximately 1.2 miles north of Lake Matthews and 1.8 miles south of State Route 91 (SR-91). Specifically, the approved project calls for development of the property with 295 single-family residential homes, an 18-hole golf course on 119.1 acres, a golf course clubhouse complex on 3.5 acres, parks on 2.5 acres, and trails on 1.2 acres, with 85.2 acres set aside as open space. To provide access to the community upon its development and improve traffic circulation in the vicinity, SP 325 and EIR 433 planned for and evaluated the construction and operation of an off-site road called "Street A," which is designed to connect McAllister Street to Van Buren Boulevard, with a short segment passing through the Lake Mathews Golf and Country Club property. Approximately 40 percent of the planned roadway alignment is located within the jurisdictional boundaries of the County of Riverside and approximately 60 percent of the planned roadway alignment is located within the jurisdictional boundaries of the City of Riverside.

To implement the approved project, the Riverside County Planning Commission approved a subdivision map, Tentative Tract Map No. 30153 (TR 30153), on January 18, 2006. In accordance with CEQA, the Planning Department of the Riverside County Transportation & Land Management Agency prepared an Initial Study (EA 38579) to evaluate the physical environmental effects of TR 30153. The Initial Study determined that TR 30153 would implement SP 325 as approved and that the environmental effects associated with TR 30153 had been adequately covered by Final EIR 433; therefore, no additional CEQA documentation was required at that time.

Shortly after the approval of TR 30153, the property owner received necessary permits and approvals required by state and federal resource agencies to implement the approved project. The U.S. Fish and Wildlife Service issued a favorable Biological Opinion for the project in accordance with the Western Riverside County Multiple Species Conservation Program (MSHCP) on May 16, 2006; the California Department of Fish and Game (CDFG) approved Streambed Alteration Agreement Number 1600-2005-0076-R6 on June 21, 2006; and, the U.S. Army Corps of Engineers approved Clean Water Act Section 404 Permit No. 20050112-SJH on February 20, 2007. These permits and approvals are herein incorporated by reference and are available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

At the present time, all of the necessary permits and approvals are in place to develop the property as described in approved SP 325. However, no development has occurred on the property to-date. The subject property was listed for sale and purchased by a new owner who desires to make changes to the approved project, as described below in Section I.D.

D. Project Summary

The current owner of the subject property (hereafter "Project Applicant") seeks to amend SP 325 and replace approved TR 30153 with proposed TR 36390. The proposed modifications include eliminating the planned golf course and clubhouse, increasing the amount of open space, park acreage, and the maximum number of permitted single-family homes, and adding storm water quality/detention facility improvements. Actions requested of Riverside County include the adoption of Amendment No. 1 to SP 325 (SP 325A1), adoption of an associated Change of Zone No. 7779 (CZ 7779), and approval of Tentative Tract Map No. 36390 (TR 36390) (collectively hereafter called "the Citrus Heights Project").

SP00325A1, CZ07779, TR36390, C1-0641

Specifically, the Citrus Heights Project would involve the following:

- Reduce the approved grading footprint for SP 325 (exclusive of grading required for Street "A") from approximately 254.7 acres to approximately 207.6 acres, a reduction of 47.1 acres.
- Eliminate the approved 119.1-acre golf course and 3.5-acre golf course clubhouse from the Specific Plan.
- Increase areas planned for open space from 85.2 acres to 162.8 acres.
- Increase the area planned for parks from 2.5 acres to 7.1 acres.
- Develop a portion of the property with 343 single-family residential homes at a maximum gross density of 1.03 dwelling units per acre. In comparison, approved SP 325 provides for a maximum of 295 homes at a maximum gross density of 0.9 dwelling units per acre.
- Introduce 3.3 acres of storm water drainage/water quality detention facilities on the subject property while retaining existing drainage characteristics.

Because the proposed Citrus Heights Project would involve the discretionary approval of Riverside County associated with SP 325A1, CZ 7779, and TTM 36390, environmental review is required pursuant to CEQA.

Additionally, SP 325 and EIR 433 planned for and evaluated the construction and operation of an off-site road called "Street 'A'." Concurrent with the Project Applicant's proposals, the Riverside County Transportation Department is concurrently processing Capital Project Work Order No. C1-0641 to construct Street "A" between McAllister Street and Van Buren Boulevard (approximately 7,600 linear feet), with a short segment traversing and providing access to the Citrus Heights property. In addition to providing access to SP 325, Street "A" is intended to improve operational efficiency of the surrounding roadway network. Street "A" is classified as a "Collector" Road by the General Plan Circulation Elements of both the County of Riverside and the City of Riverside, with approximately 40 percent of the planned roadway alignment being located within the jurisdictional boundaries of the County of Riverside and approximately 60 percent of the planned roadway alignment being located within the jurisdictional boundaries of the City of Riverside.

Improvement plans for Street "A" provide for its construction as a modified Collector Road, featuring two vehicular travel lanes and curb and gutter improvements within 66 feet of public right-of-way. A traffic signal would be constructed at the intersection of Street "A" with Van Buren Boulevard. Street "A" would include infrastructure improvements to capture and convey storm water drainage flows, and a water main and dry utilities would be constructed beneath Street "A" to provide service to the Citrus Heights property. A multi-use trail would be constructed on the eastern edge of Street "A" between the northern and southern access points of SP 325A1 (i.e., proposed Street "A" and Street "C"). The grading footprint for Street "A" would be reduced from approximately 33.5 acres (as provided by approved SP 325) to approximately 23.3 acres, a reduction of approximately 10.2 acres.

SP00325A1, CZ07779, TR36390, C1-0641

Pursuant to a cooperative agreement dated April 18, 2012, between Riverside County and the City of Riverside, the city has authorized the county to act as the lead agency for the Street "A" project (County of Riverside Capital Project C1-0641). Because Street "A" would be constructed on land which neither the Project Applicant, Riverside County, nor City of Riverside hold sufficient title or interest, land acquisition and/or eminent domain proceedings are required to facilitate construction of the roadway. As such, the County of Riverside is the lead agent for Capital Project C1-0641, not the Project Applicant. Regardless, because Street "A" was evaluated by EIR 433 and the plans and specifications of Capital Project C1-0641 require discretionary approval by the County of Riverside Board of Supervisors, the CEQA environmental review requirements for the construction and operation of Street "A" are included in this EIR Addendum.

Capital Project C1-0641 and the Citrus Heights Project are hereinafter considered collectively as "the Project" evaluated herein.

E. CEQA Requirements for an EIR Addendum

The CEQA Guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared. See CEQA Guidelines § 15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines § 15164:

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

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

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;

SP00325A1, CZ07779, TR36390, C1-0641

- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - 1. The project will have one or more significant effects not discussed in the previous EIR;
 - 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or
 - 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. See CEQA Guidelines § 15164. As described in detail herein, none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

F. Type of CEQA Compliance Document and Level of Analysis

This document is Addendum No. 1 to previously-certified EIR 433. As such, this EIR Addendum compares the differences between the environmental impacts previously disclosed in EIR 433 and those that would be associated with the proposed Project described above in Section I.D.

This EIR Addendum provides the environmental information necessary for Riverside County to make an informed decision about the environmental effects of the proposed Project, which consists of the actions summarized above in Section I.D and more fully described in the associated Project application materials on file with the Riverside County Planning Department. Serving as the CEQA Lead Agency (see CEQA Guidelines §15050), the Planning Department determined that an Addendum to the previously-certified Final EIR 433 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a. As demonstrated in the accompanying Environmental Assessment No. 42510 (EA 42510) and its associated analyses, the proposed Project would not require major revisions to certified Final EIR 433 because the Project would not result any new significant impacts to

SP00325A1, CZ07779, TR36390, C1-0641

the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the Final EIR. In summary, the proposed Project consists of reducing the approved physical impact footprint of SP 325 by approximately 47 acres by eliminating the planned golf course and clubhouse while also increasing the amount of open space, park acreage, and adding storm water quality/detention facility improvements. Although the maximum number of single-family homes within SP 325 would increase from 295 units to 343 units, the physical and operational impacts associated with the residential intensity increase would be more than offset by elimination of the physical and operational impacts associated with the planned golf course and clubhouse. As proposed, the Project would involve the following:

- The Project would increase the amount of open space conserved on the Citrus Heights property from 85.2 acres as approved under SP 325, to 162.8 acres as proposed by the Project. As such, the Project would decrease the grading footprint of SP 325 by 47.1 acres, from approximately 254.7 acres of impact under SP 325 to approximately 207.6 acres of impact associated with the proposed Project. As a result, all short-term environmental effects associated with grading operations on the Citrus Heights property would be no greater than the effects previously disclosed in the Final EIR.

Additionally, permanent impacts associated with SP 325 to all natural land resources would be reduced, including 44.4 acres of reduced impact to biological resources as compared to the level of impact previously disclosed in EIR 433.

- The Project would eliminate the approved 119.1-acre golf course and 3.5-acre golf course clubhouse from SP 325. Elimination of the golf course would substantially reduce the projected demand for non-potable water resources and the need for chemical fertilizer application disclosed in the Final EIR that would have been required to irrigate and maintain the golf course.
- The Project proposes to develop the Citrus Heights property with 343 single-family dwelling units at a maximum gross density of 1.03 dwelling units per acre. In comparison, approved SP 325 allows a maximum of 295 single-family dwelling units at a maximum gross density of 0.9 dwelling units per acre. Although the proposed Project would increase the residential intensity on the Citrus Heights property by 48 single-family units, operational impacts associated with air quality, noise, and traffic would be below levels disclosed in EIR 433 due to the elimination of air quality, noise, and traffic effects associated with operation of the golf course and clubhouse. A traffic trip comparison analysis was conducted for the Project (see Appendix I to this EIR Addendum) and shows that traffic associated with the proposed Project would represent a reduction of 212 average daily trips, including 6 fewer AM peak hour trips and 4 fewer PM peak hour trips, compared to the trip generation evaluated by EIR 433.¹ Operational noise and air quality emissions would be reduced concomitantly.

¹ Appendix I studied traffic generated by 345 single-family homes, which is two (2) more homes than actually proposed by the Project.

- Although the proposed Project would increase residential intensity on the Citrus Heights property by 48 single-family units, the Project would not result in a substantial increase in the severity of impacts associated with public services and utilities/service systems as compared to that disclosed in EIR 433. The proposed Project would not necessitate the construction of any new or expanded governmental facilities nor require the construction or expansion of utility infrastructure beyond what was disclosed in EIR 433.
- The Project would provide more park land on the Citrus Heights property, increasing park acreage from 2.5 acres as planned by approved SP 325, to 7.1 acres as proposed by the Project. The provision of additional active park acreage on the subject property would meet Quimby Act requirements for the proposed 343 single-family residential homes and eliminate the significant recreational resource impact identified in EIR 433.
- The proposed Project would provide 3.3 acres of storm water drainage/water quality detention facilities on the Citrus Heights property. The Citrus Heights property's existing drainage characteristics would be retained to a greater extent than disclosed in EIR 433 because more open space would be conserved. In addition, the Project is required to comply with a site-specific Water Quality Management Plan (WQMP) prepared for the Citrus Heights property and local and state water quality regulations to ensure that Project implementation does not result in substantial new sources of polluted runoff. As a result, the Project would not result in any new impacts to hydrology or water quality beyond levels disclosed in EIR 433.
- The operational characteristics of Street "A" are consistent with the characteristics evaluated in EIR 433. Street "A" would be developed as a Collector Road with a 66-foot wide public right-of-way between McAllister Street and Van Buren Boulevard, similar to what was disclosed in EIR 433. Although the alignment of Street "A" would be slightly altered compared to the alignment disclosed in EIR 433, the modified alignment would not result in substantial increases in the severity of environmental impacts beyond levels disclosed in the Final EIR. Furthermore, modifications to Street "A" proposed by the Project would reduce the grading footprint for Street "A" by approximately 10.2 acres, thereby reducing permanent impacts to biological and other physical resources as compared to the level of permanent impact previously disclosed in EIR 433. In addition, short-term air quality emissions and noise effects associated with the construction of Street "A" would be reduced concomitantly.

As demonstrated in more detail in accompanying Environmental Assessment Form (EA 42510), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of EIR 433.

- b. The proposed Project does not involve the introduction of any land uses or construction or operational characteristics which were not previously evaluated in EIR 433.

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- c. Subsequent to the certification of EIR 433, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time EIR 433 was prepared.
- d. Subsequent to the certification of EIR 433, no substantial changes in the circumstances under which the Project is undertaken have occurred.
- e. Technical reports that evaluate the proposed Project were prepared for the subject areas of air quality, biological resources (including focused surveys for the western burrowing owl and least Bell's vireo), cultural resources (archaeology and paleontology), fire protection, geotechnical and rock blasting, greenhouse gasses, hydrology, traffic, and water quality. Copies of these reports are contained within the appendix of this document. These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR 433. Specifically, these updated technical reports concluded as follows:
- The *Air Quality Impact Analysis* (Technical Appendix A), prepared by Urban Crossroads, Inc., concludes that the proposed Project would not result in any new impacts or more severe impacts associated with air quality than previously disclosed in EIR 433.
 - The *Biological Technical Report* (Technical Appendix B1), prepared by Glenn Lukos Associates, determines that the proposed Project would result in an overall reduction in impacts to biological resources, as compared to impacts previously disclosed in EIR 433. No new impacts or more severe impacts would occur from implementation of the Project.
 - The *Addendum to Determination of Biologically Equivalent or Superior Preservation Report* (Technical Appendix B2), prepared by Glenn Lukos Associates, determines that the proposed Project would result in an overall reduction in impacts to riparian/riverine biological habitats, as compared to impacts that would have occurred with implementation of the previously approved project. No new impacts or more severe impacts would occur from implementation of the Project.
 - The *Cultural Resources Report and Paleontological Resource Update Letter* (Technical Appendices C and D), prepared by Brian F. Smith & Associates, affirmed the findings from EIR 433, and found that no new impacts would occur from implementation of the Project.
 - The *Preliminary Geotechnical Report* (Technical Appendix E), prepared by Alta California Geotechnical, Inc., affirmed the geology and soils findings from EIR 433 and found that no new impacts would occur from implementation of the Project.
 - The *Greenhouse Gas Analysis* (Technical Appendix F), prepared by Urban Crossroads, Inc., concludes that the proposed Project would not generate substantial amounts of greenhouse gases that could result in a new impact or more severe

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significant impact on the environment than would otherwise occur with implementation of the previously approved project, nor would the Project conflict with any plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions.

- The *Preliminary Hydrology Report* (Technical Appendix H), prepared by MDS Consulting and the *Preliminary Water Quality Management Plan* (Technical Appendix G), prepared by MDS Consulting analyzed the proposed Project and did not identify any new environmental impacts or an increase to the severity of impacts disclosed in EIR 433.
 - The *Traffic Analysis* (Technical Appendix I), prepared by Urban Crossroads determined that the proposed Project would result in a reduction in overall average daily traffic, as well as a reduction in peak hour traffic (both AM and PM peak hours), as compared to impacts previously disclosed in EIR 433. No new impacts or more severe impacts would occur from implementation of the Project.
 - The *Blasting Analysis* (Technical Appendix J), prepared by Revey Associates, Inc. evaluated potential rock blasting activities associated with the Project and did not identify any new environmental impacts or an increase to the severity of impacts disclosed in EIR 433.
 - The *Fire Behavior and Protection Plan* (Technical Appendix K), prepared by Firesafe Planning Solutions affirmed the findings from EIR 433, and found that no new impacts would occur from implementation of the Project.
- f. Mitigation measures identified in EIR 433, other than those that have been changed as a result of this EIR Addendum to reflect currently applicable County ordinances, building codes, and proposed SP 325A1, remain appropriate and feasible for the proposed Project.

Based on these facts, the Riverside County Planning Department determined that an Addendum to previously certified EIR 433 is the appropriate type of CEQA document to prepare for the proposed Project. The purpose of this EIR Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to the approved Project its accompanying certified EIR 433.

G. Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

- A. This Introduction (Section 1.0).
- B. The completed Environmental Assessment form EA 42510 and its associated analyses which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in EIR 433.

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- C. The Mitigation Monitoring and Reporting Program that accompanies EA 42510, which indicates all mitigation measures contained in EIR 433 and those that have been changed as a result of EA 42510 to reflect currently applicable County ordinances, building codes, and proposed SP 325A1.
- D. Twelve (12) technical reports that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A – K.
 - A. Air Quality Report
 - B1. Biological Technical Report
 - B2. Addendum to Determination of Biologically Equivalent or Superior Preservation Report
 - C. Cultural Resources Update Letter
 - D. Preliminary Paleontological Resource Impact Assessment
 - E. Preliminary Geotechnical Investigation
 - F. Greenhouse Gas Analysis
 - G. Preliminary Water Quality Management Plan
 - H. Preliminary Hydrology Report
 - I. Traffic Study
 - J. Blasting Analysis
 - K. Fire Behavior and Protection Plan
- E. SP 325 and Final EIR 433, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to EIR 433, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. 2004-539, which are all herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.
- F. State and federal resource agency permits and approvals associated with SP 325 and EIR 433, including the USFWS Biological Opinion dated May 16, 2006, the CDFG approved Streambed Alteration Agreement Number 1600-2005-0076-R6 dated June 21, 2006, and the U.S. Army Corps of Engineers approved Clean Water Act Section 404 Permit No. 20050112-SJH dated February 20, 2007. These permits and approvals are herein incorporated by reference and are available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

H. Preparation and Processing of this EIR Addendum

The Riverside County Planning Department directed and supervised the preparation of this Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of Riverside County.

This EIR Addendum will be forwarded, along with EIR 433, to the Riverside County Board of Supervisors for review as part of their deliberations concerning the proposed Project. On October 16, 2012, the Riverside County Board of Supervisors approved a "Fast Track" authorization for the proposed Project. Under the provisions of the County of Riverside's "Fast Track" procedures,

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Planning Commission review of a project is bypassed, and the Board of Supervisors has exclusive authority to hear, approve, conditionally approve, or disapprove a project. Accordingly, a public hearing will be held before the Riverside County Board of Supervisors to consider the proposed Project and the adequacy of this EIR Addendum. Public comments will be heard and considered at the hearings. At the conclusion of the public hearing process, the Board of Supervisors will take action to approve, conditionally approval, or deny the proposed Project. If approved, the Board of Supervisors will adopt findings relative to the Project's environmental effects.

**II. Environmental Assessment Form/
Initial Study Checklist**

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42510
Project Case Type (s) and Number(s): SP 325A1, CZ 7779, TR 36390, Capital Project C1-0641
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: (951) 955-8631
Applicant's Name: CV Communities, LLC
Applicant's Address: 1900 Quail Street, Newport Beach, CA 92660

I. PROJECT INFORMATION

A. Project Description:

Actions requested of County of Riverside involve the following (collectively hereafter called "the Project"):

Specific Plan No. 325, Amendment No. 1 (Citrus Heights, SP 325A1) proposes to amend Specific Plan No. 325 (SP 325, Lake Mathews Golf and Country Club). SP 325 was approved by the Riverside County Board of Supervisors on June 29, 2004, and then officially adopted along with the certification of Final EIR No. 433 (EIR 433, SCH No. 2001061096) on December 21, 2004.

As compared to adopted SP 325, proposed SP 325A1 would revise the Specific Plan land use plan to reconfigure planning area boundaries; eliminate the planned golf course and clubhouse; increase the amount of open space, park acreage, and the maximum number of permitted single-family homes; adjust the range of residential lot sizes; add storm water quality/detention facility improvements; and modify the Specific Plan's internal circulation network. The land use acreage modifications proposed by SPA No. 1 are summarized in Table 1, *Summary of Changes Proposed by Specific Plan No. 325, Amendment No. 1*. The land use plan for proposed SP 325A1 is depicted on Figure 1, *Specific Plan No. 325, Amendment No. 1 Land Use Plan*.

Specifically, with approval of SP 325A1 the following changes would occur:

- The grading footprint for SP 325 (exclusive of grading required for Street "A") would decrease from approximately 254.7 acres to approximately 207.6 acres (a reduction of 47.1 acres);
- The 119.1-acre golf course and 3.5-acre golf course clubhouse land uses would be eliminated from the plan;
- Areas planned for open space would increase from 85.2 acres to 162.8 acres;
- Areas planned for parks would increase from 2.5 acres to 7.1 acres;
- Areas planned for drainage facilities and detention basins would increase from zero (0) acres to 3.3 acres;
- Areas planned for single-family residential development would increase from 98.4 acres to 134.5 acres, and the total number of homes permitted by the Specific Plan would increase from 295 to 343, resulting in an increase in gross project density from 0.9 dwelling units per acres (du/ac) to 1.03 du/ac;

Table 1 Summary of Changes Proposed by Specific Plan No. 325, Amendment No. 1

Planning Area	Adopted Specific Plan No. 325				Proposed Amendment No. 1 (SP 325A1)				
	Land Use	Acres	Density	Units	Land Use	Acres	Density	Units	
1	Medium Density Residential 10,000 s.f. minimum lots	10.1	2.2	22	Medium Density Residential 8,000 s.f. minimum lots	39.2	2.9	112	
2	Medium Density Residential 8,500 s.f. minimum lots	5.2	4.8	25	Medium Density Residential 10,000 s.f. minimum lots	50.2	2.5	125	
3	Medium Density Residential 8,500 s.f. minimum lots	6.5	3.7	24	Medium Density Residential 12,000 s.f. minimum lots	45.1	2.4	106	
4	Medium Density Residential 10,000 s.f. minimum lots	4.8	3.1	15	Open Space-Recreation Park	0.6	--	--	
5	Medium Density Residential 10,000 s.f. minimum lots	8.5	3.4	29	Open Space-Recreation Park	0.7	--	--	
6	Low Density Residential 20,000 s.f. minimum lots	13.6	1.6	22	Open Space-Recreation Park	0.7	--	--	
7	Medium Density Residential 10,000 s.f. minimum lots	39.5	2.7	107	Open Space-Recreation Park	1.8	--	--	
8	Medium Density Residential 8,500 s.f. minimum lots	10.2	5.0	51	Open Space-Recreation Park	0.7	--	--	
9	Golf Course & Clubhouse	122.6	--	--	Open Space-Recreation Park	1.1	--	--	
10	Park	3.7	--	--	Open Space-Recreation Park	0.7	--	--	
11	Open Space	85.2	--	--	Open Space-Recreation Park	0.8	--	--	
12A-G	N/A	--	--	--	Open Space-Recreation Open Space	162.8	--	--	
13A-C	N/A	--	--	--	Open Space-Water Detention Basin	3.3	--	--	
--	Roadways	23.9	--	--	Roadways	26.0	--	--	
Total - Specific Plan No. 325:		333.8	2.9	295	Total - Proposed SP 325A1:		333.7	1.03	240

Source: Proposed Citrus Heights Specific Plan Amendment No. 1, August 2013

- Areas reserved for major roadways would increase from 23.9 acres to 26.0 acres;
- Land use designation labels for all Specific Plan Planning Areas would be modified to be consistent with the nomenclature of the currently adopted Riverside County General Plan (2005); and
- The name of the Specific Plan would be changed from "Lake Matthews Golf and Country Club" to "Citrus Heights."

Change of Zone No. 7779 (CZ 7779) would amend the approved Specific Plan Zoning Ordinance for SP 325 (Ordinance No. 348.4260) to provide amended land use and development standards for the subject property and formalize planning area boundaries that reflect the revisions proposed as part of SP 325A1.

Tentative Tract Map No. 36390 (TR 36390) is a Schedule "A" map that proposes to implement the changes proposed by SP 325A1. TR 36390 would subdivide the SP 325 site into 343 single-family residential development lots ranging in size from 8,000 square feet (s.f.) to 33,098 s.f., eight (8) park lots, three (3) water quality/detention basin lots, and 43 open space lots, as depicted on Figure 2, *Tentative Tract Map No. 36390*. TR 36390 also identifies on-site rights-of-way and the location of necessary on-site infrastructure improvements, such as water, sewer, and storm drain lines. TR 36390 also identifies the location of necessary off-site improvements, including a water line within the proposed right-of-way of Street "A" and a sewer line within the existing right-of-way of McAllister Street. The Preliminary Landscape Plan for TR 36390 identifies landscape improvements for the site, including the location of on- and off-site areas requiring vegetation thinning for fire fuel modification purposes. Implementation of TR 36390 would require approximately 2,500,000 cubic yards (c.y.) of cut and 2,500,000 c.y. of fill; grading activities would balance on-site and no import or export would be required.

SP00325A1, CZ 07779, TR36390, C1-0641

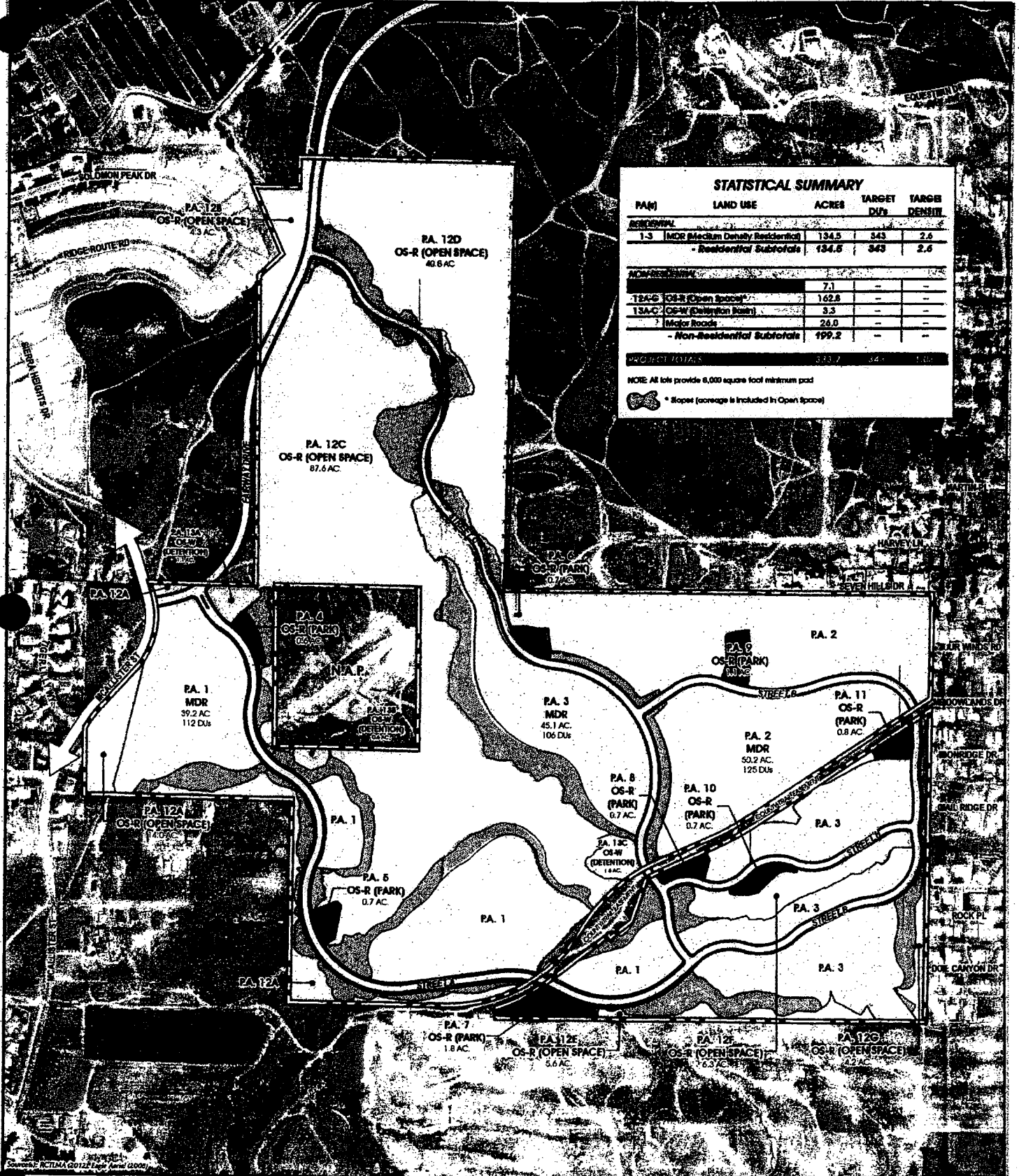
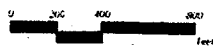
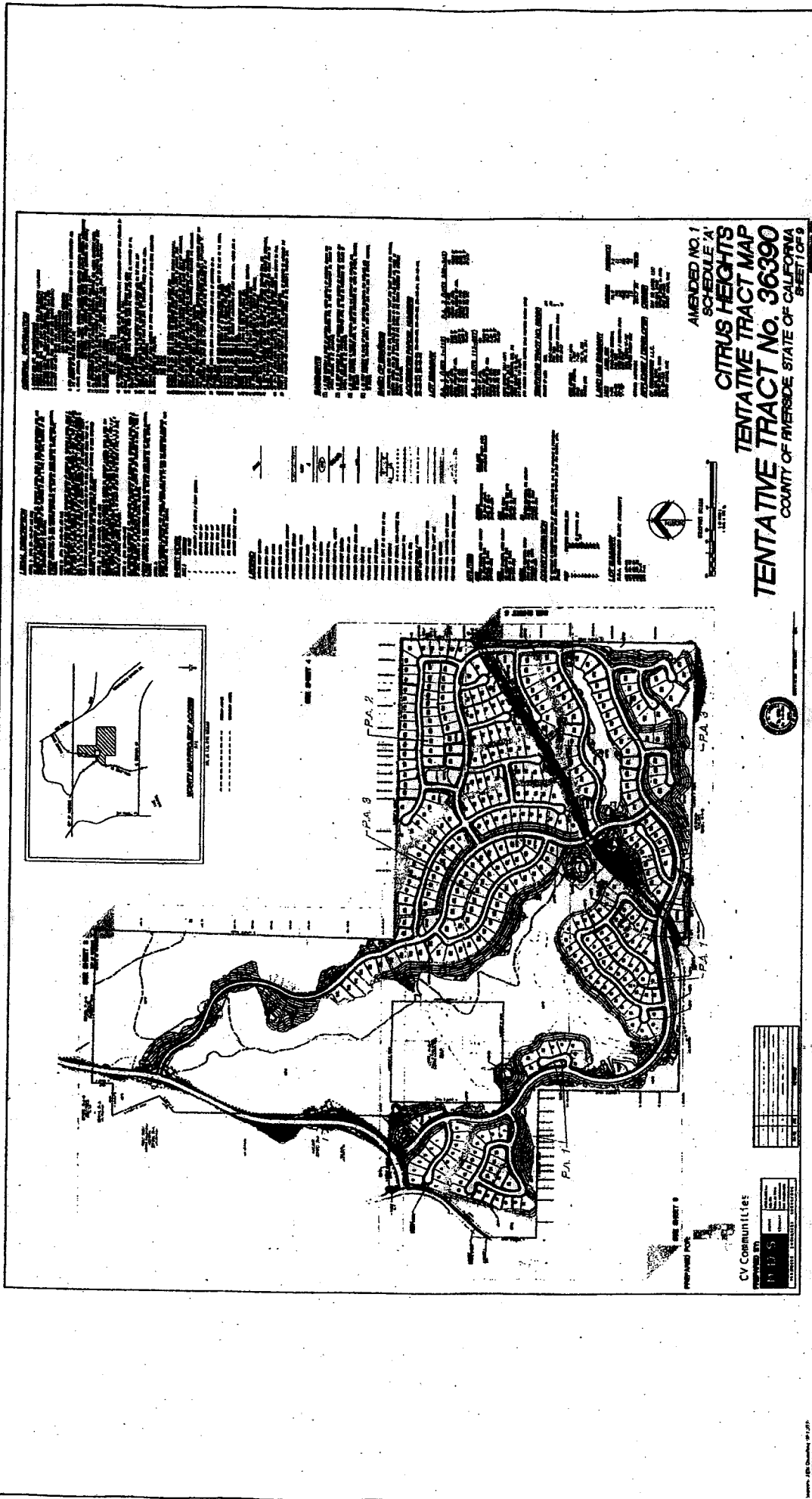


Figure 1
 SPECIFIC PLAN 325
 AMENDMENT NO. 1 LAND USE PLAN

T&B PLANNING, INC.
 8743 LAMAR AVE. SUITE 200
 SACRAMENTO, CA 95826
 P. 916.486.8800 F. 916.486.8801
 www.tbplanning.com





AMENDED NO. 1
SCHEDULE A
CITRUS HEIGHTS
TENTATIVE TRACT MAP
TENTATIVE TRACT No. 36390
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 1 OF 9

Capital Project Work Order No. C1-0641 (Capital Project C1-0641) addresses the construction of a roadway called "Street A," between McAllister Street and Van Buren Boulevard, which is classified by both the County and City of Riverside General Plan Circulation Elements as a "Collector" road. Proposed Street "A" would be constructed as a modified Collector Road, featuring two vehicular travel lanes and curb and gutter improvements within 66 feet of public right-of-way. Street "A" would include improvements to capture and convey storm water drainage flows; a traffic signal would be constructed at the intersection of Street "A" with Van Buren Boulevard. A water main and dry utilities would be constructed beneath Street "A" to provide service to the Citrus Heights property. A multi-use trail would be constructed on the eastern edge of Street "A" between the northern and southern access points of SP 325A1 (i.e., proposed Street "A" and Street "C"). The grading footprint for Street "A" would be reduced from approximately 33.5 acres (as provided by approved SP 325) to approximately 23.3 acres, a reduction of approximately 10.2 acres. Approximately 40 percent of the roadway alignment is located within the jurisdictional boundaries of the County of Riverside and approximately 60 percent of the roadway alignment is located within the jurisdictional boundaries of the City of Riverside. Pursuant to a cooperative agreement dated April 18, 2012 between Riverside County and the City of Riverside, the city has authorized the county to act as the lead agency for the Street "A" project. Approved SP 325 included this roadway as an associated off-site improvement connecting McAllister Street to Van Buren Boulevard, with a short segment passing through the Citrus Heights property. The environmental effects associated with the implementation of Street "A" along its planned alignment from McAllister Street to Van Buren Boulevard were evaluated by EIR 433 and as such, the implementing improvement plans are evaluated herein.

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

C. Total Project Area: 333.7 acres (Citrus Heights property); 23.3 acres ("Street A," including 5.5 acres on the Citrus Heights property)

Residential Acres: 134.5	Lots: 394	Units: 343	Projected No. of Residents: 888
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other: Parks: 7.1 acres; Open Space: 162.8 acres; Drainage/Detention: 3.3 acres; Circulation: 26.0 acres (Citrus Heights)
Circulation: 23.3 acres (Street "A," including 5.5 acres on the Citrus Heights property)

D. Assessor's Parcel No(s):

SP 325A1, CZ 7779, TR 36390: 269-060-004, -005, -006; 269-100-009, -011, -012, -014; -015

Capital Project C1-0641: 239-240-001, -004; 239-270-001, -002, -004; 269-060-004, -005, -006, -012; 269-100-014

E. Street References: Northerly of El Sobrante Road, southwesterly of Van Buren Boulevard, and easterly of McAllister Street. Refer to Figure 3, *Vicinity Map*.

F. Section, Township & Range Description or reference/attach a Legal Description:

SP 325A1, CZ 7779, TR 36390: Section 29, Township 3 South, Range 5 West, San Bernardino Baseline and Meridian.

Capital Project C1-0641: Sections 20 & 29, Township 3 South, Range 5 West, San Bernardino Baseline and Meridian

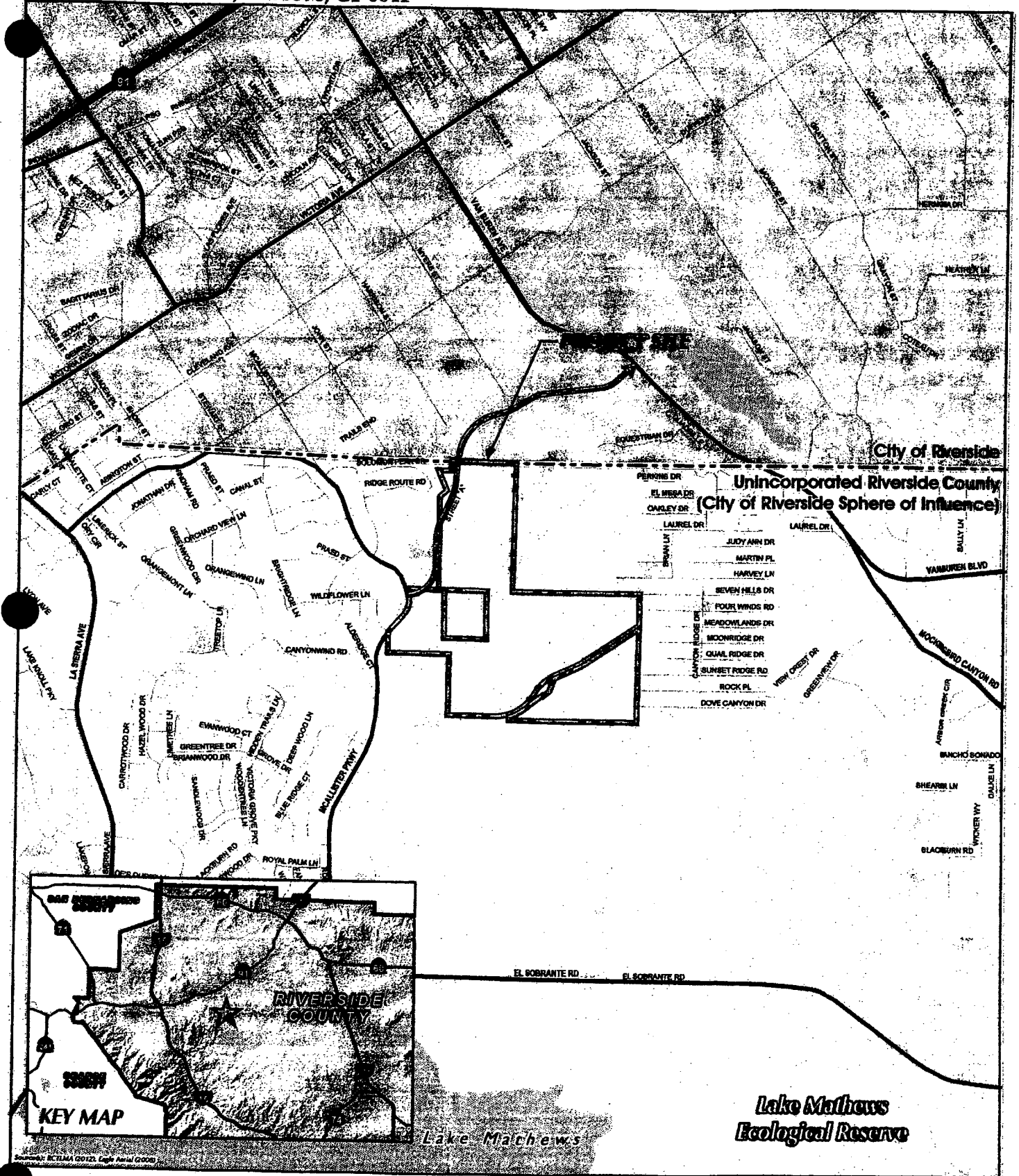


Figure 3

VICINITY MAP

T&B PLANNING, INC.
 17402 East 17th Street, Suite 300, Tustin, CA 92780
 P: 714.260.4100 F: 714.260.4501
 www.tbplanning.com

Scale: 0 0.125 0.25 0.5 Miles

G. Brief description of the existing environmental setting of the project site and its surroundings: The SP 325 site (hereafter referred to as "the Citrus Heights property") consists of an irregularly shaped collection of contiguous parcels in the El Sobrante area of unincorporated Riverside County. The property is vacant and undeveloped, and is characterized by generally rugged terrain and drainage features. The entire property has been heavily used by off-road vehicle use, which resulted in the formation of dirt access roads, motorcycle and bicycle trails, and tire ruts across the entire site. Refer to Figure 4, *Aerial Photograph*.

The proposed alignment of Street "A" consists of vacant and undeveloped property that is characterized by generally rugged terrain. Portions of the alignment of Street "A" have been utilized by off-road vehicle use, which resulted in the formation of dirt access roads, motorcycle and bicycle trails, and tire ruts across portions of the proposed alignment for Street "A." Refer to Figure 4.

The surrounding area is occupied by rural and low-density residential land uses to the east and west, agricultural properties to the north, and vacant land to the north and south. In addition, the Harrison Dam, an earthen fill dam owned and operated by the Riverside County Flood Control and Water Conservation District, occupies a parcel that is completely surrounded by approved SP 325 but that is not a part of approved SP 325 nor the proposed Project.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Pursuant to Riverside County General Plan Land Use Element Policy LU 1.10, with approval of SP 325A1, the proposed land uses on the Citrus Heights property would be consistent with the General Plan Land Use Map. The proposed Project meets all other applicable land use policies of the Riverside County General Plan and the Lake Mathews/Woodcrest Area Plan, including the El Sobrante Policy Area. Street "A" passes through areas within the City of Riverside designated for Agriculture/Rural Residential land uses by the City of Riverside General Plan. Street "A" is designated as a Circulation Element road by the City of Riverside General Plan and would be compatible with surrounding land uses within the City. Street "A" is consistent with all applicable policies of the City of Riverside General Plan Land Use and Urban Design Element.
- 2. Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance with County Ordinance No. 461 (Road Improvement Standards and Specifications). Street "A," which is classified as a "Collector" road by the Circulation Elements of both the County and City of Riverside would be constructed by the County of Riverside as part of this Project. Approximately 40 percent of the proposed alignment of Street "A" is located within the jurisdictional boundaries of the County of Riverside and approximately 60 percent of the proposed alignment of this roadway is located within the jurisdictional boundaries of the City of Riverside. Other adequate circulation facilities exist or are planned to serve the proposed development associated with SP 325A1. The proposed Project adheres to all applicable circulation policies of the Riverside County and City of Riverside General Plans.
- 3. Multipurpose Open Space:** Neither the Citrus Heights property nor the proposed alignment of Street "A" is designated for open space conservation by the Western Riverside County Multiple Species Conservation Plan. Additionally, the Citrus Heights property is not designated by the Riverside County General Plan as important farmland or



PROJECT SITE

Figure 4

AERIAL PHOTOGRAPH

T&B PLANNING, INC.
17522 E. 17th Street, Suite 100, Torrey Pines, CA 90230
P: 714.968.5287 F: 714.266.6344
www.tbplanning.com



mineral resource land. The proposed Project adheres to all applicable Multipurpose Open Space Element policies of the Riverside County General Plan. The proposed alignment of Street "A" does not pass through areas designated by the City of Riverside General Plan as important farmland, mineral resource land, nor is the proposed alignment of Street "A" designated for parks or recreation facilities. Street "A" adheres to all applicable policies of the Open Space and Conservation Element and Parks and Recreation Element of the City of Riverside General Plan.

4. **Safety:** The Citrus Heights property is located within an area that is subject to seismic ground shaking, but the site is not located within an Alquist-Priolo Fault Zone or a County-designated Fault Hazard Zone. Construction as required by the California Building Standards Code (CBSC) would satisfactorily address seismic safety. The Citrus Heights property and the proposed alignment of Street "A" are located in a high fire hazard area and portions of the Citrus Heights property and the alignment of Street "A" are located in an area with moderate dam inundation risk. Neither the Citrus Heights property nor the proposed alignment of Street "A" are located in a flood hazard area or an area subject to blowsand (erosion). The Project is designed to minimize hazards associated with wildfires and dam inundation. In addition, the Project is designed to accommodate the sufficient provision of emergency response services and was reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. The proposed Project adheres to all other applicable policies of the Riverside County General Plan Safety Element and the City of Riverside General Plan Public Safety Element.
5. **Noise:** The proposed Project adheres to all applicable policies within the Riverside County General Plan Noise Element and the City of Riverside General Plan Noise Element.
6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project does, however, relate to the County General Plan Housing Element through the Project's proposed land uses on the Citrus Heights property. The land uses proposed by the Project on the Citrus Heights property would not adversely impact the implementation of the County General Plan Housing Element's goals or policies. The City of Riverside General Plan Housing Element does not contain any policies applicable to the construction or operation of Street "A."
7. **Air Quality:** The proposed Project is conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element and City of Riverside General Plan Air Quality Element policies.

The following elements from the City of Riverside General Plan are applicable only to the Street "A" component of the proposed Project.

8. **Arts and Culture:** The City of Riverside General Plan Arts and Culture Element does not contain any policies applicable to the proposed Project.
9. **Education:** The City of Riverside General Plan Education Element does not contain any policies applicable to the proposed Project.

10. Public Facilities and Infrastructure: The proposed Project adheres to all applicable policies within the City of Riverside General Plan Public Facilities and Infrastructure Element.

11. Historic Preservation: The City of Riverside General Plan Historic Preservation Element does not contain any policies applicable to the proposed Project.

B. General Plan Area Plan(s)/Neighborhood Plan(s):

County of Riverside (applicable to Citrus Heights and portion of Street "A" alignment): Late Mathews/Woodcrest

City of Riverside (applicable to portion of Street "A" alignment): Arlington Heights

C. Foundation Component(s):

County of Riverside (applicable to Citrus Heights and portion of Street "A" alignment): Community Development, Open Space

City of Riverside (applicable to portion of Street "A" alignment): N/A

D. Land Use Designation(s):

County of Riverside (applicable to Citrus Heights): Specific Plan No. 325 (LDR, MDR, OS-R, OS-C)

County of Riverside (applicable to portion of Street "A" alignment): Low Density Residential

City of Riverside (applicable to portion of Street "A" alignment): Agricultural/Rural Residential

E. Overlay(s), if any:

County of Riverside (applicable to Citrus Heights and portion of Street "A" alignment): None

City of Riverside (applicable to portion of Street "A" alignment): None

F. Policy Area(s), if any:

County of Riverside (applicable to Citrus Heights and portion of Street "A" alignment): El Sobrante Policy Area

City of Riverside (applicable to portion of Street "A" alignment): N/A

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

1. Area Plan(s)/Neighborhood(s):

County of Riverside: Elsinore Area Plan to the south; Mead Valley Area Plan to the east
Temescal Canyon Area Plan to the west

City of Riverside (applicable to portion of Street "A" alignment): Arlington Heights neighborhood to the north

2. Foundation Component(s):

County of Riverside: Rural Foundation Component to east and south; Rural Foundation Component and Community Development Foundation Component to the west

City of Riverside (applicable to portion of Street "A" alignment): N/A

3. Land Use Designation(s):

County of Riverside: Rural Mountainous, Rural Community-Very Low Density Residential, Rural Community-Estate Density Residential to the east; Rural Community-Very Low Density Residential, Rural Community-Low Density Residential to the south; Low Density Residential, Rural Community-Very Low Density Residential, Rural Mountainous to west

City of Riverside (applicable to portion of Street "A" alignment): Agricultural/Rural Residential to the north (within City of Riverside)

4. Overlay(s):

County of Riverside: None

City of Riverside (applicable to portion of Street "A" alignment): None

5. Policy Area(s):

County of Riverside: El Sobrante Policy Area to the east, south, and west

City of Riverside (applicable to portion of Street "A" alignment): N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any:

County of Riverside (applicable to Citrus Heights and portion of Street "A" alignment): Specific Plan No. 325 (Lake Mathews Golf and Country Club)

City of Riverside (applicable to portion of Street "A" alignment): N/A

2. Specific Plan Planning Area, and Policies, if any:

County of Riverside: The proposed Project would affect the entire area of Specific Plan No. 325

City of Riverside (applicable to portion of Street "A" alignment): N/A

I. Existing Zoning:

County of Riverside:

Citrus Heights Property: Specific Plan (SP)

Portion of Street "A" Alignment: Specific Plan (SP), Residential Agriculture (R-A)

City of Riverside:

Citrus Heights Property: N/A

Portion of Street "A" Alignment: Residential Agriculture (RA-5)

J. **Proposed Zoning, if any:** Same as existing

K. **Adjacent and Surrounding Zoning:**

County of Riverside (applicable to Citrus Heights and portion of Street "A" alignment): Residential Agriculture (R-A) to the east; Light Agriculture (A-1-10) to the south; One Family Dwellings (R-1-15000) and Residential Agriculture (R-A-1) to the west

City of Riverside (applicable to portion of Street "A" alignment): Residential Agriculture (RA-5) to the north

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

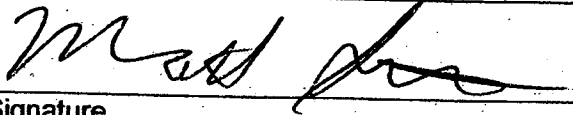
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

8/27/13

Date

Matt Straite

Printed Name

For Frank Coyle, Deputy 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 new or more severe significant impacts upon the environment that were not previously disclosed in Final EIR No. 433 (EIR 433) that would result from construction and implementation of the Project as amended. 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 new or more severe significant environmental impacts that were not previously disclosed in EIR 433 associated with the implementation of the proposed Project.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.C.13 "Aesthetics, Visual Analysis, Light and Glare;" Lake Mathews/Woodcrest Area Plan Figure 9, "Scenic Highways;" Google Earth (accessed July 2, 2012); Project Application Materials

Findings of Fact:

a) The Citrus Heights property is located approximately 1.0 mile north of El Sobrante Road, approximately 1.4 miles east of La Sierra Avenue, and approximately 2.4 miles west of Mockingbird Canyon Road; each of which are designated as County Eligible Scenic Highways by the Riverside County General Plan. Due to its one mile or further distance from these eligible scenic highway corridors, the rolling terrain of the surrounding area, and existing intervening development, neither the Citrus Heights property nor the proposed alignment of Street "A" is visible from these roadways. Because the Citrus Heights property and the proposed alignment of Street "A" is not visible from any scenic highway corridor, development on the Citrus Heights property either as previously approved by SP 325, or as proposed by the Project, and development of Street "A" has no potential to substantially affect the aesthetic quality of a scenic highway corridor.

b) Impacts to scenic resources resulting from buildout of the Specific Plan were previously evaluated in EIR 433, Section V.C.13 "Aesthetics, Visual Analysis, Light and Glare," which found that impacts would be less than significant because development planned by SP 325, including the construction of Street "A," would not substantially damage scenic resources, obstruct any prominent scenic vista, or result in the creation of aesthetically offensive views. Development proposed by the Citrus Heights Project would disturb approximately 44 less acres of land on the Citrus Heights property than previously approved (including required fuel modification), thereby preserving more of

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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the property as natural open space. Proposed off-site impacts required to implement the Citrus Heights Project (e.g., grading, fuel modification) would be consistent with what was disclosed in EIR 433. The additional 44 acres of preserved open space would conserve more of the Citrus Heights property's natural characteristics in the northern portion of the site, including steep slopes and some rock outcroppings. Areas proposed for development on the Citrus Heights property by the Project would be similar in aesthetic character to that approved by SP 325. Although some of the development areas interior to the southern portion of the Citrus Heights property previously planned for golf course and open space would be developed instead with single-family residential homes, parks, and water quality/detention facilities, this change in land use would have the same level of effect on scenic resources as the previously approved Specific Plan and as disclosed in EIR 433. Proposed grading activities on the Citrus Heights property associated with the Project as described in SP 325A1 and as shown on TR 36390 would not substantially damage scenic resources and proposed manufactured slopes would be engineered and vegetated to provide a natural appearance and minimize the need for retaining walls. In addition, the proposed Project would be developed in accordance with the Development Standards and Design Guidelines (Architecture and Landscaping) set forth in SP 325A1, which are designed to ensure that the Project is developed in a manner that is visually attractive and not offensive. Grading and construction activities associated with Street "A" would disturb approximately 10.2 fewer acres, would be similar in character to what was evaluated in EIR 433 and would not substantially damage scenic resources. Accordingly, implementation of the Project would preserve 44 more acres of the Citrus Heights property in its natural condition, disturb less off-site acreage associated with the Street "A" alignment, and would not result in any new or more severe impacts to aesthetics or scenic resources than was previously disclosed in EIR 433.

Mitigation: No mitigation measures are required for the proposed Project and no mitigation measures were required by EIR 433.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source: EIR 433, Section V.C.13 "Aesthetics, Visual Analysis, Light and Glare;" Ord. No. 655 (Regulating Light Pollution); Lake Mathews/Woodcrest Area Plan Figure 6, "Mount Palomar Nighttime Lighting Policy"

Findings of Fact:

a) The Citrus Heights property and the proposed alignment of Street "A" (hereafter collectively referred to as "the Project site") is not located within the Mt. Palomar Nighttime Lighting Policy Area. Therefore, development of the Project site, either as approved by SP 325 or as proposed by the Project, will have no impact on operations at the Mt. Palomar Observatory. This conclusion is consistent with the information disclosed in EIR 433.

Mitigation: No mitigation measures are required for the proposed Project and no mitigation measures were required by EIR 433.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.C.13 "Aesthetics, Visual Analysis, Light and Glare;" Project Application Materials

Findings of Fact:

a & b) The Project site is vacant under existing conditions, and is adjacent to residential properties on the north, south, east and west. Although the proposed Project would introduce new sources of artificial light on the Citrus Heights property and along the proposed alignment of Street "A", the lighting would be no more intense than would have occurred under approved SP 325. All lighting sources on the Citrus Heights property associated with the approved golf course, club house, and residential development previously approved in the northern portion of the property would be eliminated. Lighting of roads, parks, and the residential development areas on the Citrus Heights property proposed by the Project would be of similar character as the lighting of existing residential development in the area and would not create unacceptable sources of light or more intense lighting levels than previously evaluated by EIR 433. Furthermore, artificial lighting standards are included in SP 325A1 that would require all artificial lighting elements to be designed, focused, directed, arranged, and shielded. See proposed SP 325A1, Section IV.7.j., "Outdoor Lighting." These standards would ensure that the Project would not create any unacceptable sources of light on the Citrus Heights property, would prevent substantial light or glare from falling on public streets or property adjoining the Citrus Heights property, and would prevent "spillover" effects from the Citrus Heights property that could interfere with day or nighttime views in the area. Furthermore, street lighting proposed along Street "A" would be designed and constructed in accordance with County and City standards to ensure that substantial adverse nighttime lighting effects would not occur. As such, Project-related lighting impacts would be less than significant and would not be increased above the level evaluated in EIR 433.

Mitigation: No mitigation measures are required for the proposed Project and no mitigation measures were required by EIR 433.

Monitoring: No monitoring is required.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: EIR 433, Section V.C. 9 "Agriculture;" County General Plan Figure OS-2 "Agricultural Resources;" Riverside County Land Information System (RCLIS); Farmland Mapping and Monitoring Program; Riverside County General Plan EIR; Riverside County General Plan EIR Findings of Fact and Statement of Overriding Considerations; City of Riverside General Plan EIR; Ord. No. 625; Google Earth (accessed July 2, 2012); Project Application Materials.

Findings of Fact:

a) According to EIR 433, Section V.C.9 "Agriculture," and as confirmed by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) map for Riverside County, approximately 14.8 acres of the 333.8-acre Citrus Heights property is designated as "Farmland of Local Importance" and the remainder of the property is designated as "Other Lands," as classified by the FMMP. As disclosed in EIR 433 and confirmed by the FMMP map for Riverside County, the entire proposed alignment of Street "A" is classified as "Other Lands" by the FMMP. The Project site does not include any soils classified by the FMMP as important farmland, which are categorized by the FMMP as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." As such, no impact to important farmlands would occur with development of the Project site either as approved by SP 325 or as proposed by the Project. This conclusion is consistent with the information disclosed in EIR 433.

b) As disclosed in EIR 433 Section V.C. 9, "Agriculture," the Citrus Heights property is not zoned for agricultural use and is not under active agricultural production. These circumstances have not changed since EIR 433 was certified in 2004. The proposed alignment of Street "A" passes through properties in the City of Riverside zoned for agricultural use; however, this property is not under active agricultural production and construction and operation of Street "A" would not conflict with or preclude potential agricultural operations on these properties, other than within the roadway alignment itself. Also as disclosed in EIR 433, the Project site is not subject to a Williamson Act contract, nor is the Citrus Heights property located within a Riverside County Agricultural Preserve. As such, no direct

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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impact to agricultural zoning, agricultural use, or Williamson Act contract status would occur with development of the property either as approved by SP 325 or as proposed by the Project.

An existing agricultural preserve, El Sobrante 1, occurs off-site and adjacent to (on the south) of the Citrus Heights property. EIR 433 acknowledges the location of the agricultural preserve and discloses that development pressure on this off-site property and other agricultural properties in Riverside County exists with or without development of the Citrus Heights property. Based on a review of aerial photography, a majority of the El Sobrante 1 Agricultural Preserve is not under active agricultural production, including the areas immediately adjacent to the Project site. In addition, the entire area of the El Sobrante 1 Agricultural Preserve is designated by the Riverside County General Plan for non-agricultural land uses (i.e., "Rural Community-Estate Density Residential," "Rural Community-Low Density Residential," "Rural Residential," "Very Low Density Residential," "Medium Density Residential," "Commercial Retail," "Public Facility," "Open Space-Conservation," and "Open Space-Conservation Habitat"). Therefore, it is reasonably foreseeable that the El Sobrante 1 Agricultural Preserve will eventually convert to non-agricultural land uses, with or without development of the Project as proposed. The conversion of this off-site property as well as other agricultural properties in Riverside County from agricultural to non-agricultural uses as planned for by the County's General Plan was addressed by Riverside County's General Plan Program EIR (SCH No. 2002051143), which found that the conversion of such properties represent a significant and unavoidable impact Countywide. There are no components of the proposed Project that would result in an increase in indirect or cumulative impacts to existing agricultural uses or zoning beyond the levels that were previously evaluated and disclosed as part of EIR 433 and the County's General Plan EIR.

As documented in EIR 433 and as a mandatory requirement of Riverside County's Municipal Code, the proposed Project would be conditioned to comply with Riverside County Ordinance No. 625 ("Right to Farm Ordinance"), which requires future homeowners on the Citrus Heights property to be notified that existing agricultural operations may operate in the area, and that such existing operations shall not be deemed a nuisance as a result of residential land uses being placed in the area. Mandatory compliance with Ordinance No. 625 would ensure that future development of residential land uses on the Citrus Heights property, either as approved by SP 325 or as proposed by the Project, would not conflict with any existing off-site agricultural lands or preserves. Accordingly, and as concluded by EIR 433, impacts would be less than significant.

c) The Citrus Heights property is located within 300 feet of agriculturally-zoned properties to the north, east, and south. Lands to the north of the Citrus Heights property are zoned "Residential Agriculture (RA-5)" by the City of Riverside. Lands to the east and south of the Citrus Heights property are zoned "Residential-Agriculture (R-A)" and "Light Agriculture - 10 acre minimum (A-1-10)," respectively, by Riverside County. The proposed alignment of Street "A" would pass through agriculturally-zoned properties in the City of Riverside (RA-5). The City of Riverside and the County of Riverside consider the RA-5 and A-1-10 zones to be for "primarily agricultural purposes." These surrounding zoning designations were in effect at the time EIR 433 was certified, so there has been no change in circumstance. Development proposed by the Citrus Heights Project would disturb approximately 44 less acres of land on the Citrus Heights property than previously approved, thereby preserving more of the Citrus Heights property as natural open space adjacent to agriculturally zoned lands to the north. Although some of the development areas interior to the southern portion of the Citrus Heights property previously planned for golf course and open space would be developed instead with single-family residential homes, parks, and water quality/detention facilities, this change in land use would not affect off-site agricultural properties any differently than as previously disclosed in EIR 433. Proposed off-site impacts required to implement the Citrus Heights Project (e.g., grading,

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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fuel modification) would be consistent with what was disclosed in EIR 433. As concluded in EIR 433, development on the Citrus Heights property would place non-agricultural land uses within 300 feet of agriculturally zoned property but indirect impacts would be less than significant because the Project would be conditioned to comply with Riverside County Ordinance No. 625, as described above under Response 4.b). Mandatory compliance with Ordinance No. 625 would ensure that existing agricultural operations are not deemed a nuisance as a result of residential land uses being located in the area, either as approved by SP 325 or as proposed by the Project. This conclusion is consistent with the information provided in EIR 433.

d) Neither the Citrus Heights property nor the proposed alignment of Street "A" are located immediately adjacent to any active agricultural operations. Only one active agricultural operation, an orchard, occurs in proximity to the Citrus Heights property, located approximately 250 feet southwest of the Citrus Heights property. At the time EIR 433 was certified, over 100 acres of land adjacent to and south of the Citrus Heights property was under active cultivation as orchard; these properties are fallow under existing conditions. Although circumstances have changed since EIR 433 was certified, the change in circumstances has reduced the likelihood that development of the Project would result in the conversion of an active agricultural use to non-agricultural use. Therefore, pursuant to Section 15162(a)(2) of the CEQA Guidelines, a subsequent EIR is not required because the change in circumstances would not result in a new significant environmental effect or a substantial increase in the severity of a previously identified significant effect. Furthermore, as described above under Response 4.b), areas to the south of the Citrus Heights property are designated by the Riverside County General Plan for future development with non-agricultural uses. The effects associated with converting agricultural properties to non-agricultural uses as called for by the General Plan were previously evaluated as part of the Riverside County's General Plan EIR (SCH No. 2002051143), which found that the conversion of such properties represent a significant and unavoidable impact Countywide. There are no components of the proposed Project that would result in an increase in impacts associated with farmland conversion beyond levels previously evaluated and disclosed as part of EIR 433 and the County General Plan EIR. Accordingly, and as concluded by EIR 433, development on the subject property would result in less than significant impacts associated with farmland conversion.

Mitigation: No mitigation measures are required for the proposed Project and no mitigation measures were required by EIR 433.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<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"/>

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas;" City of Riverside General Plan Open Space and Conservation Element; Project Application Materials

Findings of Fact:

a) through c) Neither the Citrus Heights property nor the proposed alignment of Street "A" contains any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources by the Riverside County General Plan or the City of Riverside General Plan. There are no components of either approved SP 325 or the proposed Project that could result in the conversion of forestland resources to non-forest use, either directly or indirectly. No impact would occur. Although the specific topic of Forest was not evaluated in EIR 433, the EIR disclosed extensive information about the property's existing conditions and surrounding environment, including vegetation types, to reasonably conclude that the property and immediately surrounding area do not contain forest lands and that development of the Project would have no adverse effects on forests.

Mitigation: No mitigation measures are required for the proposed Project and no mitigation measures were required by EIR 433.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.C.5, "Air Quality;" Technical Appendix E to EIR 433 "Air Quality Assessment" (Giroux and Associates, 2002); SCAQMD Air Quality Management Plan; 1997 SCAQMD Air Quality Management Plan; SCAQMD CEQA Air Quality Handbook; SCAQMD Rule 1113; 1996 SCAG Regional Comprehensive Plan; Traffic Report (Urban Crossroads, September

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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2012); Air Quality Report (Urban Crossroads, October 2012); California Building Standards Code; Google Earth (accessed July 2, 2012)

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB or "Basin"). The SCAB encompasses approximately 6,745 square miles and includes Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAB is bound by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, respectively; and the San Diego County line to the south. The South Coast Air Quality Management District (SCAQMD) is principally responsible for air pollution control in the SCAB. The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. When EIR 433 was certified in 2004, the SCAQMD's 1997 AQMP was applicable. Subsequently, the SCAQMD Governing Board adopted the Draft Final 2007 AQMP for the SCAB, on June 1, 2007, which was in effect with the environmental analysis for the proposed Project commenced and is the applicable AQMP for consistency evaluation. Since that time, the SCAQMD adopted a 2012 AQMP on December 7, 2012. The 2012 AQMP incorporates the latest scientific and technological information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy and updated emission inventory methodologies for various source categories. Similar to the 2007 AQMP, the 2012 AQMP is based on assumptions provided by both CARB and SCAG in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. Similar to the 2007 AQMP, the 2012 AQMP assumes that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG. The 2012 AQMP relies on SCAG's 2012 RTP, which assumes the same land uses for the Project site as assumed in 2007. For purposes of evaluation and to determine whether the proposed Project would result in any new or more severe air quality impacts than disclosed in EIR 433, consistency with both the 1997 AQMP, which was applicable at the time EIR 433 was certified, and the 2007 AQMP are discussed below.

Regarding the 1997 AQMP, EIR 433 concluded that because approved SP 325 was consistent with the regional growth projections documented by Riverside County and SCAG, the approved project was consistent with the AQMP. This rationale was applied because the 1997 AQMP used the County's General Plan and SCAG's Regional Comprehensive Plan (RCP) as the basis for its growth assumptions. Applying this same rationale, the proposed Project would not create a new or more severe impact associated with 1997 AQMP compliance. The land use modifications proposed by the Project include reducing the grading footprint of approved SP 325 by approximately 47 acres, eliminating the planned golf course and clubhouse, increasing the amount of open space and park acreage, adding storm water quality/detention facility improvements, and adding 48 more single-family homes. The net difference in air emissions associated with these land use changes is nominal as documented in an air quality impact analysis prepared by Urban Crossroads for the Citrus Heights Project (refer to Appendix A of this EIR Addendum). Developing 48 additional single-family homes and more park acreage and drainage facilities on the Citrus Heights property instead of a golf course and clubhouse uses would have been consistent with the County's General Plan and SCAG's RCP growth assumptions when EIR 433 was certified in 2004. The RCP projected an increase of 495,000

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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people in the western Riverside County region between years 2000 and 2010 (SCAG RCP, adopted June 1996, Growth Management Chapter, Table 3-2). Based on census data, the population of western Riverside County grew by 264,694 persons between 2000 and 2010, which was much less than the 495,000 increase projected by SCAG and assumed in the AQMP. Therefore, the addition of 48 single-family homes and the other land use changes proposed by the Project would have been well within the regional growth projections and not in conflict with the 1997 AQMP. This conclusion is consistent with the AQMP consistency information presented in EIR 433.

SCAQMD prepared the 2007 AQMP based on the assumptions provided by both the California Air Resources Board (CARB) and SCAG in the Emission Factors 2007 (EMFAC 2007) model for motor vehicle and demographics information, respectively.

The proposed Project's consistency with the 2007 AQMP is discussed below. Criteria for determining consistency with the 2007 AQMP and the 2012 AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993).

- 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's CEQA Air Quality Handbook, the proposed Project would be consistent with the 2007 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.

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). EIR 433 included an analysis of impacts to air quality and found that short-term construction and long-term mobile source emissions associated with SP 325 would result in direct and cumulative impacts to regional air quality that would remain significant and unavoidable even following the incorporation of identified mitigation measures. The proposed Project would have similar earthwork quantities on the Citrus Heights property as approved SP 325, and would reduce the grading footprint of Street "A" by approximately 30 percent (i.e., a reduction of 10.2 acres); therefore, the Project's construction-related emissions would be no greater than the construction-related air quality impacts disclosed in EIR 433. A trip generation analysis conducted by Urban Crossroads in accordance with the Institute of Transportation Engineers (ITE) Trip Generation Manual (2008, 8th Edition) concluded that the proposed Project would generate 212 fewer trip ends per day than approved SP 325. As such, long-term mobile source emissions would be reduced under the proposed Project as compared to what was disclosed in EIR 433, with the exception of airborne particulate matter (PM₁₀), refer to the analysis presented in Appendix A. Although long-term mobile source PM₁₀ emissions would increase slightly under the proposed Project to a maximum of 35.35 pounds per day (from 25.4 pounds per day as disclosed in EIR 433), long-term PM₁₀ emissions would remain well below the SCAQMD PM₁₀ emissions threshold of 150 pounds per day and would be less than significant. Furthermore, the increase in long-term mobile source PM₁₀ emissions attributed to the Project is solely the result of advancements and refinements to the air quality emissions models utilized by CARB and supported by the SCAQMD that have occurred since EIR 433

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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was certified in 2004. Had the approved SP 325 been evaluated using the current EMFAC 2007 emissions model, long-term mobile source PM₁₀ emissions would have been greater than the long-term mobile source PM₁₀ emissions of the proposed Project. Accordingly, implementation of the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations beyond what was already identified and disclosed as part of EIR 433. On the basis of the preceding discussion, the proposed Project would be consistent with Consistency Criterion No. 1.

- **Consistency Criterion No. 2:** *The proposed project will not exceed the assumptions in the AQMP in 2011 or increments based on the years of project build-out phase.*

Assumptions used in the 2007 AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments and changes of zone may increase the intensity of use and may result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. The Project proposes a Specific Plan Amendment and a Change of Zone to modify the land uses on the Citrus Heights property, including the addition of 48 single-family units and the elimination of a golf course and clubhouse. However, as described under Consistency Criterion No. 1 above, Project-related short-term construction emissions would be no greater than what was disclosed in EIR 433 and long-term mobile source emissions would be less than what was disclosed in EIR 433, which concluded that SP 325 was consistent with the AQMP. As such, the Project would not substantially exceed assumptions in the AQMP and the Project would be consistent with Consistency Criterion No. 2.

For the reasons stated above, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP, or exceed the growth assumptions in the AQMP. Accordingly implementation of the proposed Project would not conflict with or obstruct implementation of the AQMP to a greater degree than the approved project, and would not result in new or substantially increased impacts that were not previously disclosed in EIR 433.

b) & c) EIR 433 concluded that impacts to regional air quality resulting from buildout of approved SP 325 would be significant and unavoidable even after the incorporation of mitigation measures on both a direct (short-term construction emissions) and cumulative (short-term construction and long-term mobile source emissions) basis. Mitigation measures identified in EIR 433 would continue to apply to the proposed Project, and would be enforced by Riverside County as part of the Project's conditions of approval. As indicated above under Response 6.a), the proposed Project would result in a net reduction of average daily traffic trips compared to the previously approved SP 325, resulting in a concomitant reduction of estimated long-term mobile source air pollutant emissions. The proposed Project also would be required to comply with the most recent version of the California Green Building Standards Code (California Code of Regulations Title 24) that went into effect on January 1, 2011 (CALGreen) and that will become even more stringent on January 1, 2014. CALGreen requires more stringent construction practices than evaluated by EIR 433. CALGreen requires lower water usage, lower fossil fuel usage, and landfill waste diversion, which directly and indirectly reduce adverse air emissions during building construction and operation. Accordingly, the proposed Project would slightly reduce the severity of short-term, long-term direct and cumulative air quality impacts previously identified in EIR 433 and would not create any additional air quality violations. Nonetheless,

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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direct and cumulative air quality impacts would remain significant and unavoidable as disclosed in EIR 433 and the Statement of Overriding Considerations that supported certification of EIR 433.

d) The proposed Project consists of a residential community and a roadway (Street "A") and would not include any uses that have the potential to generate substantial amounts of point source emissions during long-term operation. However, construction equipment that would be utilized by the Project has the potential to expose nearby residents to adverse localized pollutant concentrations during proposed short-term construction activities. As shown in the air quality impact analysis prepared by Urban Crossroads (see Appendix A to this EIR Addendum), with the implementation of mitigation measures identified in EIR 433, the proposed Project would not generate substantial air pollutant emissions during short-term construction activities. Accordingly, and consistent with the information disclosed in EIR 433, the proposed Project would not expose sensitive receptors located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) EIR 433 did not disclose the existence of any sources of substantial point source emissions within one (1) mile of the Project site. No such emission sources have been introduced in the Project's one (1) mile vicinity since EIR 433 was certified; therefore, there has been no change in circumstance. Development on the Citrus Heights property either as approved by SP 325, or as proposed by the Project, has no potential to construct residential land uses within one (1) mile of substantial point-source emissions, because no such emission sources exist. No impact would occur.

f) The Project proposes to develop the Citrus Heights property with single-family residential land uses, parks, roads, and water quality/detention facilities. The Project would also develop a roadway connection between McAllister Street and Van Buren Boulevard. These land uses are not typically associated with the generation of objectionable odors and consistent with the information provided in EIR 433, there would be no long-term odor impacts. EIR 433 disclosed that although construction activities are a source of potential odor nuisance, odor emission impacts would be less than significant. As shown in the air quality impact analysis prepared by Urban Crossroads (see Appendix A to this EIR Addendum), the estimated emissions from construction activities on the Citrus Heights property would be less than disclosed in EIR 433. Although odor emissions would occur from construction equipment exhaust, application of asphalt, and the application of architectural coatings, such odors would be no greater than assumed by EIR 433, would not be substantially objectionable, would not affect a substantial number of people, and would be short-term and intermittent in nature ceasing upon completion of construction. As such, short-term odor impacts associated with Project construction would be less than significant and consistent with the information disclosed in EIR 433. Although no mitigation measures are required, mandatory compliance with applicable regulatory standards, including SCAQMD Rule 1113 (Architectural Coatings), would minimize odors associated with Project construction activities.

Mitigation: No new mitigation measures beyond those identified in EIR 433 are required. Mitigation Measures C.5-1 and C.5-2, as specified in EIR 433, have been revised to reflect the currently applicable SCAQMD regulatory requirements. All measures identified in EIR 433 to mitigate impacts to air quality, including Mitigation Measures C.5-1 and C.5-1 as revised below, continue to apply to the proposed Project.

C.5-1 Prior to final map recordation, the County shall verify the following notes are listed on the Environmental Constraint Sheet. The County also shall verify that the following notes are listed on the grading plan prior to grading permit issuance:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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"During grading and ground-disturbing construction activities, the construction contractor shall assure that water trucks or sprinkler systems apply water to unpaved roads and areas undergoing active ground disturbance within the Project site a minimum of three (3) times daily. At a minimum, watering shall occur in the mid-morning, afternoon, and after work has been completed for the day."

"If wind speed is 15 mph or greater, water shall be sprayed onto areas subject to blasting to wet the ground surface before blasting."

"The construction contractor shall assure that temporary signs indicating a maximum speed limit of 15 miles per hour (MPH) are placed along all unpaved roads and/or unpaved haul routes on the Project site, before construction activities commence. The construction contractor shall be responsible for assuring the enforcement of the 15 MPH speed limit throughout the duration of construction activities."

C.5-2 Prior to final map recordation, the County shall verify the following note is listed on the Environmental Constraint Sheet. The County also shall verify that the following note is listed on the grading and construction plans prior to the issuance of grading and building permits:

"The construction contractor shall assure that temporary signs indicating that all construction equipment on-site shall not idle for more than five (5) minutes are placed at all loading, unloading, and equipment staging areas, before construction activities commence. The construction contractor shall be responsible for assuring enforcement of the five (5) minute idling limit throughout the duration of construction activities."

Monitoring: Monitoring shall occur as specified in the revised Mitigation Monitoring & Reporting Program prepared for Addendum No. 1 to EIR 433.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP, Biological Opinion, Clean Water Act Section 404 Permit, Streambed Alteration Agreement, On-site Inspection, Biology Report, DBESP Addendum

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the regional habitat conservation plan (HCP) that applies to all properties in Western Riverside County, including the proposed Project. The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. When EIR 433 was prepared, the MSHCP was approved, but the County's associated "take permit" from the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) was not yet issued; therefore, EIR 433 evaluated consistency with the MSHCP, but provided mitigation in the event that the take permit was never issued. Subsequently, Permit (10(a)(1)(B) Permit No. TE-088609) was executed between the County and USFWS and CDFG on June 22, 2004.

The proposed Project is not located within the MSHCP Criteria Area, and therefore is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process, or the Joint Project Review (JPR) process. Although habitat conservation is not required on the Project site by the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures."

Compliance with MSHCP Section 6.1.2

The proposed Project would result in a lesser extent of overall biological impact than disclosed in EIR 433. The Project would impact approximately 2.45 acres of MSHCP riparian/riverine areas, including 2.08 acres of riparian habitats and 0.37 acre of unvegetated riverine areas. Approximately 13.74 acres of riparian habitats located on the Citrus Heights property would be

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in ER 433
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avoided by the Project. Of the impacts that would occur to MSHCP riparian/riverine areas, approximately 0.08-acre would occur within the proposed alignment of Street "A." The MSHCP requires that impacts to riparian/riverine area must be mitigated such that the resulting Project, with mitigation, is biologically equivalent or superior to the existing site conditions. A Determination of Biologically Equivalent or Superior Preservation (DBESP) was approved in 2006 for the previously approved project, which was to impact 4.04 acres of riparian/riverine habitat, with proposed mitigation consisting of 8.20 acres of on-site riparian restoration, along with the avoidance of the remaining riparian habitat. The proposed Project has reduced the impacts to riparian/riverine areas, and the Project Applicant would provide 8.20 acres of riparian restoration as originally proposed and approved by the 2006 DBESP. A DBESP Addendum was prepared in 2013 for the proposed Project and concluded that the proposed Project would be less impactful to habitat function and biologically superior as compared to the previously approved project. Furthermore, the DBESP Addendum concluded the proposed Project would be consistent with MSHCP Volume I, Section 6.1.2 of the MSHCP.

The proposed Project would result in the loss of 2.08 acres of habitat with long-term conservation value for the least Bell's vireo. The 2006 Biological Opinion for the previously approved Project acknowledged that the loss of vireo habitat (2.10 acres) was covered under the MSHCP, with measures that included the on-site restoration of 8.20 acres of riparian habitat. MSHCP Section 6.1.2 and the species-specific objectives for the least Bell's vireo require that at least 90 percent of habitat with long-term conservation value be avoided for the vireo. Otherwise, the loss of vireo habitat must be approved with mitigation subject to the DBESP process. The proposed Project would preserve less than 90 percent of on-site vireo habitat. As such, the unavoidable impacts require an approved DBESP. A DBESP was accepted for the previously approved project in 2006, based on the mitigation measures referenced in the Biological Opinion, and a DBESP Addendum was prepared in 2013 for the proposed Project which affirmed the findings of the 2006 DBESP. The proposed Project is required to implement all measures for the least Bell's vireo as identified in the 2006 Biological Opinion. As such, the proposed Project is consistent with the MSHCP as it pertains to the least Bell's vireo.

The Project site does not contain, and therefore would not impact, any MSHCP vernal pools or habitat suitable to support listed fairy shrimp. As such, the proposed Project is consistent with MSHCP Volume I, Section 6.1.2 as it pertains to vernal pools and listed fairy shrimp.

Compliance with MSHCP Section 6.1.3

The proposed Project site does not occur within an identified Narrow Endemic Plant Species Survey Area (NEPSSA). Therefore, focused surveys are not required by the MSHCP for NEPSSA species, and the proposed Project is consistent with Volume I, Section 6.1.3 of the MSHCP.

Compliance with MSHCP Section 6.1.4

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The Project is not located adjacent to existing Conserved Lands, and is not within or adjacent to the MSHCP Criteria Area. Therefore, the Project is consistent with Volume I, Section 6.1.4 of the MSHCP.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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Consistency with MSHCP Section 6.3.2

The proposed Project site occurs within the MSHCP's burrowing owl survey area, but does not occur within the amphibian or mammal survey areas, or within the CAPSSA. Focused burrowing owl surveys were conducted for the proposed Project site in 2012, and no burrowing owls were detected. Pre-construction burrowing owl surveys would be required within 30 days of site disturbance as mandated by MSHCP requirements. As such, the proposed Project is consistent with MSHCP Volume I, Section 6.3.2.

In conclusion, because the MSHCP does not identify any portion of the Project site for conservation, because a DBESP has already been approved and its provisions will be complied with, and because the Project is required by Riverside County to adhere to all applicable MSHCP policies, the proposed Project would be consistent with the MSHCP. No new or more severe MSHCP-related impacts would occur beyond those disclosed in EIR 433, which concluded that impacts would be less than significant with mitigation.

b & c) One sensitive plant species, particulate tarplant (*Deinandra paniculata*), a CNPS List 4.2 species, is located on the Citrus Heights Project site and in the alignment of Street "A." This species is not federally or state listed as threatened or endangered nor was it considered for coverage under the MSHCP. The loss of these plants is considered less than significant because the species is found throughout Riverside County and the loss associated with the Project would not affect long-term survival of the species.

Impacts to sensitive wildlife species and their habitat would occur to a lesser extent than disclosed by EIR 433, because the Project's grading footprint would be reduced. The proposed Project would result in the loss of habitat for a number of special-status wildlife species, including listed and non-listed species. Two listed species (coastal California gnatcatcher and least Bell's vireo) have been documented on the site and were identified in EIR 433. In addition, Stephens' kangaroo rat (SKR) has the potential to occur on the site as disclosed in EIR 433. The loss of habitat for these species is potentially significant, both individually and cumulatively, but impacts would occur to a lesser degree than previously identified in EIR 433. The USFWS previously issued a Biological Opinion (dated May 16, 2006) on their formal consultation for the previously approved project, addressing impacts to the coastal California gnatcatcher and least Bell's vireo. The USFWS concluded that the previously approved project was generally consistent with the relevant MSHCP policies and procedures, and that the USFWS did not anticipate any adverse effects to the vireo and gnatcatcher that were not previously evaluated in the Biological Opinion for the MSHCP. Furthermore, the USFWS concluded that implementation of the previously approved project would not result in jeopardy to the vireo or gnatcatcher. Because the proposed Project consists of a reduced impact footprint compared with the previously approved project, it is assumed that the "no jeopardy" conclusion of the USFWS would apply to the currently proposed Project, provided that the Project implements the measures identified in the May 16, 2006 Biological Opinion. These measures are required to be implemented in order for the proposed Project to receive the Take Authorization established in the Biological Opinion. As such, the measures included in the Biological Opinion are repeated below as mitigation measures. These are not new measures but simply a repetition of the measures already required under the Biological Opinion issued in 2006.

Regarding applicable MSHCP policies, MSHCP Section 6.1.2 and the species-specific objectives for the least Bell's vireo discussed above under Item 7.a) require that at least 90 percent of habitat with

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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long-term conservation value be avoided for the vireo. Otherwise, the loss of vireo habitat must be approved with mitigation subject to the DBESP process. The proposed Project would avoid and preserve less than 90 percent of on-site vireo habitat. This impact is the same as disclosed in EIR 433. The unavoidable impacts require an approved DBESP. As discussed above under Item 7.a), a DBESP was accepted for the previously approved project, based on the mitigation measures referenced in the Biological Opinion. A DBESP Addendum was prepared in 2013 for the proposed Project, which affirmed the conclusions of the 2006 DBESP. As discussed above, the proposed Project would implement the previously accepted measures, including the on-site restoration of 8.2-acres of riparian habitat. As such, the proposed Project is consistent with the MSHCP policies for the least Bell's vireo.

The proposed Project site occurs within the SKR Fee Assessment Area as established by the SKR Habitat Conservation Plan (SKR HCP). Coverage for impacts to SKR would be provided to the proposed Project through payment of the SKR fee, as disclosed in EIR 433. Impacts to SKR habitat would be less under the proposed Project than the previously approved project due to the impact in grading footprint and increase in the amount of on-site open space preservation.

Consistent with the information disclosed in EIR 433, impacts to the following "Covered Species" under the MSHCP would be less than significant with mandatory payment of the MSHCP development impact fee: coast horned lizard, orange throat whiptail, red-diamond rattlesnake, Bell's sage sparrow, loggerhead shrike, northwestern San Diego pocket mouse, and San Diego desert woodrat.

Based on these findings, implementation of the proposed Project would not result in any new significant or more severe impacts to sensitive plant or wildlife species than previously discussed in EIR 433.

d) EIR 433 concluded that the previously-approved project would result in a significant impact to regional wildlife movement. However, this finding was made prior to approval of the MSHCP, and therefore did not account for the MSHCP analysis of important Linkages within the MSHCP. The proposed Project would remove live-in habitat for wildlife, and would restrict the local movement of wildlife within the site and through the site, but to a lesser degree than would have occurred under the previously approved project. Because the Project site does not occur within a designated MSHCP Linkage or Constrained Linkage, the Project site is not critical for regional wildlife movement as recognized by the MSHCP. As such, impacts to wildlife movement would be less than significant and less than disclosed in EIR 433.

e) and f) The proposed Project would permanently impact approximately 2.08 acres of MSHCP riparian areas, and 0.37 acre of unvegetated riverine areas, which is less than disclosed in EIR 433. Impacts to MSHCP riparian/riverine areas require the approval of a DBESP by the County of Riverside, subject to review by the CDFG and USFWS. A DBESP was approved for the previously approved project in 2006. A DBESP Addendum was prepared for the proposed Project in 2013, which affirmed the conclusions of the 2006 DBESP. The Project Applicant would implement the same mitigation for the current Project as was approved for the previously-approved project. Therefore, all impacts would be mitigated to below a level of significance, consistent with the finding of EIR 433.

The proposed Project would permanently impact 0.43 acre of U.S. Army Corps of Engineers (Corps) jurisdiction, of which 0.03 acre consist of jurisdictional wetlands. Of the impacts, approximately 0.03-acre (none of which consists of jurisdictional wetlands) is associated with Street "A". The Corps issued

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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a 404 permit (SPL-2005-01112-SJH, dated February 20, 2007) for the previously approved project, authorizing impacts to 3.03 acres of Corps jurisdiction (including 0.46 acre of wetlands). The permit was extended on February 3, 2012. The impacts to Corps jurisdiction for the currently proposed Project would be substantially less than that authorized by the 404 permit and as disclosed in EIR 433.

The proposed Project would permanently impact 0.47 acre of Regional Water Quality Control Board jurisdiction, of which 0.03 acre consist of jurisdictional wetlands. Of this total, approximately 0.03 acre (none of which consists of jurisdictional wetlands) is associated with Street "A." The Regional Board issued a Section 401 Water Quality Certification (March 28, 2006) for the previously approved project, authorizing impacts to 3.28 acres of Regional Board jurisdiction, including 0.64 acre of wetlands. The 401 Certification, which has no expiration date, has the same lifespan as the 404 permit. The impacts to Regional Board jurisdiction for currently proposed Project are substantially less than that authorized by the 401 Certification and as disclosed in EIR 433.

The proposed Project would permanently impact 2.45 acres of CDFG jurisdiction, of which 2.08 acres consist of vegetated riparian habitat. Of this total, approximately 0.08 acre (none of which consists of vegetated riparian habitat) is associated with Street "A." CDFG issued a Streambed Alteration Agreement (1600-2005-0076-R6, dated June 21, 2006) authorizing impacts to 4.04 acres of CDFG jurisdiction. The CDFG Agreement has also been extended, and is in effect until December 31, 2015. The impacts to CDFG jurisdiction for the proposed Project are substantially less than that authorized by the Streambed Alteration Agreement and as disclosed in EIR 433.

No new or more severe impacts would occur. Mandatory compliance with the requirements of the previously approved DBESP, the 404 permit, the 401 certification and the 1602 streambed alteration agreement would reduce impacts to below a level of significance.

g) The proposed Project site does not contain any oak trees or any other tree species regulated by County ordinance or addressed by County policy. Accordingly, no impact would occur, which is consistent with the conclusion reached by EIR 433.

Mitigation: Mitigation Measures C.10-1 through C.10-12, as specified in EIR 433, have been replaced with the measures listed below to reference and reflect the mandatory requirements of the MSHCP and the provisions of the Project's previously approved DBESP, 404 permit, 401 Water Quality Certification and 1602 streambed alteration agreement.

C.10-1: In compliance with the Project's approved DBESP, Section 404 Permit (SPL-2005-01112-SJH.) Regional Board Section 401 Water Quality Certification, and CDFG Streambed Alteration Agreement (1600-2005-0076-R6), the following measures shall be implemented:

- a) The Project shall avoid and conserve 13.52 acres of onsite riparian habitats and 0.22 acre of unvegetated streambed (riverine areas).
 - 13.52 acres of onsite riparian habitats and 0.22 acre of unvegetated streambed shall be marked as preservation areas on the grading plan, prior to issuance of a grading permit.
 - Prior to and during grading operations, riparian habitats and riverine areas that will be conserved adjacent to areas approved for grading shall be marked in the field by orange construction fencing. The construction contractor shall be responsible for ensuring that ground disturbance does not encroach into these areas.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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- Prior to final map recordation, the conserved riparian habitats and riverine areas shall be marked on the Environmental Constraint Sheet.
- b) The Project Applicant shall create 8.2 acres of riparian habitat onsite, including willow woodland creation (0.40 acre), willow woodland enhancement (1.8 acres), mulefat/willow scrub restoration (0.9 acre), and saltbush/mule fat scrub restoration (5.1 acres); or The Project Applicant shall purchase 8.2 acres of mitigation credits from a Corps/CDFG approved mitigation bank; or the Project Applicant shall compensate for the loss of habitat through a combination of onsite mitigation and the purchase of credits from an offsite mitigation bank, in a total amount of no less than 8.2 acres.
- c) Approximately 11.7 acres of Riversidean sage scrub shall be restored along the onsite riparian drainages to enhance the buffer between the proposed development and the conserved riparian habitat.

C.10-2: In compliance with the Project's approved May 16, 2006 Biological Opinion, the following measures shall be implemented to mitigate impacts to the least Bell's vireo:

- a) The removal of vegetation within onsite riparian habitats, or within 100 meters of riparian habitats, shall occur outside of the vireo breeding season (March 1 – August 31). This restriction shall be noted on all grading plans.
- b) Development lighting shall be directed away from sensitive habitats. Lighting plans shall be reviewed and approved by Riverside County prior to the approval of building permits to ensure compliance with this requirement.
- c) A native vegetation buffer shall be established between vireo habitat and development areas. The buffer shall be in place prior to the first final building inspection in Planning Area 1 or 3.
- d) An Environmental Awareness Program shall be developed and administered by the Project's Homeowners' Association to educate property owners regarding the least Bell's vireo, and other sensitive habitat issues. This requirement shall be specified in the community's CC&Rs.
- e) Access to the conserved riparian corridor shall be restricted. The County shall review and approve all wall and fencing plans prior to the issuance of building permits to ensure compliance with this requirement. The access restrictions also shall be specified in the community's CC&Rs.
- f) Cat exclusion fencing shall be installed along areas adjacent to the conserved riparian corridor. The County shall review and approve fencing plans prior to the issuance of building permits to ensure compliance with this requirement. A requirement to maintain this fence at all times shall be specified in the community's CC&Rs.
- g) The Project Applicant shall provide funding assistance for cowbird trapping in coordination with the Santa Ana Watershed Association (SAWA). Proof of funding assistance (receipt or other acceptable verification) shall be provided to the Riverside County Planning Department prior to the issuance of the first building permit.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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C.10-3: In compliance with the MSHCP Objective 6 for burrowing owls, within 30 days prior to grading, a qualified biologist shall conduct a pre-construction survey of the property and make a determination regarding the presence or absence of the burrowing owl. In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall relocate the burrowing owls following accepted protocols. Relocation shall occur outside of the nesting season to avoid the take of active nests. In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owl, the provisions of MSHCP Species-Specific Conservation Objective 5 shall be followed.

C.10-4: To avoid impacts to nesting birds, vegetation clearing shall be conducted outside of the nesting season (February 1st through September 15th). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within 3 days prior any disturbance of the site. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffers shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

C.10-5: Prior to the issuance of clearing or grading permits, the Project Applicant shall pay Local Development Mitigation Fees (per County Ordinance No. 810.2) for implementation of the MSHCP.

C.10-6: Prior to the issuance of grading permits, the Project Applicant shall pay fees in accordance with Riverside County Ordinance No. 633 (Stephens' Kangaroo Rat Fee Assessment Area) for implementation of the Stephens' Kangaroo Rat Habitat Conservation Plan.

Monitoring: Monitoring shall occur as specified in the revised Mitigation Monitoring & Reporting Program prepared for Addendum No. 1 to EIR 433.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.C.12, "Historic and Prehistoric Resources;" EIR 433 Appendix J "A Cultural Resources Study for the Lake Mathews Golf and Country Club Specific Plan" (BFSA, 2001); EIR 433 Appendix J.1 "A Cultural Resource Survey of the Van Buren Boulevard Collector Project in Association with Lake Mathews Golf and Country Club" (BFSA, 2002); County General Plan Figure OS-7 "Historic Resources;" Cultural Resources Study (BFSA, 2013); On-Site Inspection; Project Application Materials

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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Findings of Fact:

a) EIR 433 disclosed that subject property does not contain any historic sites. The Project site is vacant and no evidence of structures or buildings are located on the subject property of shown on local historic maps.

In 2012 and 2013, Brian F. Smith and Associates conducted a field survey of the Citrus Heights property and the proposed alignment of Street "A". Brian F. Smith and Associates also performed a records archive search of known historical sites in the vicinity of the Project site. During the field survey, two (2) previously unrecorded historical sites were discovered in the Project area; one (1) site was recorded on the Citrus Heights property and comprised a historic refuse scatter (CA-RIV-11,302), and one (1) site was recorded within the proposed alignment of Street "A" and comprised a historic refuse scatter (CA-RIV-11,303). CA-RIV-11,303 would be impacted during the construction of Street "A," however CA-RIV-11,302 is located outside of the Project's impact footprint. The examination of the historic sites (CA-RIV-11,302 & CA-RIV-11,303) did not reveal anything unique about the sites' functions or content. Both sites comprised trash deposits from between 1900 and the mid-1950s that was likely the result of episodic roadside dumping. Contents of the sites included common household waste products such as bottles, cans, light bulbs, ceramic shards, and food. Due to the nature of the trash deposits, the sites were determined to lack depth, integrity or uniqueness, and were determined to be non-significant pursuant to State of California protocol.

Although two historical sites were identified during the 2012 and 2013 field work that were not disclosed in EIR 433, the conclusions of EIR 433 remain accurate, because these additional sites are not significant resources. As concluded by EIR 433, implementation of the proposed Project would not result in impacts to any historical site designated as a significant resource. Accordingly, impacts would be less than significant and the proposed Project would not result in any new or more severe impacts to historical resources beyond what was previously disclosed in EIR 433.

b) As documented in EIR 433, no historic resources are located on the subject property; thus, development of the property either as approved by Specific Plan No. 325 or as proposed by the Project has no potential to cause an adverse change in the significance of a historic resource. This finding is consistent with the conclusion of EIR 433.

Mitigation: No mitigation measures are required for the proposed Project and no mitigation measures were required by EIR 433.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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Source: EIR 433, Section V.C.12, "Historic and Prehistoric Resources;" EIR 433 Appendix J "A Cultural Resources Study for the Lake Mathews Golf and Country Club Specific Plan" (BFSA, 2001); EIR 433 Appendix J.1 "A Cultural Resource Survey of the Van Buren Boulevard Collector Project in Association with Lake Mathews Golf and Country Club" (BFSA, 2002); Cultural Resources Study (BFSA, 2013); County General Plan Program EIR Section 4.7 "Cultural Resources;" Conditions of Approval for SP 325A1 & TR36390; Project Application Materials; Pechanga Letter

Findings of Fact:

a) & b) As disclosed in EIR 433, the Citrus Heights property site contains nine (9) archaeological sites, while the proposed alignment of Street "A" does not contain any archaeological sites. All nine (9) archaeological sites on the Citrus Heights property are documented to contain bedrock milling sites in poor condition. No subsurface artifacts were recovered from any of the archaeological sites during field investigations conducted by a professional archaeologist, and only two (2) isolated surface artifacts were recovered. According to EIR 433, the archaeological sites located on the Citrus Heights property reveal nothing unique about the site's function or content, and exhibit no segregated special use areas beyond the bedrock milling function or unique elements. Due to the lack of unique artifacts recovered at the archaeological sites on the Citrus Heights property and the poor condition of the bedrock features, EIR 433 concluded that the archeological resources on the Citrus Heights property are not classified as significant pursuant to State of California protocol, and any physical impacts to these sites would be less than significant under CEQA. SP 325 was conditioned to provide archaeological monitoring during grading activities to ensure that any archaeological resources that may be unearthed during grading activities on the Project site would be properly identified and treated.

In 2012 and 2013, Brian F. Smith & Associates conducted field surveys of the Citrus Heights property and the proposed alignment of Street "A," and also performed a cultural records archive search (BFSA, 2013). During the field survey, two (2) previously unrecorded prehistoric archaeological sites were located in the Project area. Both sites were recorded on the Citrus Heights property, including CA-RIV-6650 (bedrock milling site) and CA-RIV-6651 (bedrock milling site). In addition, one isolated artifact (P-33-021732, quartzite adze) was recovered from the Citrus Heights property.

Information gathered during the testing of the prehistoric sites (CA-RIV-6650 & CA-RIV-6651) indicates that these sites were utilized as resource processing locations. No subsurface artifacts were discovered at either site; however, one quartz flake and one quartz biface fragment was recovered at the surface of CA-RIV-6651. Both sites exhibited a high degree of exfoliation of the boulders, which reduced the integrity of the sites. Because of the lack of subsurface artifacts, poor physical condition, and lack of uniqueness of the prehistoric sites, both CA-RIV-6650 & CA-RIV-6651 and the single isolated artifact, P-33-021732 were determined to be non-significant archaeological sites pursuant to State of California protocol. CA-RIV-6650 and CA-RIV-6651 are located outside of the proposed Project's impact footprint and would not be disturbed by the Project.

Although two additional archaeological sites were identified during the 2012 and 2013 field work that were not disclosed in EIR 433, the conclusions of EIR 433 remain accurate, because these additional sites are not significant resources. As concluded by EIR 433, implementation of the proposed Project would not result in impacts to any archaeological site designated as a significant cultural resource. Furthermore, the requirement to provide archaeological monitoring during grading activities to ensure that any archaeological resources that may be unearthed during grading activities on the Project site

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
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would be properly identified and treated would continue to apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project.

Additionally, the Project would reduce the approved grading footprint of SP325 by approximately 47 acres and would reduce the approved grading footprint of Street "A" by approximately 10 acres, thereby lessening the potential that subsurface archaeological resources would be unearthed and increasing the potential that resources would be preserved in place in the open space areas. Three (3) of the recorded Sites that would have been disturbed by implementation of SP 325 would be preserved in open space under the Proposed Project. Accordingly, impacts would be less than significant and the proposed Project would not result in any new or more severe impacts to archaeological resources beyond what was previously disclosed in EIR 433.

c) EIR 433 does not disclose the presence of human remains on the Project site and no human remains have been identified on the Project site during past archaeological investigations and other field work. Nonetheless, in the event that human remains are uncovered during construction activities on the Citrus Heights property or during construction of proposed Street "A", the Project developer and/or County of Riverside would be required to comply with California Health and Safety Code Section 7050.5, which states that earthwork and other construction activities in the affected area shall cease immediately and cannot resume until the Riverside County Coroner is notified and has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), the remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98, "Native American Historical, Cultural, and Sacred Sites. With mandatory compliance with State law, any adverse impacts to human remains, if discovered, would be precluded.

d) The Project site does not contain any known existing religious or sacred uses; therefore, EIR 433 did not disclose any impacts associated with development activities, either on the Citrus Heights property or within the proposed alignment of Street "A." As discussed in Response 9.b, SP 325 was conditioned to provide archaeological monitoring during grading activities to ensure that any archaeological resources (including religious or sacred uses) that may be unearthed during grading activities on the Project site would be properly identified and treated. This requirement would continue to apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project. Additionally, the Project would reduce the approved grading footprint of SP 325 by approximately 47 acres and would reduce the approved grading footprint of Street "A" by approximately 10 acres, thereby lessening the potential that subsurface archaeological resources would be unearthed and increasing the potential that resources would be preserved in place in the open space areas. Accordingly, impacts would be less than significant and the proposed Project would not result in any new or more severe impacts to archaeological resources beyond what was previously disclosed in EIR 433.

Mitigation: No mitigation measures are required for the proposed Project and no mitigation measures were required by EIR 433.

Monitoring: No monitoring is required.