

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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10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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); Preliminary Paleontological Resource Impact Assessment (BFSA, 2012); County General Plan Figure OS-8 "Paleontological Sensitivity;" RCLIS; Project Application Materials

Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR 433, which determined that based on the Citrus Heights property's geological setting, the potential for uncovering such resources on the property would be extremely remote and that implementation of development activities would result in less than significant impacts to paleontological resources. There are no components of the proposed Project that could result in any new or more severe impacts to paleontological resources beyond what was disclosed in EIR 433. 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 remote potential that subsurface paleontological resources could be unearthed. Consistent with the conclusion of EIR 433, impacts to paleontological resources would be less than significant.

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

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: EIR 433, Section V.C.1, "Seismic Safety;" EIR 433 Appendix B "Preliminary Geotechnical Investigation McAllister Hills Golf and Country Club" (Leighton, 2001); Preliminary Geotechnical Investigation (Alta, 2012); County General Plan Figure S-2 "Earthquake Fault Study Zones;" RCLIS

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Findings of Fact:

a) & b) As disclosed in EIR 433, neither the Citrus Heights property nor the alignment of Street "A" is located in an Alquist-Priolo Earthquake Fault Zone or a County Fault Hazard Zone. There are no active faults crossing the Citrus property or the alignment of Street "A". Therefore, there is no potential for the Project to expose people or structures to potential adverse effects resulting from a fault hazard zone, and there is no potential for fault rupture on the Citrus Heights property or along the alignment of Street "A." Consistent with the information disclosed in EIR 433, no impact would occur.

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

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: EIR 433, Section V.C.1, "Seismic Safety;" EIR 433 Appendix B "Preliminary Geotechnical Investigation McAllister Hills Golf and Country Club" (Leighton, 2001); Preliminary Geotechnical Investigation (Alta, 2012); County General Plan Figure S-3 "Generalized Liquefaction;" Lake Mathews/Woodcrest Area Plan Figure 12 "Seismic Hazards;" RCLIS

Findings of Fact:

a) EIR 433 evaluated the potential of liquefaction on the Citrus Heights property, and concluded that the likelihood of liquefaction on the site is low. The findings of EIR 433 are supported by an updated geotechnical report that was prepared by Alta in support of the proposed Project (Alta, 2012). The updated geotechnical report concluded that the Citrus Heights property has a very low potential for liquefaction due to the lack of shallow groundwater, the dense, consolidated nature of the older alluvium, and shallow bedrock on the subject property. In addition, the proposed alignment of Street "A" is not located within a liquefaction hazard area, as mapped by the County of Riverside. Accordingly, the proposed Project would be consistent with the findings of EIR 433 and would not be subject to seismic-related ground failure. No impact would occur.

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

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: EIR 433, Section V.C.1, "Seismic Safety;" EIR 433 Appendix B "Preliminary Geotechnical Investigation McAllister Hills Golf and Country Club" (Leighton, 2001); Preliminary Geotechnical

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Investigation (Alta, 2012); Conditions of Approval for SP 325A1 & TR36390, California Building Standards Code

Findings of Fact:

a) As disclosed in EIR 433, major earthquakes occurring on regional active faults located in the Southern California region, including the Chino-Central Avenue Fault located approximately 8.5 miles northwest of the Project area, could subject the Project area to ground shaking. Development proposed on the Citrus Heights property by the Project would be required to comply with the recommendations within the geotechnical report prepared for TR 36390 and with the California Building Standards Code, which would satisfactorily address seismic safety. This conclusion is consistent with the finding of EIR 433, as SP 325 was conditioned to construct on-site structures in accordance with the criteria set forth in the Uniform Building Code (which has since been superseded by the California Building Standards Code which is based on the International Building Code) and applicable County Ordinances to withstand ground shaking from the maximum credible earthquake that could be expected to occur. Furthermore, Street "A" would be required to comply with all applicable State and County standards related to road construction to ensure that adverse effects associated with seismic ground shaking would be minimized to the maximum feasible extent. As such, the Project would not result in any new or more severe impacts associated with strong seismic shaking that were not 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.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: EIR 433, Section V.C.1, "Seismic Safety;" EIR 433 Appendix B "Preliminary Geotechnical Investigation McAllister Hills Golf and Country Club" (Leighton, 2001); Preliminary Geotechnical Investigation (Alta, 2012); Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope;" Lake Mathews/Woodcrest Area Plan Figure 14 "Slope Instability;" Conditions of Approval for SP 325A1 & TR36390; California Building Standards Code

Findings of Fact:

a) EIR 433 concluded that the Citrus Heights property does not contain unstable geologic units or soils and would not be subject to landslides, lateral spreading, collapse, or rockfall hazards. The findings of the geotechnical report update prepared for the proposed Citrus Heights project (Alta, 2012) are consistent with the conclusions disclosed in EIR 433. Additionally, the proposed alignment of Street "A" does not traverse soils mapped by the County General Plan as containing a high susceptibility for instability, including landslide and rockfall hazards. As such, there is no potential for landslide risk hazards to occur on the Project site. No impact would occur.

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

Monitoring: No monitoring is required.

15. Ground Subsidence

- a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: EIR 433, Section V.C.1, "Seismic Safety;" EIR 433, Section V.C.2, "Soils, Slopes, and Erosion;" EIR 433 Appendix B "Preliminary Geotechnical Investigation McAllister Hills Golf and Country Club" (Leighton, 2001); Preliminary Geotechnical Investigation (Alta, 2012); Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map;" Conditions of Approval for SP 325A1 & TR36390

Findings of Fact:

a) EIR 433 reported that the likelihood of ground subsidence on the Citrus Heights property is low. Regardless, SP 325 was conditioned to comply with the recommendations of the geotechnical report prepared for SP 325, as well as applicable building codes and Riverside County ordinances to preclude any hazards related to ground subsidence. The proposed Project would not result in any more severe impacts or new impacts related to soil collapse on the Citrus Heights property than previously disclosed in EIR 433. Additionally, the Project would reduce the approved grading footprint for SP 325 by approximately 47 acres, thereby lessening the potential for ground subsidence. Conditions would be imposed on the proposed Project that would require construction activities on the Citrus Heights property to comply with the recommendations given in the geotechnical study update prepared for TR 36390 (Alta, 2012), consistent with the findings of EIR 433. Adherence to the County conditions of approval would further ensure that impacts on the Citrus Heights property would be less than significant. The proposed alignment of Street "A" is not located within an area susceptible to ground subsidence, as mapped by the County General Plan. Therefore, implementation of Street "A" would not cause or be affected by ground subsidence. Ground subsidence impacts associated with the proposed Project would be less than significant and consistent with the conclusion reached by 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.

16. Other Geologic Hazards

- a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

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Source: EIR 433, Section V.C.1, "Seismic Safety;" EIR 433, Section V.C.2, "Soils, Slope, and Erosion;" EIR 433 Appendix B "Preliminary Geotechnical Investigation McAllister Hills Golf and Country Club" (Leighton, 2001); Preliminary Geotechnical Investigation (Alta, 2012)

Findings of Fact:

a) The Project site is not located in close proximity to any known active volcanoes. Additionally, as disclosed in EIR 433, there are no conditions in the vicinity of the Project site that could subject the site to hazards associated with seiches or mudflows. The Project site is adjacent to a flood control facility, the Harrison Dam. The Harrison Dam is dry for most of the year and only temporarily detains water during storm events. The physical conditions of the Harrison Dam are similar to what existed in 2004 when EIR 433 was certified; therefore, there is no change in circumstances. Although the proposed Project would develop homes in closer proximity to the Harrison Dam than approved SP 325; potential adverse effects associated with a seiche would not be increased beyond what was disclosed in in EIR 433 because no homes would be located within the dam inundation area and all homes would be developed at a higher elevation than the maximum water line. The Project site is located in the vicinity of Lake Mathews; however, due to distance and intervening topography there is no potential for a seiche generated at Lake Mathews to affect the Project site. Accordingly, significant impacts would not occur.

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

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<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;" EIR 433, Section V.C.2, "Soils, Slope, and Erosion;" EIR 433 Appendix B "Preliminary Geotechnical Investigation McAllister Hills Golf and Country Club" (Leighton, 2001); Preliminary Geotechnical Investigation (Alta, 2012); Conditions of Approval for SP 325A1 & TR36390; Project Application Materials

Findings of Fact:

a) EIR 433 disclosed that grading activities associated with SP 325 would alter the Citrus Heights property's natural topography, but would preserve the overall topographic character of the site to the extent feasible by engineering manufactured slopes to blend with the natural topographic contours. The proposed Project would reduce the approved grading footprint for SP 325 by approximately 47 acres and would reduce the grading footprint for Street "A" by approximately 10 acres, thereby reducing the extent of topographic change. As shown in proposed SP 325A1, TR36390, and Capital Project C1-0641, manufactured slopes created by the Project would be similar in size and topographic:

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character as the manufactured slopes provided on the grading plan that was analyzed in EIR 433. Combined with the Project's proposed grading footprint for SP 325 being approximately 18 percent smaller and the proposed grading footprint for Street "A" being approximately 30 percent smaller than the grading footprints analyzed in EIR 433, the proposed Project would have a reduced impact to the Project site's natural topography compared to that disclosed in EIR 433. Consistent with the conclusion drawn by EIR 433, impacts would be less than significant.

b) As evaluated in EIR 433, approved SP 325 planned to construct slopes with gradients greater than 2:1 or heights higher than 10 feet on the Citrus Heights property. SP 325 was conditioned to comply with the recommendations of the geotechnical report (Leighton, 2001), applicable building codes, and Riverside County ordinances during the engineering design and construction of slopes with gradients greater than 2:1 or heights higher than 10 feet. In addition, SP 325 was conditioned to provide Riverside County with a slope stability report prior to the issuance of grading permit that demonstrates that all manufactured slopes with gradients steeper than 2:1 or heights higher than 10 feet meet minimum safety regulations. As with the original SP 325, the Project proposes manufactured slopes with heights greater than 10 feet or gradients steeper than 2:1 on the Citrus Heights property. The proposed Project would not result in any more severe impacts or new impacts related to manufactured slopes than previously disclosed in EIR 433. The conditions of approval that applied to SP 325 would also be applied to the proposed Project, which would require the proposed Project to comply with the recommendations for the Citrus Heights property provided in the geotechnical study update (Alfa, 2012), which supersede the recommendations in the original geotechnical study (Leighton, 2001), and prepare a slope stability report prior to the issuance of grading permits for the Citrus Heights property to document the design measures incorporated into the Project design to ensure that manufactured slopes would meet minimum safety standards. In addition, the Project would construct slopes with gradients steeper than 2:1 to accommodate Street "A." However, with mandatory compliance with all applicable County grading standards and ordinances, Street "A" would comply with all minimum safety standards. Consistent with the conclusion drawn by EIR 433, adherence to the County conditions of approval and applicable grading standards and ordinances would ensure that impacts would be less than significant.

c) Neither the Citrus Heights property nor the proposed alignment for Street "A" contains any existing subsurface sewage disposal systems; therefore, EIR 433 did not disclose any impacts associated with such a system. Consistent with the information provided in EIR 433, no impacts would occur.

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

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.C.2, "Soils, Slope, and Erosion;" EIR 433 Appendix B "Preliminary Geotechnical Investigation McAllister Hills Golf and Country Club" (Leighton, 2001); Preliminary Geotechnical Investigation (Alta, 2012); Conditions of Approval for SP 325A1 & TR36390; Project Application Materials

Findings of Fact:

a) EIR 433 disclosed that temporary soil erosion would occur during development of the Project, but that impacts associated with soil erosion and/or the loss of top soil would be less than significant with the incorporation of required conditions of approval. The proposed Project would be similarly conditioned to minimize potential effects associated with soil erosion. In addition, development of the Project site would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would further reduce the potential for temporary soil erosion. Furthermore, the Project would reduce the approved grading footprint for SP 325 by approximately 47 acres and would reduce the grading footprint for Street "A" by approximately 10 acres, thereby lessening the potential for temporary erosion. As such, and consistent with the conclusion drawn by EIR 433, short-term impacts associated with soil erosion and the loss of topsoil are less than significant.

b) EIR 433 disclosed that soils on the Citrus Heights property vary in expansion potential from "very low" to "medium." SP 325 was conditioned to comply with the design recommendations of the geotechnical report (Leighton, 2001) to remediate potential effects associated with expansive soils. EIR 433 concluded that impacts would be less than significant with the incorporation of the required conditions of approval. The proposed Project would be similarly conditioned to comply with the design recommendations contained within the geotechnical study update (Alta, 2012), which supersedes the original geotechnical study (Leighton, 2001). Additionally, the Project would reduce the approved grading footprint for SP 325 by approximately 47 acres, thereby lessening the potential for encountering expansive soils. The County did not identify any expansion soils during preparation of the improvement plans for Street "A." With mandatory compliance with required conditions of approval, the Project would result in less than significant impacts associated with expansive soils. This conclusion is consistent with the finding of EIR 433.

c) Septic systems were not discussed in EIR 433 because SP 325 did not plan for the use of such systems. Similarly, the proposed Project would not involve the construction of septic systems, as the Project would connect to a sanitary sewer system for treatment of Project wastewater. As such, and consistent with the information disclosed in EIR 433, no impact would occur.

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

Monitoring: No monitoring is required.

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19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.C.2, "Soils, Slope, and Erosion;" EIR 433 Appendix C "Hydrologic Analysis" (BAW Civil Engineering, 2002); Preliminary Water Quality Management Plan (MDS, 2012), Project Application Materials

Findings of Fact:

a) & b) All potential short- and long-term erosion impacts associated with developing the Project as planned by SP 325 were addressed in EIR 433. As concluded by EIR 433, erosion-related impacts on the Project site would be less than significant with the incorporation of mandatory conditions of approval requiring compliance with a site-specific Water Quality Management Plan (WQMP) and applicable Riverside County ordinances. The proposed Project would be similarly conditioned. In addition, a NPDES permit would be required for proposed construction activities on the Citrus Heights and Street "A" sites and conditions would be issued by the Regional Water Quality Control Board to further reduce the potential for substantial erosion from the sites. A Preliminary WQMP was prepared for the proposed TR 36390, which describes that first flush runoff from the developed portions of the Citrus Heights property would be captured by storm drains and conveyed via a subsurface storm drain system to one of three water quality/detention basins. The water quality/detention basins are designed to treat stormwater flows for water quality purposes to remove silt and sediment. The Preliminary WQMP also identifies other Best Management Practices (BMPs) for the Citrus Heights property that would minimize impacts associated with erosion. Compliance with the Preliminary WQMP for TR 36390 is required as a condition of Project approval. Therefore, through mandatory compliance with conditions of approval and compliance with the NPDES permit and conditions issued by the Regional Water Quality Control Board, the Project would result in less than significant impacts, consistent with the conclusion reached by 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.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: EIR 433, Section V.C.2, "Soils, Slope, and Erosion;" Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Ord. No. 484; Project Application Materials

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Findings of Fact:

a) EIR 433 concluded that wind-erosion impacts associated with development of the Project would be less than significant because the Project site is not located in a portion of the County subject to strong winds or blowsand-related hazards. Additionally, mandatory compliance with County and SCAQMD requirements would ensure that areas disturbed by grading on the Citrus Heights property would be re-vegetated to preclude wind erosion. The Project would be similarly conditioned to comply with applicable County and SCAQMD requirements to preclude wind erosion impacts on the Citrus Heights property and along the proposed alignment of Street "A." Implementation of the proposed Project would result in no new impacts beyond what was evaluated as part of EIR 433. In fact, the Project would reduce the approved grading footprint for SP 325 by approximately 47 acres and would reduce the grading footprint for Street "A" by approximately 10 acres, thereby lessening the potential for wind erosion of exposed soils. Consistent with the conclusion reached by EIR 433, wind erosion impacts would be less than significant.

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

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: EIR 433, Section V.C.5, "Air Quality" and Section V.D.1 "Circulation and Traffic;" EIR 433, Technical Appendix K "Lake Mathews Golf and Country Club Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2003); EIR 433 Technical Appendix E "Air Quality Assessment" (Giroux and Associates, 2002); Citrus Heights Greenhouse Gas Analysis (Urban Crossroads, September 2012); Traffic Report (Urban Crossroads, September 2012); Air Quality Report (Urban Crossroads, October 2012); *CREED v. City of San Diego* (2011)

Findings of Fact:

a) & b) Although climate change impacts due to greenhouse gas (GHG) emissions were not specifically evaluated in EIR 433, the EIR analyzed air quality impacts associated with buildout of the approved project, inclusive of carbon dioxide (CO2) and other GHG emissions. EIR 433 also addressed vehicle emissions (both construction and operational) and operational emissions from energy consumption, which are the most common sources of greenhouse gas emissions.

As such, GHG emissions and the issue of global climate change (GCC) do not represent new information of substantial importance which was not known and could not have been known at the time that the EIR 433 was certified. Information on the effect of GHG emissions on climate was

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known long before the Riverside County certified EIR 433. GCC and GHG emissions were identified as environmental issues since as early as 1978 when the U.S. Congress enacted the National Climate Program Act (Pub L 95-367, 92 Stat 601). In 1979, the National Research Council published "Carbon Dioxide and Climate: A Scientific Assessment," which concluded that climate change was an accelerating phenomenon partly due to human activity. Numerous studies conducted before and after the National Research Council report reached similar conclusions. Information also was widely published in a series of reports by the Intergovernmental Panel on Climate Change (IPCC) dating back to the 1990s, including IPCC's "2001 Third Assessment Report." California adopted legislation in 2002 requiring the California Air Resources Board to develop regulations limiting greenhouse gas emissions from automobiles. As such, information about GCC and GHG emissions was available with the exercise of reasonable diligence at the time EIR 433 was certified in 2004. During the public review period and public hearings associated with EIR 433, no objections or concerns were raised regarding the EIR's analysis of GHG emissions, and no legal challenge was filed within the statute of limitations period established by Public Resources Code §21167(c). Pursuant to CEQA case law and CEQA Guidelines Section 15162(a)(3), the issue of project-related GHG emissions does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR 433 was certified; thus, minor additions are needed to make the previous EIR adequate to cover the actions that are currently proposed, which are documented herein, below and serves as an Addendum to the EIR.

To evaluate whether the proposed Project would result in GHG impacts that were not examined in EIR 433, a GHG study was prepared for the proposed Project by Urban Crossroads, Inc. This study is provided as Appendix F to this EIR Addendum. Refer to Appendix F for a more detailed discussion of GHGs, the regulatory context for GHG emissions, and for a description of the methodology used to calculate the proposed Project's GHG emissions.

Currently (as of August 2013), the SCAQMD has not adopted significance thresholds for GHG emissions for residential development projects within the SCAQMD region. The Riverside County Planning Department relies on a draft Standard Operating Procedure (draft County SOP) for GHG analysis and CEQA compliance. According to the draft County SOP, for non-industrial projects and until such time as binding regulatory guidance or a more specific threshold is adopted by a relevant agency, a demonstration that the Project has reduced GHG emissions by 30 percent or more below a business-as-usual (BAU) standard suffices for demonstrating that the Project has a less than significant impact. The draft County SOP defines BAU as those emissions that would occur in year 2020 if the average baseline emissions during the 2002-2004 period were grown to 2020 levels without control. This is consistent with the methodology that CARB used to estimate the GHG reductions the State of California would need to achieve in 2020 to meet 1990 levels. For purposes of Project-related analysis, BAU refers to emissions that would occur based on the approved SP 325, which is described and analyzed in EIR 433 without taking credit for mandatory, regulatory emission controls that have been adopted since 2004.

Consistent with SOP guidance, the analysis contained in Appendix F to this EIR Addendum compares the emissions from the land uses as originally evaluated in EIR 433 (BAU) to the emissions from the currently proposed Project. In summary, the total amount of Project-related GHG emissions for BAU without accounting for any regulatory developments since 2004 that would reduce GHG emissions from direct and indirect sources combined, would total 8,132.55 MTCO₂e as shown on Table 2.

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Table 2 Business as Usual (BAU) GHG Emissions (annual in metric tons/year)

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	73.53	0.007	-	73.53
Area Source Emissions	223.03	0.11	-	226.70
Energy	2,016.07	1.15	9.66	2,027.08
Mobile Sources	4,942.90	0.43	-	4,951.63
Waste	171.436	63.408	-	234.84
Water Usage	597.91	0.62	0.03	618.77
Total CO₂E (All Sources)		8,132.65		

Source: Urban Crossroads, 2013

In comparison, the total amount of Project-related GHG emissions when accounting for applicable regulatory developments, project design features specified in SP 325A1, and applicable mitigation measures from EIR 433 that would apply to the reduction of GHG emissions from direct and indirect sources combined would total 5,591.29 MTCO₂e as shown on Table 3. This results in an approximate 31.25% reduction from BAU; thus, with implementation of SP 325A1 and regulatory developments, the Project's GHG reduction would meet the reduction target of 30% (refer to Table 4) and impacts would be less than significant. Construction-related impacts associated with the construction of Street "A" amortized over 30 years would slightly increase the quantification of total Project-related GHG emissions presented in Tables 2 and 3; however, the Project would still meet the reduction target of 30% of BAU.

Table 3 Proposed Project GHG Emissions (annual in metric tons/year)

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	73.54	0.007	-	73.53
Area Source Emissions	257.12	0.01	-	258.81
Energy	1,310.49	0.04	0.02	1,318.57
Mobile Sources	3,644.06	0.14	-	3,646.95
Waste	73.93	4.37	-	165.68
Water Usage	111.31	0.55	0.02	127.75
Total CO₂E (All Sources)		5,591.29		

Source: Urban Crossroads, 2013

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Table 4 Comparison: BAU v. Project GHG CO₂ Equivalent Emissions

ANNUAL	
Land Use	Total CO ₂ E
Business as Usual (BAU)	8,132.55
Proposed Land Use	5,591.29
DELTA (Proposed - BAU)	-2,541.26
% DELTA	-31.25%

Source: Urban Crossroads, 2013

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

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.C.7, "Toxic Substances," EIR 433 Appendix H "Phase I Environmental Site Assessment 275 Acre Property East of McAllister Street" (Gradient Engineers, 2001); EIR 433 Appendix H.1 "Limited Phase II Environmental Site Assessment, Northwestern Area of the 275 Acre McAllister Property" (Gradient Engineers, 2001); EIR 433 Appendix H.2 "Phase I Environmental Site Assessment Addendum" (Gradient Engineers, 2001); Google Earth (accessed July 6, 2012); EnviroStor Database (accessed July 6, 2012); Project Application Materials; Blasting Analysis (REVEY Associates, 2013)

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) & b) As concluded in EIR 433, SP 325 did not propose any land uses that would permit hazardous materials storage, with exception of the golf course (in former Planning Area 9). The proposed Project would eliminate the golf course from SP 325; therefore, there would be no land uses on the Citrus Heights property that would store, transport, or dispose of hazardous materials. Other changes proposed as part of the Project would not significantly alter allowable uses on the Citrus Heights property. As such, implementation of the Project would not increase the potential for transporting, using, or disposing hazardous materials beyond what was previously disclosed in EIR 433. In addition, the proposed Project would not increase the potential for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. EIR 433 disclosed that blasting would occur on the property during construction activities, but did not specifically evaluate hazards associated with the storage of blasting materials. With adherence to the recommendations contained in the Project's blasting analysis (REVEY Associates, February 2013), hazards would be precluded. In conclusion, the Project would not result in any new or more severe impacts associated with hazards or hazardous materials beyond what was previously disclosed in EIR 433.

c) As disclosed in EIR 433, the proposed Project site is not identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. No new evacuation routes have been identified on or near the Project site since EIR 433 was certified in 2004; therefore, there has been no change in circumstance. Consistent with the information disclosed in EIR 433, no impact would occur.

d) As disclosed in EIR 433, the Project site is not located within one-quarter mile of an existing or proposed school. The nearest school site is located approximately 1.4 miles from the Citrus Heights property and approximately 1.2 miles from the proposed alignment of Street "A." No new schools have been built or have been planned to be built within one-quarter mile of the Project site since EIR 433 was certified in 2004, so there has been no change in circumstance. Therefore, there is no potential for either approved SP 325 or the proposed Project to emit or handle hazardous substances within 1/4-mile of an existing or planned school, because no such school sites exist. No impact would occur.

e) As originally disclosed in Technical Appendix H to EIR 433, and confirmed on the State's EnviroStor database, the proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, no impact would occur associated with either approved SP 325 or the proposed Project, because no hazardous materials sites are located on the property.

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

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.A, "General Plan Land Use Consistency Analysis;" Riverside County General Plan Figure S-19 "Airport Locations;" RCLIS; Airport Master Records and Reports Database (accessed July 6, 2012); Google Earth (accessed July 6, 2012)

Findings of Fact:

a) through d) Potential impacts to public airports were addressed in EIR 433, which concluded that such impacts would not occur because the Project site is not located within close proximity to any public or private airports and is not under the purview of any airport master plan. Accordingly, the Project has no potential to create an inconsistency with any airport master plan; would not require review by an Airport Land Use Commission; and would not be subject to safety hazards associated with the routine operation of public or private airports in the nearby area. As such, and consistent with the information disclosed in EIR 433, no impacts to airports would occur with implementation of either approved SP 325 or the proposed Project.

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

Monitoring: No monitoring is required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: EIR 433, Section V.D.3, "Fire Services;" Riverside County General Plan Figure S-11 "Wildfire Susceptibility;" Lake Mathews/Woodcrest Area Plan Figure 11 "Wildfire Susceptibility;" RCLIS; Fire Protection Plan, Project Application Materials

Findings of Fact:

a) As reported in EIR 433, the Citrus Heights property is located within a high fire hazard area and a fuel modification program consistent with County requirements is required to protect future on-site residents from wildland fire hazards. Accordingly, a fuel modification plan accompanies proposed TR36390 to establish requirements for allowable, fire-resistant plant materials, plant spacing,

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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irrigation, and maintenance (i.e., thinning) at locations where development would interface with areas of natural vegetation. Mandatory compliance with the fuel modification plan would ensure that wild land fire hazards affecting the Citrus Heights property are reduced to less than significant levels. Furthermore, the proposed Project would reduce the approved grading footprint SP 325 by approximately 47 acres and limit the geographic extent where wild fire could expose people or structures to fire risk. In addition, EIR 433 evaluated the adequacy of fire protection services in the area, and concluded that, with mitigation, impacts associated with fire safety would be less than significant. Therefore, the proposed Project would not result in any new or more severe significant fire hazard impacts on the Citrus Heights property than previously disclosed in EIR 433. With compliance with the fuel modification program prepared for TR36390 and the mitigation measures identified in EIR 433, impacts associated with hazardous fire conditions would be less than significant. Implementation of Street "A" would not introduce new structures into the area; accordingly, there would be no potential for Street "A" to expose people or structures to a significant risk associated with hazardous fire conditions.

Mitigation: No new mitigation measures beyond those identified in EIR 433 are required. Mitigation Measures D.3-1, D.3-3, and D.3-4, as specified in EIR 433, have been revised to reference the currently applicable County ordinances, building codes, and reflect proposed SP 325A1. All measures identified in EIR 433 to mitigate impacts related to hazardous fire areas, including Mitigation Measures D.3-1, D.3-3, and D.3-4 as revised below, continue to apply to the proposed Project.

D.3-1 Prior to building permit final inspection, the applicant shall participate in the Riverside County Development Impact Fee Program (Ordinance No. 659), which provides funds that are used by the County to fund fire protection service facilities and operations in addition to other County services.

D.3-3 All structures on-site shall be constructed with fire retardant roofing material as described in the 2010 California Fire Code. Wood shingles shall not be allowed. Cul-de-sacs exceeding the maximum length allowed by Riverside County Ordinance No. 787 shall not be allowed.

D.3-4 Prior to building permit final inspection, the County shall conduct a field inspection to ensure that the fire suppression and landscape features specified on the Project's fuel management plan have been installed at appropriate distances from the structure(s), as detailed on a County-approved landscape plan.

- a. The required Fuel Modification Zones shall only be planted with those tree/plant species identified with a "FM" designation on the Specific Plan Plant Palette (see Table IV-2 of Specific Plan No. 325, Amendment No. 1).

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

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

- a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.C.3, "Hydrology, Flooding and Drainage;" EIR 433, Section V.C.6, "Water Quality;" EIR 433, Section V.D.2, "Water and Sewer Services;" EIR 433 Appendix C "Hydrologic Analysis" (BAW Civil Engineering, 2002); Preliminary Specific Water Quality Management Plan (MDS, 2012); Preliminary Hydrology Report (MDS, 2012); FEMA Map Viewer (accessed July 11, 2012); Conditions of Approval for SP 325A1 & TR36390; Project Application Materials

Findings of Fact:

a) As disclosed in EIR 433, and further detailed in the hydrology technical report prepared for TR 36390 (MDS, 2012) the Citrus Heights property accepts storm water runoff flows from an approximately 1,284-acre tributary area south and east of the property. Under existing conditions, storm water runoff flows are captured by natural drainage courses and are directed north through the central portion of the Citrus Heights property toward the Harrison Dam, an earthen fill dam owned and operated by the Riverside County Flood Control and Conservation District that occupies a parcel that is surrounded by the Citrus Heights property but is not a part of either SP 325 or the proposed Project. The Harrison Dam temporarily stores storm water runoff flows during peak storm events before discharging flows to the north, where they traverse the Citrus Heights property and are ultimately discharged off-site towards the northwest.

Similar to approved SP 325, the proposed Project is designed to preserve the natural drainage courses that traverse the Citrus Heights property within open space areas. Storm water flows

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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originating from off-site areas would be conveyed via these natural drainage courses and culverts (at roadway crossings) consistent with historic drainage flow patterns. Storm water runoff from developed portions of the Citrus Heights property would be captured by a subsurface storm drain system installed beneath on-site roadways. First flush storm water flows would be routed to one of three (3) water quality/detention basins on-site for water quality treatment. From the water quality/detention basins, storm water flows would be discharged in close proximity to historic flow locations into the natural drainage courses within on-site open space areas. Runoff in excess of first flush flows would bypass the water quality/detention basins and would be discharged in close proximity to historic flow locations into one of the various natural drainage courses within on-site open space areas. Water quality treatment of runoff flows in excess of first flush flows would not be necessary, as first flush flows capture the majority of water-borne pollutants (including silt and sediment). The natural drainage courses that receive storm water runoff flows from developed portions of the Citrus Heights property (either directly or via the water quality/detention basins) would direct all flows to the Harrison Dam. The Harrison Dam would detain storm water flows during peak storm events and would discharge flows to the north consistent with historical drainage conditions. After discharge from the Harrison Dam, storm water flows would traverse the Citrus Heights property to the north via a natural drainage course and culvert (at roadway crossings) before being discharged from the northwest corner of the property.

With construction of the proposed storm water drainage system on the Citrus Heights property, the proposed Project would not substantially alter the existing drainage pattern of the Citrus Heights property in any way that could result in substantial on- or off-site erosion. Additionally, the proposed Project would reduce the approved grading footprint of SP 325 by approximately 47 acres and limit the geographic extent where natural drainage patterns could be affected. Therefore, the proposed Project would not result in any new or more severe significant erosion impacts associated with drainage pattern alteration than previously disclosed in EIR 433. Impacts associated with development of SP 325 would be less than significant, consistent with the finding of EIR 433.

Storm water drainage improvements would be installed within Street "A" to capture and convey storm water runoff with minimal alterations in existing flow patterns or flow rates. Alterations to existing flow patterns or flow rates caused by the construction of Street "A" are not expected to result in substantial erosion or siltation off-site. Furthermore, the proposed Project would reduce the approved grading footprint of Street "A" by approximately 10 acres, thereby reducing the extent where natural drainage conditions could be affected. Accordingly, the proposed Project would not result in any new or more severe erosion impacts associated with drainage pattern alteration than previously disclosed in EIR 433. Impacts associated with development of Street "A" would be less than significant, which is consistent with the finding of EIR 433.

b) Impacts to water quality were previously evaluated as part of EIR 433, which concluded that such impacts would be less than significant with the incorporation of mitigation measures. Mitigation measures identified as part of EIR 433 would continue to apply to the proposed Project, including proposed development on the Citrus Heights property and Street "A." Additionally, a site-specific Preliminary Water Quality Management Plan (WQMP) has been prepared for the Citrus Heights property. This site-specific Preliminary WQMP identifies measures that would be undertaken on the Citrus Heights property to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for the site. Compliance with the requirements of the site-specific Preliminary WQMP would be assured through standard County conditions of approval applied to TR36390. Accordingly, mandatory compliance with mitigation measures in EIR 433 and the provisions within the site-specific Preliminary WQMP prepared for TR 36390 would ensure the

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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Project would meet water quality standards and waste discharge requirements, resulting in a less than significant impact. Furthermore, the proposed Project would increase the area on the Citrus Heights property reserved for water quality/detention basins, as compared to approved SP 325, to ensure that adequate water quality treatment facilities are provided on-site to preclude the violation of waste discharge standards or requirements. Impacts would be less than significant and no new or more severe significant impact would occur beyond those already identified as part of EIR 433.

c) The Project does not propose to use groundwater wells, and therefore would have no impact on groundwater levels due to groundwater extraction. A majority of the Citrus Heights property would be undeveloped and/or reserved for open space with permeable ground surfaces; and, the proposed Project would reduce the approved grading footprint of SP 325 by approximately 47 acres and would reduce the approved grading footprint for Street "A" by approximately 10 acres. As such the Project would allow for the natural infiltration of storm water runoff into the groundwater table and would not substantially interfere with groundwater recharge. As such, and consistent with the information disclosed in EIR 433, no substantial depletion of the groundwater supplies would occur with implementation of either approved SP 325 or the proposed Project and impacts would be less than significant.

d) Refer to responses 25.a) and 25.b), above.

e & f) As disclosed in EIR 433, no portion of the Project site is located within a designated 100-year flood hazard area. Therefore, the proposed Project has no potential to place housing or any structure within a 100-year flood hazard area that could impede or redirect flood flows. In addition, as discussed in Response 26.c), below, the Project would not place housing within the dam inundation area for Harrison Dam. No impact would occur.

g) The proposed Project would not degrade water quality in ways not previously mentioned above in response 25.b), above, or as previously disclosed in EIR 433. Furthermore, the proposed Project would eliminate the golf course from SP 325. Fertilizers and other chemicals (e.g., pesticides) are routinely used during golf course maintenance activities; therefore, the elimination of the golf course from SP 325 is expected to result in an overall improvement in the quality of storm water discharged from the Citrus Heights property.

h) The Project proposes to construct and operate three (3) water quality/detention basins on the Citrus Heights property. The basins are designed to filter and pass water into natural drainage courses, and ultimately, the regional drainage system. Water in the water quality/detention basins would not be stagnant and the basins are designed to fully discharge all storm water flows within 48 hours. Therefore, the proposed water quality/detention basins would not attract vectors or produce an adverse odor. Required maintenance of the basins as detailed in the Preliminary WQMP prepared for TR 36390 and required by County conditions of approval would preclude any potentially adverse conditions, and would be generally similar to the maintenance activities required for the ponds provided on the golf course in approved SP 325. Water quality BMPs typically associated with nuisance odors, such as water quality/detention basins, are not proposed for Street "A"; therefore, there is no potential for odors or vectors associated with Street "A". As such, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR 433 are required. Mitigation Measures C.6-2 as specified in EIR 433 has been revised to reflect the elimination of the golf course as proposed by Amendment No. 1 to Specific Plan No. 325. All measures identified in EIR 433 to

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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mitigate impacts to hydrology and water quality, including Mitigation Measure C.6-2 as revised below, continue to apply to the proposed Project.

C.6-2 Prior to issuance of grading permits, the project applicant shall obtain a NPDES permit for residential development. The NPDES permit would require the applicant to prepare a Stormwater Pollution Prevention Plan that incorporates the current Best Management Practices and Best Available Technologies (BMPs and BATs) for pollution and erosion/siltation control on the residential portions of the site. Examples of BMPs and BATs include, but are not limited to: energy dissipation structures and rip-rap at stormwater discharge points to stabilize flow and reduce velocities; placement of mulching on cleared or freshly seeded areas for erosion/sedimentation control; geotextiles and mats for erosion control during minor construction/improvement activities, storm drain inlet/outlet protection for siltation control; slope drains for erosion control; the use of low-water requirement vegetation in landscaping, selection of slope planting species with low fertilization requirements; and requiring permanent irrigation systems to be inspected on a regular basis and properly maintained.

Monitoring: Monitoring shall occur as specified in EIR 433.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.C.3, "Hydrology, Flooding and Drainage;" EIR 433 Appendix C "Hydrologic Analysis" (BAW Civil Engineering, 2002); Preliminary Hydrology Report (MDS, 2012); Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones;" Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone;" Lake Mathews/Woodcrest Area Plan Figure 10 "Flood Hazards;" RCLIS; Project Application Materials

Findings of Fact:

a) & b) Similar to approved SP 325, the proposed the Project is designed to preserve the natural drainage courses that traverse the Citrus Heights property within open space areas. Storm water flows originating from off-site areas would be conveyed through the Citrus Heights property via these

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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natural drainage courses and culverts (at roadway crossings) consistent with historic drainage flow patterns. Storm water runoff from developed portions of the Citrus Heights property would be captured by a subsurface storm drain system installed beneath on-site roadways. First flush storm water flows would be routed to one of three (3) water quality/detention basins on-site for water quality treatment. From the water quality/detention basins, storm water flows would be discharged in close proximity to historic flow locations into the natural drainage courses within on-site open space areas provided on the Citrus Heights property. Runoff in excess of first flush flows would bypass the water quality/detention basins and would be discharged in close proximity to historic flow locations into the natural drainage courses within on-site open space areas provided on the Citrus Heights property. The natural drainage courses that receive storm water runoff flows from developed portions of the Citrus Heights property would direct flows toward the Harrison Dam. The Harrison Dam would detain storm water flows during peak storm events and would discharge flows to the north consistent with historical drainage conditions. After discharge from the Harrison Dam, storm water flows would traverse the Citrus Heights property to the north via a natural drainage course and culvert (at roadway crossing) before being discharged from the northwest corner of the subject property.

Similar to approved SP 325, retention basins are not proposed on the Citrus Heights property to attenuate runoff flow volumes originating from developed areas on-site to pre-development levels due to the proximity of the property to the Harrison Dam. Retention basins would delay the discharge of storm water flows into the Harrison Dam during peak storm events. If retention were proposed, storm water flows would be discharged into the Harrison Dam closer to the peak flow rate of the Dam, thereby potentially exposing areas on the Citrus Heights property and properties upstream to an increased risk of flooding.

With construction of the proposed storm water drainage system, the proposed Project would not substantially alter the existing drainage pattern of the Citrus Heights property or change absorption rates in any way that could result in flooding on- or off-site. Furthermore, the proposed Project would reduce the grading footprint of SP 325 by approximately 47 acres, thereby providing a drainage condition (runoff patterns and absorption rate) that more closely resembles natural conditions than approved SP 325. Accordingly, the proposed Project would result in less than significant impacts to the hydrology of the Citrus Heights property, and impacts would be reduced as compared to those previously disclosed in EIR 433. No mitigation is required.

Storm water drainage improvements would be installed within Street "A" to capture and convey storm water runoff with minimal alterations in existing flow patterns or flow rates. The alterations to existing flow patterns or flow rates caused by the construction of Street "A" are not expected to substantially change the existing drainage patterns in the area or change absorption rates in any way that could result in flooding on- or off-site. Furthermore, the proposed Project would reduce the approved grading footprint of Street "A" by approximately 10 acres, thereby reducing the extent where natural drainage conditions could be affected. Accordingly, the proposed Project would not result in any new or more severe erosion impacts associated with drainage pattern alteration than previously disclosed in EIR 433. Impacts associated with development of Street "A" would be less than significant, which is consistent with the finding of EIR 433.

c) As disclosed in EIR 433, a portion of the Citrus Heights property is located within the Dam Inundation Area for Harrison Dam. The proposed alignment of Street "A" is not located within the Dam Inundation Area. EIR 433 concluded that flood hazard risks on the Citrus Heights property associated with the failure of the Harrison Dam would be less than significant because all areas on the subject property within the Dam Inundation Area would be retained as open space or located

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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within the golf course. Although the proposed Project includes a different land use design for the Citrus Heights property than what was evaluated in EIR 433, the proposed Project would reserve areas on the property within the Dam Inundation Area as open space. No homes or habitable structures would be constructed on the Citrus Heights property within the designated Dam Inundation Area. Accordingly, implementation of the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of Harrison Dam. Consistent with the information disclosed in EIR 433, impacts would be less than significant. The Project would not result in any new or more severe significant impacts than disclosed by EIR 433.

d) As discussed above in Responses 26.a) and 26.b), implementation of the proposed Project would not substantially alter the historical drainage patterns of the Citrus Heights property or the proposed Street "A" alignment; and, would reduce the grading footprint of SP 325 and Street "A" by approximately 47 acres and 10 acres, respectively, which retains the Project site's natural drainage pattern to a greater extent than disclosed in EIR 433. As concluded by EIR 433 and as substantiated by the hydrology report prepared for TR 36390 (MDS, 2012), implementation of the Project would not substantially alter the amount of surface water in downstream water bodies. Impacts would be less than significant, which is the same conclusion drawn by 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.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SP 325; EIR 433, Section V.A, "General Plan Land Use Consistency Analysis;" Riverside County General Plan; City of Riverside General Plan; RCLIS; Project Application Materials

Findings of Fact:

a) The Project site encompasses an approved specific plan (SP 325), which designates the Citrus Heights property for development with single-family residential land uses, a golf course, recreation facilities (golf club house and parks), and open space, and the proposed alignment of Street "A," a roadway designated as a Circulation Element facility by both the Riverside County and City of Riverside General Plans. As concluded in EIR 433, development of the Project would not result in a substantial alteration of the present or planned land uses in the Lake Mathews/Woodcrest area. Changes proposed on the Citrus Heights property as part of the Project involve the reconfiguration of residential land uses and recreation facilities within SP 325 and the elimination of the golf course and golf course club house. Proposed changes to the land uses within SP 325 would not comprise a "substantial alteration" of the present or planned land use of the area beyond what was already disclosed in EIR 433. Likewise, and as concluded in EIR 433, development of Street "A"

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 not comprise a "substantial alteration" of the present or planned land uses in the area. As such, no impact would occur.

b) As disclosed in EIR 433, the Citrus Heights property is located within the City of Riverside Sphere of Influence. At the time EIR 433 was prepared, the City of Riverside had not applied any land use designations to the property, and EIR 433 concluded that implementation of the SP 325 would not conflict with the City of Riverside General Plan. As part of the City of Riverside's 2008 General Plan update, the "Hillside Residential" (HR, max. 0.5 dwelling units per acre) land use designation was applied to the Citrus Heights property. The proposed Project would develop the Citrus Heights property with a maximum of 1.03 dwelling unit per acre; therefore implementation of the Project would result in an effect to the planned land uses within the Sphere of Influence of Riverside. Although the proposed Project would exceed the density assigned by the City of Riverside's HR designation for the Citrus Heights property, no physical land use impacts would occur as a result of the inconsistency; therefore, a significant impact to the environment is not identified. The proposed Project also would involve the construction of Street "A," the alignment of which is partially located within unincorporated Riverside County and partially located within the City of Riverside. Street "A" is designated as a Circulation Element roadway by the City of Riverside General Plan; therefore, development of the Street "A" was already assumed by the City of Riverside and the proposed Project would result in the implementation of the City of Riverside General Plan Circulation Element. As such, the proposed Project would not result in any new or more severe significant environmental impacts associated with land use designation inconsistencies within a City Sphere of Influence or within City boundaries than disclosed by 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.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.A, "General Plan Land Use Consistency Analysis;" EIR 433, Section V.B, "Area Plan Land Use Consistency Analysis;" Riverside County General Plan; Lake Mathews/Woodcrest Area Plan; City of Riverside General Plan; RCLIS; El Sobrante Policy Area Consistency Memorandum (T&B Planning, 2013); 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) The Citrus Heights property is zoned "Specific Plan" (SP) and development of the property is governed by the Zoning Ordinance for SP 325. The Project would modify the Zoning Ordinance for SP 325 to reflect the modifications proposed by SP 325A1. With approval of the proposed Project, there would be no inconsistency between the Citrus Heights property's zoning designation and no impact would occur. The proposed alignment of Street "A" traverses property in Riverside County zoned "Specific Plan" (SP) and "Residential Agriculture" (R-A) and property in the City of Riverside zoned Residential Agriculture (RA-5). Development of the proposed roadway would be consistent with these zoning designations and no impact would occur.
- b) & c) The issues of land use and zoning compatibility were evaluated as part of EIR 433, which concluded that development of the Citrus Heights property as a master-planned residential community with a golf course would be compatible with surrounding land uses and zoning. There are no components of the proposed Project that would alter the conclusions of EIR 433 with respect to land use compatibility on the Citrus Heights property, as proposed revisions to SP 325 would replace the the golf course and club house land uses with open space land uses and would reconfigure and reprogram the residential portion of SP 325. The modifications proposed by the Project would not substantially alter the character of planned development on the Citrus Heights property and would not present a conflict with surrounding land uses and zoning. Similarly, development of Street "A", a County and City of Riverside Circulation Element roadway, also would not present a conflict with surrounding land uses and zoning. As such, a significant land use compatibility impact would not occur.
- d) The Project proposes modifications to SP 325 to accommodate adjustments to the internal configuration of land uses within the Specific Plan area. With approval of the proposed Project, there would be no inconsistencies with SP 325. As disclosed in EIR 433, the proposed Project would be consistent with all applicable policies of the General Plan, including the applicable policies of the El Sobrante Policy area. In order for a policy inconsistency to be significant under CEQA, the inconsistency must result in a significant environmental effect. No component of the proposed Project would create a new or more severe inconsistency with any County General Plan policy and result in new or more severe impacts to the physical environment. Although the Project would utilize an additional 48 units above what was disclosed in EIR 433, such an increase would not be considered substantial because it would not directly exceed the 1,500 units allotted within the El Sobrante Policy Area by LMWAP Policy 1.1 and additional dwellings units would remain available for development on the remaining undeveloped portion of the El Sobrante Policy Area. Furthermore, the proposed Project would limit density on the Citrus Heights property to 1.03 dwelling units per acre (du/ac), which is only 0.03 du/ac and 10 dwelling units above a density of 1.0 du/ac that is characteristic of a rural lifestyle. The Project also would not degrade the level of service on local roads above levels disclosed in EIR 433 (see Response 43.a) below), in conformance with the intent of Policy LMWAP 1.1 to maintain a rural lifestyle in the Lake Mathews/Woodcrest area. Additionally, the Project would include the construction of a major infrastructure improvement for the benefit of all residents in the Lake Mathews/Woodcrest area (i.e., Street "A"), the construction of which is specifically called for by Policy LMWAP 1.1. Accordingly, the Project would not conflict with LMWAP 1.1. The proposed Project also would be developed in coordination with local service providers and the City of Riverside (in conformance with LMWAP policies 1.3 and 1.4) and would include a Specific Plan with minimum residential pad sizes of 8,000 s.f. (in conformance with LMWAP policies 1.5 and 1.6). Furthermore, the Project would reduce the grading footprints of SP 325 and Street "A" by approximately 47 acres and 10 acres, respectively, to minimize effects to the natural topography (in conformance 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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LMWAP policies 1.7, 1.8, and 1.9) and would provide over 169 acres of open space and recreational amenities (in conformance with LMWAP Policy 1.10). Accordingly, the Project would be consistent with the land use designations and policies of the General Plan, including the El Sobrante Policy Area, and SP 325 and a significant impact would not occur, similar to the conclusion of EIR 433.

e) The Project site is vacant and implementation of the proposed Project would not result in the physical disruption or division of any established communities. Further, the proposed Project would represent the continuation of an existing development pattern and would be consistent with the planned pattern of land uses within the Lake Mathews/Woodcrest area, as anticipated by the Riverside County General Plan and Lake Mathews/Woodcrest Area Plan. In addition, the Project would result in the construction of a roadway identified as a Circulation Plan facility by the Riverside County and City of Riverside General Plans. No impact would occur. This conclusion is consistent with the finding 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.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.H.1, "Effects Found Not to be Significant;" Riverside County General Plan Figure OS-5 "Mineral Resources Area;" City of Riverside General Plan Figure OS-1 "Mineral Resources"

Findings of Fact:

a) & b) As disclosed in EIR 433, the Project site is not known to contain any mineral resources, and the Project site is not designated as a locally-important mineral resource recovery site. No mineral resources have been discovered on the property since EIR 433 was certified in 2004 and no mineral resource mapping changes have been made to the site or the surrounding area; therefore, there has been no change in circumstance. Accordingly, and consistent with the information presented in EIR 433, no impacts to known mineral resources or locally-important mineral resource recovery sites would not occur associated with development of 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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c) & d) The proposed Project site is not located in close proximity to any existing surface mines, proposed surface mines, or abandoned quarries or mines. No mines on or around the subject property have been identified since EIR 433 was certified in 2004, so there has been no change in circumstance. Accordingly, there is no potential for the proposed Project to cause an incompatibility with or present a hazard to a mine or quarry. No impact would occur.

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

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: EIR 433, Section V.C.4, "Noise;" Riverside County General Plan Figure S-19 "Airport Locations," Airport Master Records and Reports Database (accessed July 12, 2012); Google Earth (accessed July 12, 2012); RCLIS

Findings of Fact:

a) & b) Consistent with information disclosed in EIR 433, the Project site is not located within an airport influence area or within two miles of a public or private airport or airstrip. As such, the proposed Project could not expose people residing in the Project area to excessive noise levels associated with airports or airstrips. No impact would occur.

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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31. Railroad Noise

NA A B C D

Source: EIR 433, Section V.C.4, "Noise;" Riverside County General Plan Figure C-1 "Circulation Plan", Google Earth (accessed July 12, 2012); RCLIS

Findings of Fact:

The Project site is located over two miles from the nearest railroad corridor. Accordingly, consistent with the information disclosed in EIR 433, there is no potential for the Project to expose people residing in the Project area to excessive railroad noise.

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

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: EIR 433, Section V.C.4, "Noise;" Google Earth (accessed July 12, 2012); RCLIS

Findings of Fact:

The Project site is located over two miles from the nearest highway (State Route 91). Accordingly, consistent with the information disclosed in EIR 433, there is no potential for the Project to expose people residing in the Project area to excessive highway noise.

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

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: EIR 433, Section V.C.4, "Noise;" Google Earth (accessed July 12, 2012); RCLIS

Findings of Fact:

EIR 433 did not disclose any other sources of noise that have the potential to expose people residing in the Project area to excessive noise. The proposed Project does not propose any noise sources that were not previously disclosed in EIR 433. Therefore, no other noise impacts would occur.

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.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.C.4, "Noise;" Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); EIR 433 Technical Appendix D "Noise Impact Analysis" (Giroux, 2002); Traffic Study (Urban Crossroads, 2012); Preliminary Geotechnical Investigation (Alta, 2012); Blasting Analysis (REVEY, 2013) Project Application Materials

Findings of Fact:

a) As discussed in EIR 433, implementation of SP 325 would not cause significant, permanent increases to ambient noise levels in the vicinity of the subject property. EIR 433 found that project-related traffic noise, which would be the primary source of off-site noise associated with SP 325, would contribute no more than 1.8 dBA CNEL to any road segment in the vicinity of the subject property. Noise contributions of less than 3.0 dBA CNEL are considered less than significant because such noise changes would not represent a perceptible change to the noise environment.

The land uses proposed by the Project are less traffic intensive than what was evaluated in EIR 433. A trip generation analysis prepared for the proposed Project concluded that the Project would generate 212 fewer daily traffic trips than SP 325, and would therefore result in a concomitant decrease in off-site noise contributions, as compared to what was disclosed in EIR 433. Accordingly, implementation of the proposed Project would not result in a substantial permanent increase in ambient noise levels, and impacts would be less than significant and less than those disclosed in EIR 433.

b) EIR 433 disclosed that construction activities on the Project site would result in substantial temporary or periodic increases to ambient noise levels, but that construction-related noise impacts would be reduced to less than significant levels with the incorporation of mitigation measures. Construction activities proposed by the Project would be similar to what was evaluated in EIR 433 but would cover less of a geographic area and occur over a shorter time duration because the grading footprint for SP 325 and Street "A" would be reduced by approximately 47 acres and 10 acres, respectively, thereby reducing the extent of earthmoving and construction activities Project-wide. Mitigation measures specified in EIR 433 would continue to apply to the proposed Project, and

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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mandatory compliance with these mitigation measures would ensure that the proposed Project would not expose persons in the vicinity of the subject property to substantial temporary or periodic increases to ambient noise levels. Implementation of the Project would not result in any new or more severe construction-related noise impacts than were previously disclosed in EIR 433.

c) EIR 433 evaluated the potential for residential land uses within the Project area to result in, or be affected by, substantial adverse noise levels. As concluded in EIR 433, residential land uses in Planning Area 1 of the Specific Plan area could be exposed to noise levels exceeding County standards resulting from traffic along McAllister Street. To ensure that future residential land uses were not exposed to substantial noise levels, EIR 433 required noise attenuation mitigation measures. The mitigation measures identified in EIR 433 would continue to apply to the proposed Project and would be implemented in Planning Area 1. Although the proposed Project would locate more homes adjacent to McAllister Street than approved SP 325, mandatory compliance with required mitigation measures would ensure that the proposed Project would not expose persons to noise levels in excess of the standards established by the County General Plan or in excess of noise levels disclosed in EIR 433. Accordingly, Project-related noise impacts and required mitigation would not be greater than what was previously disclosed in EIR 433.

d) There are no conditions associated with the proposed Project that would result in the exposure of residents either on or off-site to new or more severe ground-borne vibration or ground-borne noise impacts than would have occurred under approved SP 325 and previously disclosed in EIR 433. During construction of the proposed Project, the construction equipment likely to be used would be similar to the equipment fleet evaluated in EIR 433, and is not anticipated to produce significant amounts of ground-borne vibration or ground-borne noise levels. In addition, as disclosed in EIR 433, it is unlikely that potential blasting activities on the Citrus Heights property and in the alignment of Street "A" (if required) would produce a significant amount of ground-borne vibration beyond the boundary of the property. Additionally, because the grading footprints for SP 325 and Street "A" would be reduced by approximately 47 acres and 10 acres, respectively, the potential for construction-induced vibration would be less than disclosed in EIR 433. During long-term operation of the proposed Project, there are no uses proposed on the Citrus Heights property that would result in the generation of excessive ground-borne vibration or ground-borne noise levels. A blasting analysis was conducted for the Project by REVEY Associates in February 2013, which includes recommendations that will be followed during Project construction to preclude any significant impacts associated with vibration. Vehicular traffic along Street "A" is not expected to generate substantial ground-borne vibration or ground-borne noise levels during long-term operation. Accordingly, Project-related impacts associated with ground-borne vibration or ground-borne noise levels would be less than significant, and would have a lesser potential to occur than as disclosed in EIR 433.

Mitigation: No new mitigation measures beyond those identified in EIR 433 are required. All measures identified in EIR 433 to mitigate noise impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in 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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POPULATION AND HOUSING Would the project

35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.F, "Regional Element;" Western Riverside County Growth Forecasts 2010-2035 (accessed July 13, 2012); Riverside County Ordinance No. 460; Project Application Materials, RCLIS

Findings of Fact:

a) & c) As disclosed in EIR 433, no existing homes are located on the Project site. No homes have been constructed on the Project site since EIR 433 was certified in 2004; therefore, there has been no change in circumstance. Accordingly, and consistent with the information provided in EIR 433, development of the Project site either as approved by SP 325 or as proposed by the Project would not displace any existing housing and would not result in the need to construct replacement housing elsewhere. As concluded by EIR 433, no impact would occur.

b) The proposed Project seeks modifications approved SP 325 which, among other changes, proposes to increase the permitted number of residential homes on the Citrus Heights property from 295 homes to 343 homes and increase the range of lot sizes, providing more variety in housing choice. As with approved SP 325 and as disclosed by EIR 433, the proposed Project provides housing on a property (i.e., the Citrus Heights property) that is designated for residential use by the Riverside County General Plan. Development of the Citrus Heights property as proposed would not result in an increase in demand for affordable housing, which will be accommodated County-wide through implementation of Riverside County General Plan and as evaluated in the Riverside County General Plan EIR. Accordingly, and as concluded by EIR 433, no impact would occur.

d) EIR 433 did not disclose any redevelopment areas as being located on or near the Project site. According to the Riverside County GIS database, the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would have no effect on such 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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e) The Project site is located within the Southern California Association of Government's Western Riverside Subregion. EIR 433 evaluated potential conflicts with regional population projections and concluded that implementation of SP 325 would be consistent with projected future growth in the Western Riverside Subregion geographic area. As described in EIR 433, SCAG projected the population in the Western Riverside Subregion to increase by 794,319 people between the years 2000 and 2010. Based on census data, the population within the Western Riverside Subregion grew by 534,479 persons between 2000 and 2010, which is less than the 794,319 person increase projected by SCAG and assumed in the original analysis in EIR 433. Therefore, the development of 343 single-family homes on the Citrus Heights property (an increase of 48 homes as compared to approved SP 325) would have been well within the SCAG's growth projections for the Western Riverside Subregion.

The currently applicable regional population projections for Western Riverside County estimate that the population within the Western Riverside Subregion will grow by 732,638 persons between 2010 and 2035. Based on population projection rates contained within Riverside County Ordinance No. 460 (i.e., 2.59 persons per household), the proposed Project is expected to generate a total population of approximately 888 persons on the Citrus Heights property, which is an increase in 124 persons above what was evaluated in EIR 433. The additional 124 persons generated by the proposed Project would represent an approximately 0.02% increase in the projected 2035 population in the WRCOG geographic area. Such a slight increase is not considered substantial. Furthermore, population growth is not in and of itself an adverse environmental effect. The population growth would have to relate to a physical impact on the environment in order to be considered significant under CEQA. As documented throughout EIR 433 and this EIR Addendum, the proposed Project's anticipated population would directly or indirectly result in increased impacts to traffic, noise, air quality, and public services. Mitigation measures presented in EIR 433 would adequately reduce these significant environmental effects to less than significant levels. As such, implementation of the proposed Project would not result in substantially greater impacts to regional population than what was disclosed in EIR 433. Impacts would be less than significant and no mitigation would be required.

f) The proposed Project seeks modifications to approved SP 325. There are no components of the proposed Project that would result in a substantial inducement to population growth above what was already disclosed in EIR 433. The proposed Project would involve the extension of infrastructure as necessary to accommodate development within the SP 325 area, and such infrastructure would not result in substantial population growth in the area, either directly or indirectly. In addition, the proposed Project would result in the development of Street "A." Street "A" is identified as a Circulation Element facility by both the Riverside County and City of Riverside General Plans. As such, construction of this roadway can be reasonably expected to occur with or without the proposed Project. Accordingly, impacts associated with population inducement would not occur.

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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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: EIR 433, Section V.D.3, "Fire Services;" Project Application Materials

Findings of Fact:

Impacts associated with fire protection services were evaluated and disclosed in EIR 433, which found that such impacts would be reduced to less than significant levels through the incorporation of mitigation measures. The mitigation measures identified in EIR 433 would continue to apply to the proposed Project. Although the proposed Project would slightly increase the population on the Citrus Heights property requiring fire protection services above what was evaluated in EIR 433, specified mitigation measures would be sufficient to reduce impacts to less than significant levels. Neither approved SP 325 nor the proposed Project would result in the need to construct or physically alter fire stations to provide adequate service levels. Accordingly, with the implementation of required mitigation, the proposed Project would not result in any new or more severe significant impacts to fire protection services than previously disclosed by EIR 433.

Mitigation: No new mitigation measures beyond those identified in EIR 433 are required. Mitigation Measures D.3-1, D.3-3, and D.3-4, as specified in EIR 433, have been revised to reference the currently applicable County ordinances, building codes, and reflect proposed SP 325A1. All measures identified in EIR 433 to mitigate impacts to fire protection services, including Mitigation Measures D.3-1, D.3-3, and D.3-4 as revised below, continue to apply to the proposed Project.

D.3-1 Prior to building permit final inspection, the applicant shall participate in the Riverside County Development Impact Fee Program (Ordinance No. 659), which provides funds that are used by the County to fund fire protection service facilities and operations in addition to other County services.

D.3-3 All structures on-site shall be constructed with fire retardant roofing material as described in the 2010 California Fire Code. Wood shingles shall not be allowed. Cul-de-sacs exceeding the maximum length allowed by Riverside County Ordinance No. 787 shall not be allowed.

D.3-4 Prior to building permit final inspection, the County shall conduct a field inspection to ensure that the fire suppression and landscape features specified on the Project's fuel management plan have been installed at appropriate distances from the structure(s), as detailed on a County-approved landscape plan.

- a. The required Fuel Modification Zones shall only be planted with those tree/plant species identified with a "FM" designation on the Specific Plan Plant Palette (see Table IV-2 of Specific Plan No. 325, Amendment No. 1).

Monitoring: Monitoring shall occur as specified in the revised Mitigation Monitoring & Reporting Program prepared for Addendum No. 1 to 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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37. Sheriff Services

Source: EIR 433, Section V.D.4, "Sheriff Services;" Project Application Materials

Findings of Fact:

Impacts associated with sheriff services were evaluated and disclosed in EIR 433, which found that such impacts would be reduced to less than significant levels through the incorporation of mitigation measures. The mitigation measures identified in EIR 433 would continue to apply to the proposed Project. Although the proposed Project would slightly increase the population on the Citrus Heights property requiring sheriff protection services above what was evaluated in EIR 433, specified mitigation measures would be sufficient to reduce impacts to less than significant levels. Neither approved SP 325 nor would the proposed Project result in the need to construct or physically alter sheriff's stations to provide adequate service levels. Accordingly, with the implementation of required mitigation, the proposed Project would not result in any new or more severe significant impacts to sheriff services than previously disclosed by EIR 433.

Mitigation: No new mitigation measures beyond those identified in EIR 433 are required. Mitigation Measures D.4-1, as specified in EIR 433, has been revised to reference the currently applicable County ordinances. All measures identified in EIR 433 to mitigate impacts to sheriff protection services, including Mitigation Measure D.4-1 as revised below, continue to apply to the proposed Project.

D.4-1 Prior to building permit final inspection, Development Mitigation Fees shall be paid as outlined in the Riverside County Development Impact Fee Program (Ordinance No. 659). The fees are used by the County fund sheriff service facilities and operations in addition to other County services.

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

38. Schools

Source: EIR 433, Section V.D.5, "Schools;" Project Application Materials; RCLIS

Findings of Fact: Impacts to school services were evaluated and disclosed as part of EIR 433, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. The mitigation measures identified in EIR 433 would continue to apply to the proposed Project. The Riverside Unified School District plans for long-term facilities based on the land uses specified by the County and City of Riverside General Plan Land Use Plans. The Project proposes an increase in the total number of dwelling units within SP 325, from 295 dwelling units to 343 dwelling units, which would result in a concomitant increase in the number of school students the Project could generate that require school services. Using student generation rates contained in EIR 433, the proposed Project would generate 238 students (an increase of 32 students above what was disclosed in EIR 433). However, the slight increase in projected student population on the Citrus

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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Heights property would not substantially increase impacts to school facilities beyond what was disclosed in EIR 433, and mitigation measures specified in EIR 433 would adequately reduce Project-related impacts to school services to less than significant levels. Neither approved SP 325 nor the proposed Project would result in the need to construct or physically alter school facilities to provide adequate service levels. Accordingly, with the implementation of required mitigation, the proposed Project would not result in any new or more severe significant impacts to public school services than previously disclosed by EIR 433.

Mitigation: No new mitigation measures beyond those identified in EIR 433 are required. All measures identified in EIR 433 to mitigate impacts to public schools continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 433.

39. Libraries

Source: EIR 433, Section V.D.9, "Libraries;" Project Application Materials

Findings of Fact: Impacts to library services were evaluated and disclosed as part of EIR 433, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. The mitigation measures identified in EIR 433 would continue to apply to the proposed Project. The Project proposes a slight increase in the total number of dwelling units within SP 325, from 295 dwelling units to 343 dwelling units, which would result in a concomitant increase in the Project's demand for library services. However, the slight increase in population on the Citrus Heights property would not substantially increase impacts to library facilities beyond what was disclosed in EIR 433, and mitigation measures specified in EIR 433 would adequately reduce Project-related impacts to library services to less than significant levels. Neither approved SP 325 nor the proposed Project would result in the need to construct or physically alter public libraries to provide adequate service levels. Accordingly, with the implementation of required mitigation, the proposed Project would not result in any new or more severe significant impacts to public library services than previously disclosed by EIR 433.

Mitigation: No new mitigation measures beyond those identified in EIR 433 are required. Mitigation Measures D.9-1, as specified in EIR 433, has been revised to reference the currently applicable County ordinances. All measures identified in EIR 433 to mitigate impacts to library services, including Mitigation Measure D.9-1 as revised below, continue to apply to the proposed Project.

D.9-1 Prior to building permit final inspection, the project proponent shall pay mitigation fees in accordance with the provisions of Riverside County Ordinance No. 659. A portion of these fees may be utilized by the County to provide additional library facilities and staff.

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

40. Health Services

Source: EIR 433, Section V.D.10, "Health Services;" 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: Impacts to health services were evaluated and disclosed as part of EIR 433, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures. The mitigation measures identified in EIR 433 would continue to apply to the proposed Project. The Project proposes a slight increase in the total number of dwelling units within SP 325, from 295 dwelling units to 343 dwelling units, which would result in a concomitant increase in the Project's demand for health services. However, the slight increase in population on the Citrus Heights property would not substantially increase impacts to health service facilities beyond what was disclosed in EIR 433, and mitigation measures specified in EIR 433 would adequately reduce Project-related impacts to health services facilities to less than significant levels. Neither approved SP 325 nor would the proposed Project result in the need to construct or physically alter health service facilities. Accordingly, with the implementation of required mitigation, the proposed Project would not result in any new or more severe significant impacts to public health services than previously disclosed by EIR 433.

Mitigation: No new mitigation measures beyond those identified in EIR 433 are required. Mitigation Measure D.10-1, as specified in EIR 433, has been revised to reference the currently applicable County ordinances. All measures identified in EIR 433 to mitigate impacts to health services, including Mitigation Measure D.10-1 and C.5-1 as revised below, continue to apply to the proposed Project.

D.10-1 Prior to building permit final inspection, Development Mitigation Fees shall be paid as outlined in the Riverside County Development Impact Fee Program (Ordinance No. 659). The fees are used by the County fund public health facilities and operations in addition to other County services.

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

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.D.6, "Parks and Recreation;" Riverside County Ordinance No. 460; Riverside County Ordinance No. 659; RCLIS; Project Application Materials; Conditions of Approval for SP 325A1 & TR36390

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) The proposed Project would slightly modify the configuration of planned park land within SP 325 as compared to what was evaluated in EIR 433. The proposed Project would construct 7.1 acres of parks, as well as pedestrian trails, on the Citrus Heights property. No off-site parks or recreational improvements are proposed or required as part of the Project. Construction of the recreational amenities proposed by the Project on the Citrus Heights property would result in potential impacts to air quality, biological resources, cultural resources, and hydrology and water quality, which have already been disclosed and evaluated within the respective issue areas of EIR 433 and this EIR Addendum. Where potentially significant impacts associated with the construction of park facilities on the Citrus Heights property are identified EIR 433, mitigation measures are identified to reduce the impact to the maximum feasible extent. The mitigation measures identified in EIR 433 would continue to apply to the proposed Project. With the mandatory implementation of required mitigation, the proposed Project would not result in significant environmental impacts associated with the construction of recreational facilities on-site that are new or more severe than what was previously disclosed in EIR 433.

b) Impacts associated with recreational facilities were evaluated and disclosed in EIR 433, which concluded that SP 325 provided insufficient park land and would contribute to substantial physical deterioration of existing neighborhood and regional parks. EIR 433 imposed mitigation measures to reduce impacts to County of Riverside and City of Riverside recreation facilities to less than significant levels.

Implementation of the proposed Project would increase the amount of active park acreage accommodated on the Citrus Heights property, from 2.5 acres under the existing approved SP 325 to 7.1 acres under the proposed Project. Based on population generation rates included within Riverside County Ordinance No. 460, buildout of the proposed Project would generate a population of approximately 888 persons on the Citrus Heights property (343 dwelling units x 2.59 persons per dwelling units = 888 persons). Riverside County has an adopted standard of 5.0 acres of active park land for each 1,000 residents, which would result in a total demand for 4.4 acres of active park land on the Project site ([888 persons/1,000 persons] x 5.0 acres = 4.4 acres). As indicated above, the proposed Project would accommodate a total 7.1 acres of active park land on the Citrus Heights property. Because the proposed Project would provide for adequate park land to meet the needs of the Project, the proposed Project would not result in a substantial increase in the use of existing neighborhood or regional parks that could lead to or substantially contribute to their physical deterioration. Therefore, impacts would be less than significant and would be reduced as compared to the level of impact disclosed in EIR 433. No mitigation would be required.

c) The Citrus Heights property is not located within a service area for a recreation and park district or a CSA responsible for providing recreational facilities. Park land dedication on the Citrus Heights property would be governed by Riverside County Ordinance No. 460, which allows for the dedication of park land in lieu of the payment of park land fees (i.e., Quimby Fees). As described above under the Response for 41.b), the Project would provide 7.1 acres of active park land on the Citrus Heights property, which would exceed the Project's obligation to provide approximately 4.5 acres of active park land on-site. Accordingly, the Project would provide adequate areas of active recreational uses on-site. A significant impact would not occur and no mitigation would be required. Impacts would be reduced as compared to that disclosed in 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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Mitigation: As described above in Response 41.b), the proposed Project would result in less than significant to park facilities and mitigation would not be required. Accordingly, Mitigation Measure D.6-1 as specified in EIR 433, which required the payment of Riverside County Developer Impact Fees, would no longer apply to the proposed Project because the Project would not result in the substantial increase in the use of existing neighborhood or regional parks that could lead to or substantially contribute to their physical deterioration (As a condition of Project approval, the Project would still be required to comply with Riverside County Ordinance No. 659, which requires the payment of a Development Impact Fee, a portion of which is contributed toward regional parks, community centers/parks, and regional trails). In addition, Mitigation Measure D.6-2 as specified in EIR 433, which required the payment of City of Riverside park land mitigation fees, would no longer apply to the proposed Project because the Project would provide adequate park land on the Citrus Heights property and would not result in the substantial increase in the use of existing park and recreation facilities in the City of Riverside that could lead to or substantially contribute to their physical deterioration.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: EIR 433, Section V.D.6, "Parks and Recreation;" Lake Mathews/Woodcrest Area Plan Figure 8 "Trails and Bikeway System;" Project Application Materials; RCLIS

Findings of Fact:

Lake Mathews/Woodcrest Area Plan Figure 8, *Trails and Bikeway System*, depicts planned recreational trails within the Project vicinity. As shown, a regional trail is planned to traverse the eastern portion of the Citrus Heights property. The proposed Project would result in slight modifications to the planned trail system on the Citrus Heights property, but the revised trail alignment would be consistent with the planned trail designations as applied to the property by the Lake Mathews/Woodcrest Area Plan. Therefore, a significant impact would not occur. This finding is consistent with the conclusions 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.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 433
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.D.1, "Circulation and Traffic;" EIR 433, Technical Appendix K "Lake Mathews Golf and Country Club Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2003; Traffic Report (Urban Crossroads, September 2012); Congestion Management Program; Ord. No. 460; Ord. No. 461; Google Earth (accessed July 16, 2012); RCLIS; Project Application Materials; Conditions of Approval for SP 325A1 & TR36390

Findings of Fact:

a) Revisions proposed as part of the proposed Project would result in the elimination of a golf course and clubhouse and an overall increase in single-family dwelling units allowed on the Citrus Heights property. Specifically, the proposed Project would allow for a maximum of 343 single-family units on the Citrus Heights property, as compared to the 295 single-family units that are allowed pursuant to the approved SP-325. Although SP 325 was approved to authorize development of 295 single-family homes, the traffic study that analyzed the approved project and that was appended to EIR 433 studied traffic generated by 300 single-family homes. Further, the traffic study prepared for the proposed Project assumes a maximum of 345 single-family homes; therefore, the comparison analysis provided in this section assumes an increase in traffic associated with 45 additional single-family homes, as addressed in EIR 433, rather than 48 additional single family homes. EIR 433 disclosed that the Project would generate an average of 3,514 traffic trips per day, including 265 AM peak hour trips and 353 PM peak hour trips. A traffic report prepared for the proposed Project by Urban Crossroads based on a maximum of 345 homes (two more homes than actually proposed) concluded that the proposed Project would generate an average of 3,302 traffic trips per day, including 259 AM peak hour trips and 348 PM peak hour trips. Therefore, traffic associated with the proposed Project would represent a reduction of 212 average daily trips, including a reduction of 6 AM peak hour trips and 4 PM peak hour trips, below what was evaluated in 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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Because traffic volumes and road improvement projects evolve over time, existing traffic conditions are not the same as they were in 2003 when the prior traffic study was prepared to support EIR 433; therefore, the traffic study prepared for the proposed Project considers existing (2012) conditions, currently anticipated future conditions, and also uses analysis techniques that are consistent with the most current County of Riverside *Traffic Impact Analysis Preparation Guide* (August 2008). For these reasons, the traffic study area and the Project's anticipated traffic distribution pattern are not exactly the same as disclosed in EIR 433. Nonetheless, this analysis provides an adequate basis to determine the level of traffic impact of the currently proposed Project compared to the traffic impacts that were disclosed in EIR 433. In all cases except for one intersection (Van Buren Blvd./Victoria Avenue) that was not analyzed in EIR No. 433 because a comparable intersection directly to its south (Van Buren Blvd./Dufferin Avenue) was studied instead, no new or substantially more severe traffic impacts are identified. In fact, due to the construction of several road improvement projects in the area since 2003, the LOS of many of the analyzed intersections currently operate and are projected to operate at improved LOS levels than disclosed in EIR 433. More specifically, the Project's traffic study concludes that four (4) intersections in the study area are projected to operate at a deficient level of service (LOS) and the Project's contribution of traffic at those locations is cumulatively considerable (50 or more peak hour trips). Those intersections are identified below, and a comparison is drawn provided between the information disclosed in EIR 433 and the information available in the Project's traffic report. Following the comparison discussion is a table showing the statistical information of these and other intersections in the traffic study area.

- **La Sierra Avenue / Indiana Avenue (#3)** –The proposed Project would contribute 78 AM peak hour trips and 104 PM peak hour trips to this City of Riverside intersection. This represents 2.6% and 2.2% of the total projected traffic during the peak hours, respectively, for Existing + Ambient + Project (EAP) (2016) conditions. This represents 2.3% and 1.9% of the total projected traffic during the peak hours, respectively, for Existing + Ambient + Project + Cumulative (2016) conditions.

EIR No. 433 disclosed that the previously approved project would contribute 79 AM peak hour trips and 106 PM peak hour trips to this intersection. As disclosed in the EIR, this represented 2.7% and 2.1% of the total projected traffic during the peak hours, respectively, for opening year conditions, and 2.0% and 1.6% of the total projected traffic during the peak hours, respectively for analysis year 2020. In comparison, and using current analysis methodology and 2012 existing conditions data, the proposed Project would contribute fewer peak hour trips to this intersection than disclosed in EIR No. 433.

- **La Sierra Avenue / Victoria Avenue (#4)** –The proposed Project would contribute 78 AM peak hour trips and 104 PM peak hour trips to this intersection, which is located partly in Riverside County and partly in the City of Riverside. This represents 3.1% of the total projected traffic during the peak hours for EAP (2016) conditions and 2.9% of the total projected traffic during the peak hours for EAPC (2016) conditions.

EIR No. 433 disclosed that the previously approved project would contribute 119 AM peak hour trips and 159 PM peak hour trips to this intersection. As disclosed in the EIR, this represented 4.7% and 5.3% of the total projected traffic during the peak hours, respectively, for opening year conditions, and 3.4% and 3.7% of the total projected traffic during the peak hours, respectively, for analysis year 2020. In comparison, and using current analysis

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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methodology and 2012 existing conditions data, the proposed Project would contribute fewer peak hour trips to this intersection than disclosed in EIR No. 433.

- **La Sierra Avenue / El Sobrante Road (#6)** – The proposed Project would contribute 36 AM peak hour trips and 49 PM peak hour trips to this intersection. This represents 3.8% and 3.6% of the total projected traffic during the peak hours, respectively, for EAP (2016) conditions and 3.6% and 3.4% of the total projected traffic during the peak hours, respectively, for EAPC (2016) conditions.

EIR No. 433 disclosed that the previously approved project would contribute 39 AM peak hour trips and 53 PM peak hour trips to this intersection. As disclosed in the EIR, this represented 3.9% and 4.2% of the total projected traffic during the peak hours, respectively, for opening year conditions, and 0.8% and 0.9% of the total projected traffic during the peak hours, respectively, for analysis year 2020. In comparison, and using current analysis methodology and 2012 existing conditions data, the proposed Project would contribute fewer peak hour trips to this intersection than that disclosed in EIR No. 433.

- **Van Buren Boulevard / Victoria Avenue (#15)** – The proposed Project would contribute 78 AM peak hour trips and 104 PM peak hour trips to this intersection. This represents 2.6% and 2.8% of the total projected traffic during the peak hours, respectively, for EAP (2016) conditions and 2.4% and 2.7% of the total projected traffic during the peak hours, respectively, for EAPC (2016) conditions.

EIR 433 did not study impacts at this intersection, so no direct comparison is possible. However, EIR 433 did study a comparable intersection at Van Buren Boulevard and Dufferin Avenue, which is the next collector road intersection to the south. Traffic volumes at either intersection are projected to be similar, so the analysis is comparable. EIR 433 disclosed that the previously approved project would contribute 52 AM peak hour trips and 71 PM peak hour trips to the Van Buren Blvd./Dufferin Avenue intersection. As disclosed in the EIR, this represented 1.4% and 1.9% of the total projected traffic during the peak hours, respectively for opening year conditions, and 1.3% and 1.8% of the total projected traffic during the peak hours, respectively for analysis year 2020. In comparison (and in recognition that it is not a direct comparison because different intersections were studied), and using current analysis methodology and 2012 existing conditions data, the proposed Project would contribute more peak hour trips to this intersection than that disclosed in EIR No. 433.

In conclusion, EIR 433 disclosed that all intersections significantly impacted by the approved project could operate at acceptable levels of service with identified improvements and mitigation, with the exception of the intersection of La Sierra Avenue/Cleveland Avenue. Although that intersection was not studied in the Project's traffic analysis, the Project contributes less peak hour traffic on La Sierra Avenue than disclosed in EIR 433; thus, the Project's contribution to LOS deficiency at that intersection would be less severe than disclosed in EIR 433. Further, mitigation measures identified in EIR 433 would continue to apply to the proposed Project with some modification to ensure that all Project-related impacts to the four (4) intersections identified above are reduced to less than significant levels. And, the construction of Street "A" between McAllister Street and Van Buren Boulevard in association with the Project will improve traffic operations in the local vicinity.

Potentially Significant New Impact Less than Significant New Impact with Mitigation Incorporated Less Than Significant New Impact Impact Fully Analyzed in EIR 433

Table 5 Summary of Intersection Analysis by Scenario

#	Intersection	Traffic Control	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	La Sierra Avenue / SR-91 WB Ramps																	
	- Existing (2012)	TS	2	2	0	0	3	1	0	0	0	1	1	1	19.4	20.8	B	C
	- Existing + Project	TS	2	2	0	0	3	1	0	0	0	1	1	1	19.8	21.0	B	C
	- Existing + Ambient + Project (2016) ⁴	TS	2	2	0	0	3	1	0	0	0	1	1	1	21.3	24.7	C	C
	- Existing + Ambient + Project + Cumulative ⁴	TS	2	2	0	0	3	1	0	0	0	1	1	1	23.3	30.9	C	C
2	La Sierra Avenue / SR-91 EB Ramps																	
	- Existing (2012)	TS	0	2	1	2	3	0	1	1	1	0	0	0	20.4	24.8	C	C
	- Existing + Project	TS	0	2	1	2	3	0	1	1	1	0	0	0	20.6	25.3	C	C
	- Existing + Ambient + Project (2016)	TS	0	2	1	2	3	0	1	1	1	0	0	0	21.5	27.2	C	C
	- Existing + Ambient + Project + Cumulative	TS	0	2	1	2	3	0	1	1	1	0	0	0	23.2	34.8	C	C
3	La Sierra Avenue / Indiana Avenue																	
	- Existing (2012)	TS	2	2	1	2	3	1	2	2	1	2	2	d	42.6	47.6	D	D
	- Existing + Project	TS	2	2	1	2	3	1	2	2	1	2	2	d	43.1	48.3	D	D
	- Existing + Ambient + Project (2016)	TS	2	2	1	2	3	1	2	2	1	2	2	1 ^e	35.4	40.3	D	D
	- Existing + Ambient + Project + Cumulative	TS	2	2	1	2	3	1	2	2	1	2	2	1 ^e	38.7	52.2	D	D
4	La Sierra Avenue / Victoria Avenue																	
	- Existing (2012)	TS	1	2	d	1	2	d	2	1	1	1	1	1	34.1	46.4	C	D
	- Existing + Project	TS	1	2	d	1	2	d	2	1	1	1	1	1	34.7	50.9	C	D
	- Existing + Ambient + Project (2016)	TS	1	2	d	1	2	d	2	1	1	2	1	1	34.9	48.6	C	D
	- Existing + Ambient + Project + Cumulative ³	TS	1	2	d	1	2	d	2	1	1	2	1	1	38.8	61.2	D	E
	- Existing + Ambient + Project + Cumulative	TS	1	2	d	1	3	0	2	1	1	2	1	1	40.0	38.0	D	D
5	La Sierra Avenue / McAllister Parkway																	
	- Existing (2012)	TS	0	2	1	1	2	0	0	0	0	1	0	1	21.4	22.0	C	C
	- Existing + Project	TS	0	2	1	1	2	0	0	0	0	1	0	1	27.6	22.5	C	C
	- Existing + Ambient + Project (2016)	TS	0	2	1	1	2	0	0	0	0	1	0	1	30.7	23.5	C	C
	- Existing + Ambient + Project + Cumulative	TS	0	2	1	1	2	0	0	0	0	1	0	1	43.4	25.0	D	C
6	La Sierra Avenue / El Sobrante Road																	
	- Existing (2012)	AWS	0	2	0	1	1	0	0	0	0	0	1	0	12.5	46.8	B	F ⁵
	- Existing + Project	AWS	0	2	0	1	1	0	0	0	0	0	1	0	13.5	50.0	B	F
	- Existing + Ambient + Project (2016)	TS	0	2	0	1	1	0	0	0	0	0	1	0	24.0	31.3	C	C
	- Existing + Ambient + Project + Cumulative	TS	0	2	0	1	1	0	0	0	0	0	1	0	24.5	32.3	C	C
7	McAllister Street / Fairway Drive																	
	- Existing (2012)																	
	- Existing + Project	CSS	0	1	0	0	1	0	0	0	0	0	1	0	10.4	10.1	B	B
	- Existing + Ambient + Project (2016)	CSS	0	1	0	0	1	0	0	0	0	0	1	0	10.5	10.1	B	B
	- Existing + Ambient + Project + Cumulative	CSS	0	1	0	0	1	0	0	0	0	0	1	0	10.7	10.3	B	B
8	McAllister Street / El Sobrante Road																	
	- Existing (2012)	CSS	0	0	d	1	0	d	1	1	0	0	2	0	13.0	16.9	B	C
	- Existing + Project	CSS	0	0	d	1	0	d	1	1	0	0	2	0	13.8	19.3	B	C
	- Existing + Ambient + Project (2016)	CSS	0	0	d	1	0	d	1	1	0	0	2	0	14.5	21.1	B	C
	- Existing + Ambient + Project + Cumulative	CSS	0	0	d	1	0	d	1	1	0	0	2	0	15.2	23.6	C	C
9	Driveway 1 / Fairway Drive																	
	- Existing (2012)																	
	- Existing + Project	CSS	0	1	0	0	0	0	0	1	0	0	1	0	8.3	8.8	A	A
	- Existing + Ambient + Project (2016)	CSS	0	1	0	0	0	0	0	1	0	0	1	0	8.3	8.8	A	A
	- Existing + Ambient + Project + Cumulative	CSS	0	1	0	0	0	0	0	1	0	0	1	0	8.4	8.9	A	A

Potentially Significant New Impact
 Less than Significant New Impact with Mitigation Incorporated
 Less Than Significant New Impact
 Impact Fully Analyzed in EIR 433

Table 5 (con't) Summary of Intersection Analysis by Scenario

#	Intersection	Traffic Control ²	Intersection Approach Lines ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
Future Intersection Location																		
10	Driveway 2 / Fairway Drive																	
	- Existing (2012)																	
	- Existing + Project	CS	0	1	0	0	0	0	0	1	0	0	1	0	0.0	0.2	A	A
	- Existing + Ambient + Project (2016)	CS	0	1	0	0	0	0	0	1	0	0	1	0	0.0	0.2	A	A
	- Existing + Ambient + Project + Cumulative	CS	0	1	0	0	0	0	0	1	0	0	1	0	0.1	0.3	A	A
11	SR-91 EB Ramps / Indiana Avenue																	
	- Existing (2012)	TS	0	0	0	1	1	0	1	2	0	0	2	1	31.4	33.4	C	C
	- Existing + Project	TS	0	0	0	1	1	0	1	2	0	0	2	1	31.4	33.4	C	C
	- Existing + Ambient + Project (2016)	TS	0	0	0	1	1	0	1	2	0	0	2	1	31.0	35.0	C	C
	- Existing + Ambient + Project + Cumulative	TS	0	0	0	1	1	0	1	2	0	0	2	1	33.0	36.5	C	D
12	Van Buren Boulevard / SR-91 WB Ramps																	
	- Existing (2012)	TS	2	3	0	0	4	1	0	0	0	1	1	1	23.5	22.6	C	C
	- Existing + Project	TS	2	3	0	0	4	1	0	0	0	1	1	1	23.5	23.1	C	C
	- Existing + Ambient + Project (2016)	TS	2	3	0	0	4	1	0	0	0	1	1	1	24.7	25.7	C	C
	- Existing + Ambient + Project + Cumulative	TS	2	3	0	0	4	1	0	0	0	1	1	1	27.3	28.4	C	C
13	Van Buren Boulevard / SR-91 EB On-Ramp																	
	- Existing (2012)	UC	0	5	0	0	4	0	0	0	0	0	0	0	0.0	0.0	A	A
	- Existing + Project	UC	0	5	0	0	4	0	0	0	0	0	0	0	0.0	0.0	A	A
	- Existing + Ambient + Project (2016)	UC	0	5	0	0	4	0	0	0	0	0	0	0	0.0	0.0	A	A
	- Existing + Ambient + Project + Cumulative	UC	0	5	0	0	4	0	0	0	0	0	0	0	0.0	0.0	A	A
14	Van Buren Boulevard / Indiana Avenue																	
	- Existing (2012)	TS	1	3	0	1	3	1	2	1	2	1	2	0	29.6	28.7	C	C
	- Existing + Project	TS	1	3	0	1	3	1	2	1	2	1	2	0	30.1	29.2	C	C
	- Existing + Ambient + Project (2016)	TS	1	3	0	1	3	1	2	1	2	1	2	0	32.0	31.8	C	C
	- Existing + Ambient + Project + Cumulative	TS	1	3	0	1	3	1	2	1	2	1	2	0	38.0	37.4	D	D
15	Van Buren Boulevard / Victoria Avenue																	
	- Existing (2012)	TS	1	2	1	1	2	1	1	1	1	1	1	1	36.5	48.5	D	D
	- Existing + Project	TS	1	2	1	1	2	1	1	1	1	1	1	1	37.4	53.0	D	D
	- Existing + Ambient + Project (2016)	TS	1	2	1	1	2	1	1	1	1	1	1	1	40.2	57.4	D	D
	- Existing + Ambient + Project + Cumulative	TS	1	2	1	1	2	1	1	1	1	1	1	1	46.7	40.3	D	D
16	Van Buren Boulevard / Fairway Drive																	
	- Existing (2012)																	
	- Existing + Project	IS	1	2	0	0	2	1	1	0	1	0	0	0	18.6	15.0	B	B
	- Existing + Ambient + Project (2016)	IS	1	2	0	0	2	1	1	0	1	0	0	0	20.1	19.1	C	B
	- Existing + Ambient + Project + Cumulative	IS	1	2	0	0	2	1	1	0	1	0	0	0	26.0	22.0	C	C

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L - Left; T - Through; R - Right; - - Right-Turn Overlap Phasing; 0 - Default Right Turn Lane

² Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement for movements sharing a single lane are shown. The SR-91 ramp locations at J. Sierra Avenue and Van Buren Boulevard have been analyzed using the Synchro software. Exceptions to this include the SR-91 EB On-Ramp at Van Buren Boulevard which has been analyzed using Trafal, and the intersection of Van Buren Boulevard at Indiana Avenue which was analyzed using Synchro.

³ TS - Traffic Signal; AWG - All-Way Stop; CS - Cross-street Stop; UC - Uncontrolled

⁴ It should be noted that the intersection would be improved to its ultimate General-Pan designation with the recommended right turn lane. As such, it is recommended that the westbound (north leg) crosswalk be removed to provide additional green time to the other movements and reduce delays to acceptable levels.

⁵ Feasible improvement recommendation due to existing right-of-way constraints. In addition to a 2nd westbound left turn lane, the recommendation at this intersection includes the removal of the eastbound (south leg) crosswalk.

⁶ Volume-to-capacity ratio is greater than 1.00; intersection unstable; Level of Service "F"

Source: Urban Crossroads, 2012

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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Accordingly, the proposed Project would not result in a significant new or more severe traffic impact due to a conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Additional mitigation measures beyond those already specified in EIR 433 would not be required.

b) The only CMP-designated roadways in the Project vicinity are Van Buren Boulevard, SR-91, and I-15. The CMP roadway system has been designed to adequately convey traffic volumes generated by ultimate buildout of the land uses identified by the County's General Plan land use map. Existing Specific Plan No. 325 is consistent with the County General Plan land use map, and provides for the ultimate build-out of residential, recreational, and open space land uses. The proposed Project seeks to eliminate a golf course and club house from the SP 325, while slightly increasing residential density within the SP 325 area. Although the proposed Project would result in a slight increase in the number of residential units permitted on the Citrus Heights property, as described above under Response 43.a), traffic volumes generated by the Project would not exceed the traffic volumes associated with SP 325. Therefore, the Project's long-term impacts related to established levels of service for CMP designated roads or highways would be less than significant. The proposed Project would be consistent with the traffic projections within the applicable congestion management plan, and would not result in new impacts that were not previously identified in EIR 433.

c & d) The proposed Project site is not located within an airport influence area and is not located adjacent to a rail corridor or waterway. Therefore, the Project would neither increase air, rail or waterborne traffic levels, nor result in substantial safety risks associated with these modes of travel. No impact would occur.

e) The proposed Project would be conditioned to construct all onsite roadway segments and frontage improvements in accordance with Riverside County road improvement standards and specifications. Accordingly, the proposed Project would not create any sharp curves, dangerous intersections, or other transportation hazards. The land uses proposed on the Citrus Heights property (single-family residential, recreational, and open space), would be compatible with the surrounding area; therefore, the proposed Project would not create or substantially increase a transportation hazard due to incompatible uses. Street "A" is designed to County standards and specifications and also would not create a transportation design hazard. No impact would occur.

f) Implementation of the proposed Project would result in the establishment of public roads (Street "A" and internal streets on the Citrus Heights property), which would require maintenance. Public roads require periodic maintenance; however, such maintenance is inherent in operational activities and would not cause any new or more severe physical impacts to the environment beyond those disclosed in EIR 433.

g) The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. The proposed Project would have similar construction characteristics as analyzed by EIR 433. As such, it is concluded that the proposed Project would not cause a substantial adverse effect upon circulation during construction, and a significant impact would not occur.

h) The proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Citrus Heights property would be required as a condition of Project approval. Additionally, the

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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proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant.

i) The proposed Project would accommodate a regional trail and community trails on the Citrus Heights property. The Citrus Heights property is not currently served by the Regional Transportation Agency (RTA); therefore, the Project is not required to provide transit support facilities. Accordingly, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation, and a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR 433 are required. Mitigation Measures D.1-1, D.1-2, and D.1-3, as specified in EIR 433, have been revised to reference the currently applicable County/City ordinances and to comply with the requirements of CEQA and California law. All measures identified in EIR 433 to mitigate impacts to transportation/traffic, including Mitigation Measures D.1-1, D.1-2, and D.1-3 as revised below, continue to apply to the proposed Project.

D.1-1 Prior to approval of final building permits, the applicant shall pay County of Riverside Traffic Signal Mitigation Program fees to off-set the project's short-term impacts to intersections in the County (pursuant to County Ordinance No. 748).

D.1-2 Prior to approval of final building permits, the applicant shall use all reasonable efforts to enter into an agreement with the City of Riverside to pay standard fair-share traffic impact fees for its contribution of traffic to the La Sierra Avenue / Indiana Avenue intersection, La Sierra Avenue / Victoria Avenue intersection, and Van Buren Boulevard / Victoria Avenue intersection.

D.1-3 Prior to approval of final building permits, the applicant shall participate in funding of off-site improvements through payment of the Western Riverside County Transportation Uniform Mitigation Fees (TUMF).

Monitoring: Monitoring shall occur as specified in EIR 433.

44. Bike Trails

Source: EIR 433, Section V.D.6, "Parks and Recreation," Lake Mathews/Woodcrest Area Plan Figure 8 "Trails and Bikeway System," Project Application Materials; RCLIS

Findings of Fact:

As shown on Figure 8, *Trails and Bikeways System*, of the Lake Mathews/Woodcrest Area Plan, there are no bike trails located in the vicinity of the Project site. Accordingly, implementation of the Project would not create an inconsistency or conflict with the planned bike trail alignment for the area and a significant impact would not occur.

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.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR 433, Section V.D.2, "Water and Sewer Services;" 2010 WMWD UWMP; California Building Standards Code; Project Application Materials

Findings of Fact:

a) & b) As discussed in EIR 433, the subject property is located within the domestic water service area of the Western Municipal Water District (WMWD). Potential impacts associated with supplying water to a master-planned residential community, including the construction of water conveyance infrastructure, were evaluated as part of EIR 433, which concluded that impacts would be less than significant. The proposed Project would modify approved SP 325 to eliminate the golf course and golf course clubhouse and increase the total amount of dwelling units allowed on the Citrus Heights property by 48, to a total of 343. Assuming potable water demand generation rates equal to those that were used in EIR 433, which assumed a daily potable water demand of 1,140 gallons per day per residential unit, the proposed Project would generate a daily potable water demand of approximately 391,020 gallons (343 residential units x 1,140 gallons per day = 391,020). This would correspond to an increase in demand under the Project of approximately 52,220 gallons of potable water per day, or approximately 15.4 percent, above what was disclosed in EIR 433. Implementation of the Project would eliminate the demand for 800,000 to 1,200,000 gallons per day of non-potable water.

Although the Project would result in a modest increase in potable water demands on the Citrus Heights property, the proposed Project would be required to comply with the most recent version of the California Building Standards Code that went into effect on January 1, 2011, and requires much more stringent water conservation practices than evaluated by EIR 433. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use (which is not reflected in the potable water demand projections in the paragraph above), as compared standard baselines for plumbing fixtures and fittings. The water conservation requirements of the California Building Standards Code are anticipated to off-set the Project's increase in potable water demand above levels disclosed in EIR 433. As such, the proposed Project is not anticipated to result in a substantial increase in the demand for potable water above the levels disclosed in EIR 433. Further, in their 2010 UWMP, WMWD projects to have a surplus in available water supplies to meet water demands over the next 25 years in all climatic conditions, including normal year, single-dry year, and multiple-dry years. The Project's slight increase in potable water demand, as compared to approved SP 325, would only represent a very small fraction of one percent of WMWD's projected potable water surplus over the next 25 years in all climatic conditions. As such, sufficient water supplies from existing entitlements or resources are anticipated to be available to serve the Project, and new or expanded

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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entitlements would not be needed. As such, impacts would be less than significant and mitigation would not be required. The Project would not result in new or more severe significant impacts to water utilities above what was previously disclosed in EIR 433.

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

Monitoring: No monitoring is required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: EIR 433, Section V.D.2, "Water and Sewer Services;" California Building Standards Code; Project Application Materials

Findings of Fact:

a) & b) As discussed in EIR 433, the subject property is located within the wastewater service area of the Western Municipal Water District (WMWD). Potential impacts associated with supplying wastewater services to a master-planned residential community, including the construction of water conveyance infrastructure, were evaluated as part of EIR 433, which concluded that impacts would be less than significant. The proposed Project would modify approved SP 325 to eliminate the golf course and golf course clubhouse and increase the total amount of dwelling units allowed on the subject property by 48, to a total of 343. Assuming wastewater demand generation rates equal to those that were used in EIR 433, which assumed a daily wastewater demand of 330 gallons per day per residential unit, the proposed Project would generate a wastewater demand of approximately 113,190 gallons (343 residential units x 330 gallons per day = 113,190). This would correspond to an increase in demand of approximately 13,670 gallons per day, or approximately 13.7 percent, above what was disclosed in EIR 433.

Although the Project would result in a modest increase in the demand for wastewater services on the Citrus Heights property, the proposed Project would be required to comply with the most recent version of the California Building Standards Code that went into effect on January 1, 2011, and requires much more stringent water conservation practices than evaluated by EIR 433. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use (which is not reflected in the potable water demand projections in the paragraph above), as compared standard baselines for plumbing fixtures and fittings. The water conservation requirements of the California Building Standards Code are anticipated to off-set the increase in waste water demand above the levels disclosed in EIR 433. As such, the proposed Project is not anticipated to result in a substantial

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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increase in the demand for wastewater services above what was previously disclosed in EIR 433. Further, wastewater flows from the Project site would be conveyed to the Western Riverside County Regional Wastewater Authority (WRCRWA) wastewater treatment facility. The WRCRWA facility has a present treatment capacity of 8,000,000 gallons per day with an ultimate expansion potential to 32,000,000 gallons per day. The Project's slight increase in demand for wastewater services represents a fraction of one percent of the existing treatment capacity of the WRCRWA facility, and would not cause the exceedance of available treatment resources or the construction of new or expanded facilities. Accordingly, sufficient wastewater treatment facilities are anticipated to be available to serve the Project, and new or expanded facilities would not be needed. Impacts would be less than significant and mitigation would not be required. The Project would not result in new or more severe significant impacts to waste water utilities above what was previously disclosed in EIR 433.

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

Monitoring: No monitoring is required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: EIR 433, Section V.D.8, "Solid Waste;" Project Application Materials

Findings of Fact:

a) & b) Impacts to solid waste services and landfill capacity were evaluated and disclosed as part of EIR 433, which concluded that such impacts would be less than significant. Conditions of approval were applied to SP 325 to ensure that development of the Citrus Heights property and long-term operation would comply with applicable solid waste statutes and regulations. The proposed Project would modify approved SP 325 to eliminate the golf course and golf course clubhouse and increase the total amount of dwelling units allowed on the subject property by 48, to a total of 343. Using the solid waste generation rates provided in EIR 433 (i.e., 1.42 tons per residential unit per year), the proposed Project would generate approximately 487.1 tons of solid waste per year (343 residential units x 1.42 tons per year = 487.1 tons), which is substantially less than the 528.4 tons per year that was disclosed in EIR 433. In addition, the proposed Project would be conditioned similarly to SP 325 to require compliance with applicable statutes and regulations related to solid waste. Accordingly, implementation of the proposed Project would result in reduced impacts to solid waste services as compared to EIR 433. Impacts would be less than significant and no mitigation would be required.

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.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 433, Section V.D.11, "Energy Resources;" EIR 433, Section V.D.7, "Utilities;" California Building Standards Code; Project Application Materials

Findings of Fact:

a) through g) Impacts to utilities were evaluated and disclosed as part of EIR 433, which concluded that physical impacts associated with the provision of utility services to the Project site would occur within the ground disturbance area analyzed by EIR 433 (including off-site utility improvements that would be constructed within the existing public rights-of-ways of developed/paved streets). No other physical impacts would have the potential to occur. Although the proposed Project would modify the proposed utility plan, as compared to what was evaluated in EIR 433, the proposed Project would not create any new or more severe significant impacts related to the installation and use of utilities. Impacts would be less than significant and mitigation would not be required, which is similar to the conclusion of EIR 433.

The proposed Project would modify approved SP 325 to eliminate the golf course and golf course clubhouse and increase the total number of single-family dwelling units allowed on the Citrus Heights property by 48, to a total of 343. Utilizing electricity and natural gas demand rates provided in EIR 433, the proposed Project would result in a slight increase in the demand for energy resources above what was disclosed in EIR 433. However, the proposed Project would be required to comply with the most recent version of the California Building Standards Code that went into effect on January 1, 2011 and requires much more stringent energy efficiency practices than evaluated by EIR 433. Specifically, the California Building Standards Code requires the use of energy efficient appliances and building materials, lower water usage, and landfill waste diversion/recycling, which directly and indirectly reduce energy demands during operation. Mandatory compliance with the California Building Standards Code is anticipated to off-set most, if not all, of the increase in the Project's increase in energy demand as compared to energy levels disclosed in EIR 433. Accordingly, the proposed Project is anticipated to result in a slight increase to energy demands, which energy purveyors are anticipated to be able to accommodate through long-range planning efforts. Implementation of the Project is not anticipated to result in any new or more severe significant impacts to utilities beyond the levels previously disclosed 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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Mitigation: No mitigation measures are required for the proposed Project and no mitigation measures were required by EIR 433.

Monitoring: No monitoring is required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: EIR 433, Section V.D.11, "Energy Resources;" EIR 433, Section V.D.7, "Utilities;" California Building Standards Code; Project Application Materials

Findings of Fact:

The proposed Project would not conflict with any adopted energy conservation plans. As discussed above under Responses 48.a) & b), the proposed Project is anticipated to result in a slight increase in energy demand compared to what was disclosed in EIR 433; however, the proposed Project would be required to comply with the most recent version of the California Building Standards Code, which required much more stringent energy efficiency practices (the use of energy efficient appliances and building materials, lower water usage, and landfill waste diversion/recycling, etc.) than evaluated by EIR 433. Mandatory compliance with the California Building Standards Code is anticipated to offset most, if not all, of the Project's increase in energy demand as compared to levels disclosed in EIR 433. Accordingly, the proposed Project would not create a substantial conflict with adopted energy conservation plans, and impacts would be less than significant. This conclusion is consistent with the findings 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.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

There are no other impacts identified.

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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MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project does not create any additional impacts which are individually limited, but cumulatively considerable, beyond those disclosed in EIR 433.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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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VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Final EIR No. 433 (SCH No. 2001061096)

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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VIII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As:

1996 SCAG Regional Comprehensive Plan	<i>1996 Regional Comprehensive Plan and Guide.</i> Southern California Association of Governments. 1996.
1997 SCAQMD AQMP	<i>1997 Air Quality Management Plan.</i> South Coast Air Quality Management District. November 15, 1996.
2010 WMWD UWMP	<i>Final 2010 Urban Water Management Plan Update.</i> Western Municipal Water District. June 2011.
Air Quality Report	<i>Citrus Heights Air Quality Impact Analysis.</i> Urban Crossroads, February 6, 2013.
Airport Master Records and Reports Database	Airport IQ 5010, Airport Master Records and Reports. GCR, Inc. & Federal Aviation Administration. http://www.gcr1.com/5010WEB/
Biological Opinion	Formal Consultation, Lake Mathews Golf and Country Club, Riverside County, California (1-6-06-F-204.1). United States Department of the Interior, Fish and Wildlife Service. May 16, 2006.
Biology Report	<i>Biological Technical Report for the Citrus Heights Project and Riverside County Capital Project No. C1-0641.</i> Glenn Lukos Associates. December 17, 2012
Blasting Analysis	<i>Lake Mathews Project – Tract 36390: Assessment of Rock Blasting Impacts and Recommended Practices.</i> REVEY Associates. February 17, 2013.
California Building Standards Code	California Code of Regulations, Title 24, "California Building Standards Code" as in effect as of January 1, 2011.
Clean Water Act Section 404 Permit	Department of the Army Permit (File # SPL-2005-1112-SJH). Department of the Army, Los Angeles District, Corps of Engineers. February 20, 2007.
Conditions of Approval for SP 325A1 & TR36390	Conditions of Approval for SP 325A1 & TR36390, as on file with the Riverside County Transportation and Land Management Agency
Congestion Management Program	<i>2011 Riverside County Congestion Management Program.</i> Riverside County Transportation Commission. December 14, 2011.
Cooperative	Agreement by and Between Riverside County and City of Riverside for "A"

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Agreement	Street (Fairway Drive) Improvements. Riverside County Transportation Contract No. 12-03-003. April 18, 2012.
City General Plan	<i>City of Riverside General Plan 2025</i> . City of Riverside Community Development Department, November 2007.
City General Plan EIR	<i>Final Program Environmental Impact Report for the City of Riverside General Plan</i> . City of Riverside Planning Division, Community Development Department. Certified November 2007 (SCH No. 2004021108).
County General Plan	<i>County of Riverside General Plan</i> . Riverside County Transportation and Land Management Agency, October 2003.
County General Plan EIR	<i>General Plan Final Program Environmental Impact Report</i> . County of Riverside Transportation and Land Management Agency, Planning Department. Certified October 7, 2003 (SCH No. 2002051143).
CREED v. City of San Diego	<i>Citizens for Responsible Equitable Environmental Development v. City of San Diego</i> , 196 Cal. App. 4 th 515 (2011).
Cultural Study	<i>A Phase I and Phase II Cultural Resource Study for the Citrus Heights/Fairway Drive Project</i> . Brian F. Smith and Associates, July 23, 2013.
DBESP Addendum	<i>Addendum to Determination of Biologically Equivalent or Superior Preservation for the Citrus Heights Project (formerly Lake Mathews Golf and Country Club)</i> . Glenn Lukos Associates, June 10, 2013.
EI Sobrante Policy Area Consistency Memorandum	<i>Citrus Heights Specific Plan Amendment (SP325A1) – Relationship to LMWAP 1.1</i> . T&B Planning, Inc., July 22, 2013.
EnviroStor Database	EnviroStor Database. California Department of Toxic Substances Control. http://www.envirostor.dtsc.ca.gov/public
Farmland Mapping and Monitoring Program	"Riverside County Important Farmland 2010." California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, January 2012.
Final EIR No. 433 and Final EIR No. 433 Technical Appendices	<i>Final Environmental Impact Report No. 433 (SCH No. 2001061096) for Lake Mathews Golf and Country Club, Specific Plan No. 325</i> . Certified 2004.
FEMA Map Viewer	FEMA Mapping Information Platform. Federal Emergency Management Agency. https://hazards.fema.gov/wps/portal/mapviewer

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Findings and Statement of Facts, Statement of Overriding Considerations for EIR No. 433

Contained within Riverside County Resolution No. 2004-539 Certifying Environmental Impact Report No. 433 and Adopting Specific Plan No. 325 (Lake Mathews Golf & County Club). Adopted December 21, 2004.

Fire Protection Plan

Citrus Heights Fire Behavior and Fire Protection Plan Report. Firesafe Planning Solutions, May 23, 2013.

Google Earth

Google Earth (ver. 6.1.0.5001)

Greenhouse Gas Report

Citrus Heights Greenhouse Gas Analysis. Urban Crossroads, February 6, 2013.

Lake Mathews/Woodcrest Area Plan

Lake Mathews/Woodcrest Area Plan. Riverside County Transportation and Land Management Agency, October 2003.

Ord. No. 460

Riverside County Ordinance No. 460, Subdivision Regulations.

Ord. No. 461

Riverside County Ordinance No. 461, Road Improvement Standards & Specifications

Ord. No. 484

Riverside County Ordinance No. 484, Sand Blowing.

Ord. No. 625

Riverside County Ordinance No. 625, Agricultural Activities for Nuisance Defenses.

Ord. No. 655

Riverside County Ordinance No. 655, Regulating Light Pollution.

Ord. No. 659

Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program.

Pechanga Letter

Letter to Christian Hinojosa of Riverside County from Tuba Ebru Ozdil of Pechanga Cultural Resources, dated August 1, 2012.

Preliminary Geotechnical Investigation

Preliminary Geotechnical Investigation, Lake Mathews Project, Tract 36390, County of Riverside, California. Alta California Geotechnical, October 3, 2012.

Preliminary Hydrology Report

Tentative Tract 36390 Preliminary Hydrology Report. MDS Consulting, May 21, 2012.

Preliminary Paleontological Resource Impact Assessment

Preliminary Paleontological Resource Impact Assessment for the Lake Mathews 330 Project Site, Riverside County, California. Brian F. Smith and Associates, March 6, 2012.

Preliminary Water

Preliminary Project Specific Water Quality Management Plan for Tract

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Quality Management Plan 35390, located within the County of Riverside, CA. MDS Consulting, May 15, 2012.

Project Application Materials SP00325A1, CZ07779, and TR36390, as on file with the Riverside County Transportation and Land Management Agency

RCLIS Riverside County Land Information System. Riverside County Transportation and Land Management Agency. <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>

Resolution No. 2004-539 Riverside County Resolution No. 2004-539 Certifying Environmental Impact Report No. 433 and Adopting Specific Plan No. 325 (Lake Mathews Golf & County Club). Adopted December 21, 2004.

SCAQMD Air Quality Management Plan (AQMP) Final 2007 Air Quality Management Plan. South Coast Air Quality Management District, June 2007.

SCAQMD CEQA Air Quality Handbook CEQA Air Quality Handbook. South Coast Air Quality Management District. April 1993, with November 1993 Update.

SCAQMD Rule 1113 South Coast Air Quality Management District Rule 1113, Architectural Coatings, South Coast Air Quality Management District.

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Traffic Report Citrus Heights Traffic Impact Analysis. Urban Crossroads, September 2012.

Western Riverside County Growth Forecasts 2010-2035 Western Riverside Council of Governments. www.wrcog.cog.ca.us/downloads/Revised%20WRCOG20GF%20From%20SCAG%20092211.pdf

WRC-MSHCP Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.

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III. Mitigation Monitoring and Reporting Program

SP00325A1, CZ07779, TR36390

III. Mitigation, Monitoring and Reporting Program

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>SECTION V.C.1 - SEISMIC SAFETY Differential settlement could occur where the transitions between cut and fill material occur. Localized groundwater seeps may be encountered in areas where excavation occurs in dense bedrock. Project soils are suitable for the construction of the proposed slopes. Implementation of the recommendations made by the geotechnical report would reduce any potential impacts to below a level of significance, and these recommendations are provided as standard conditions of approval.</p>	<p>Determined to be not significant.</p>	<p>Impacts would not be significant, thus, no mitigation is required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p>SECTION V.C.2 - SOILS, SLOPE AND EROSION Although two on-site soil associations and two additional off-site soil associations are subject to high erosion potential, the project's natural slopes are generally stable. Some erosion can be expected during grading operations, however, this potential can be minimized to acceptable levels with implementation of the standard conditions of project approval.</p>	<p>Determined to be not significant.</p>	<p>Impacts would not be significant, thus, no mitigation is required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p>SECTION V.C.3 - HYDROLOGY, FLOODING AND DRAINAGE Implementation of the proposed project would alter the existing drainage patterns through the development of residential and recreational uses. Implementation of the proposed drainage plan would slightly reduce stormwater flows leaving the site, thereby avoiding erosion and flooding impacts downstream. The residential portions of the project would not be subject to inundation from the Harrison Dam. Adequate capacity</p>	<p>Determined to be not significant.</p>	<p>Impacts would not be significant, thus, no mitigation is required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>

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<p>exists within the Harrison Dam to store the project's additional stormwater flows without affecting the current storage limit area. Thus, no significant impacts would occur, and no mitigation would be required.</p> <p>However, standard conditions of approval would be required of the project to insure that the project's drainage facilities would be in conformance with the County's standard requirements.</p>				
<p>SECTION V.C.4 - NOISE</p>				
<p>The proposed project would generate traffic and, as a result, would increase vehicular noise levels in the surrounding areas. Exterior noise levels in residential areas proposed within 55 feet of the McAllister Street centerline (near Street "B") would exceed the County's 65 dB CNEL standard. Consequently, a significant exterior noise impact would occur in Planning Area 1.</p> <p>Short-term construction noise could potentially exceed ambient noise levels. Thus, a significant, short-term noise impact would occur.</p>	<p>Below a level of significance.</p>	<p>C.4-1 If the project proponent proposes rock blasting within 250 feet of any existing residence, the applicant shall notify the occupant(s)/owner(s) within 48 hours of the scheduled blasting time.</p> <p>C.4-2 If useable outdoor spaces (i.e., rear yards), within Planning Area 1 are constructed within 55 feet of the centerline of McAllister Street (near Street "B"), a 5-foot noise abatement wall shall be constructed on the perimeter of those outdoor spaces abutting McAllister Street.</p> <p>C.4-3 Those homes requiring exterior noise protection in Planning Area 1 shall be provided with closeable windows. Each unit requiring such protection shall be provided with a means of supplemental ventilation to meet UBC/CBC requirements (two air changes per hour with at least 20 percent fresh "make-up" air). Central air conditioning as a standard feature would allow the interior standard to be met at all project residences.</p>	<p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p>	<p>Concurrent with grading and building permits.</p> <p>Prior to tentative tract map approval.</p> <p>Prior to tentative tract map approval.</p>
<p>SECTION V.C.5 - AIR QUALITY</p>				
<p>Temporary construction-related air emissions would occur during project development, including dust, equipment, exhaust, and architectural surface treatments fumes.</p> <p>In the long-term, the proposed project's vehicular-related emissions</p>	<p>Temporary, short-term construction impacts for PM10 (dust), Nox (vehicle exhaust) and VOC (architectural coatings) cannot be mitigated to a less than significant level.</p> <p>The project's cumulative impact of CO (mobile source emissions)</p>	<p>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:</p> <p>"During grading and ground-disturbing construction activities, the construction contractor shall assure that water trucks or sprinkler systems apply water to</p>	<p>Project Applicant/Riverside County, Building and Safety Department</p>	<p>Prior to the recordation of final map(s) and issuance of grading permits.</p>

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<p>would contribute to the regional inability to attain the ozone standard based on SCAQMD's recommended significance levels.</p>	<p>cannot be mitigated to a less than significant level.</p>	<p>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."</p> <p>"if wind speed is 15 mph or greater, water shall be sprayed onto areas subject to blasting to wet the ground surface before blasting."</p> <p>"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."</p> <p>C.5-2 Prior to final map recordation, the County shall verify the following note is listed on the Environmental Constraints 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:</p> <p>"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 leading, 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."</p> <p>C.5-3 The project's applicant/contractor shall: 1) encourage car pooling for construction workers; 2) limit lane closures to off-peak travel periods; 3) prohibit parking of construction vehicles on the surrounding traveled roadways; 4) wet down or cover dirt hauled off-site; 5) wash or sweep access points daily; 6) encourage receipt of materials during non-peak traffic hours' and 7) sandbag construction sites for erosion control.</p>	<p>Project Applicant/Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p>	<p>Prior to the recordation of final map(s) and issuance of grading and building permits.</p> <p>Concurrent with construction activities.</p>

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<p>SECTION V.C.6 - WATER QUALITY</p> <p>Implementation of the proposed project would include grading operations that would result in potential short-term erosion and sedimentation impacts. Project grading would result in the creation of temporarily exposed ground surfaces, thereby creating the potential for erosion and sedimentation of local drainage courses.</p> <p>Implementation of the project would also alter the composition of the surface runoff by grading the site surfaces: constructing impervious streets, roofs, and parking facilities; and irrigating landscaped areas. This runoff, typical of urban use, would contribute to the incremental degradation of the water quality downstream.</p> <p>Additionally, the use of fertilizers, herbicides, and pesticides associated with the proposed golf course would have the potential to adversely impact surface water quality.</p>	<p>Below a level of significance.</p>	<p>C.6-1 Pursuant to the requirements of the State Water Resources Control Board, the project applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) construction permit, prior to issuance of grading permits. The NPDES permit would apply to all construction activities associated with the proposed project, including clearing, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as mitigation for the Specific Plan, the developer or builder shall comply with the appropriate NPDES construction permit prior to commencing grading activities. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.</p>	<p>Riverside County Building and Safety and the California State Water Quality Control Board</p>	<p>Prior to commencing grading activities.</p>
		<p>C.6-2 Prior to issuance of grading permits, the project applicant shall obtain a NPDES permit for residential development. The NPDES permit would require the applicant to prepare a Stormwater Pollution Prevention Plan that incorporates the current Best Management Practices and Best Available Technologies (BMPs and BATs) for pollution and erosion/siltation control on the residential portions of the site. Examples of BMPs and BATs include, but are not limited to: energy dissipation structures and rip-rap at stormwater discharge points to stabilize flow and reduce velocities; placement of mulching on cleared or freshly seeded areas for erosion/sedimentation control; geotextiles and mats for erosion control during minor construction/improvement activities, storm drain inlet/outlet protection for siltation control; slope drains for erosion control; the use of low-water requirement vegetation in landscaping, selection of slope planting species with low fertilization requirements; and requiring permanent irrigation systems to be inspected on a regular basis and properly maintained.</p>	<p>Project Applicant, Riverside County Department of Building and Safety and California State Water Quality Control Board</p>	<p>Prior to issuance of grading permits.</p>
		<p>C.6-3 The project shall comply with the requirements of</p>	<p>California State Water</p>	<p>Prior to commencing</p>

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<p>SECTION V.C.7 - TOXIC SUBSTANCES</p> <p>The project proposes residential and recreational uses on the subject site. It is not anticipated that the project would generate any toxic waste. However, building and construction of the project site would include household waste, such as paints, roofing materials, and solvents.</p> <p>Numerous empty 55-gallon drums were observed in the northwestern area of the site. Also, oil staining was observed on a dirt road in the northwestern portion of the site, adjacent to the drums. In several areas on-site, there was evidence of common household trash having been dumped.</p> <p>Although, there is a remote potential for exposure to toxic substances during construction activities and the proposed golf course would potentially store, handle, or generate toxic substances on-site, potential impacts associated with exposure would be minimized to acceptable levels with implementation of conditions of project approval.</p>	<p>Determined to be not significant.</p>	<p>Impacts would not be significant, thus, no mitigation is required.</p>	<p>Quality Control Board</p>	<p>grading activities.</p>
<p>SECTION V.C.8 - OPEN SPACE AND CONSERVATION</p> <p>The project would provide for a total of 86.4 acres of natural open space. The proposed project does not conflict with the open space policies of the Riverside County General Plan; thus, there would be no direct significant impact to open space.</p>	<p>Impacts determined not to be significant.</p>	<p>Significant impacts would not occur, thus, mitigation is not required.</p>	<p>Not applicable</p>	<p>Not applicable.</p>
<p>SECTION V.C.9 - AGRICULTURE</p> <p>The project site is not designated as an agricultural preserve, although the site is located adjacent on the north side to the El Sobrante Agricultural Preserve</p>	<p>Determined to be not significant</p>	<p>Impacts would not be significant, thus, no mitigation is required.</p>	<p>Not applicable</p>	<p>Not applicable.</p>

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<p>No. 1.</p> <p>The project would cause development of non-agricultural uses adjacent to agriculturally zoned property, however intervening topography and separate vehicular access points would separate the two uses. A small portion of the site (14.8 acres) is identified as "Locally Important Farmland," and use of the site for dryland crop production would be precluded. This loss is not regarded as a significant direct or cumulative impact because the project would not convert Prime or Unique Farmland, or Farmland of Statewide Importance to non-agricultural</p>				
<p>V.C.10 - WILDLIFE/VEGETATION</p> <p>The project would result in the loss of 166.58 acres of native upland scrub communities.</p> <p>The project site is located within the USFWS-designated critical habitat for the coastal California gnatcatcher, thus, causing the loss of RSS habitat would be a significant impact.</p> <p>Approximately 2.08 acres of riparian communities would also be impacted by the project.</p> <p>No sensitive plant species were identified on the subject property.</p> <p>The project would result in significant direct and indirect impacts to the federally listed coastal California gnatcatcher and least Bell's vireo.</p> <p>Although not observed on site, potential impacts are also identified for the Stephens' kangaroo rat.</p> <p>Impacts from the proposed grading</p>	<p>All but the project's impacts to regional wildlife movement would be reduced to below a level of significance.</p>	<p>C.10-1 In compliance with the Project's approved DBESP, Section 404 Permit (SPL-2005-01112-SIH), Regional Board Section 401 Water Quality Certification, and CDFG Streambed Alteration Agreement (1600-2005-0076-R6), the following measures shall be implemented:</p> <p>a) The Project shall avoid and conserve 13.52 acres of onsite riparian habitats and 0.22 acre of unvegetated streambed (riverine areas).</p> <p>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.</p> <p>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.</p> <p>Prior to final map recordation, the conserved riparian habitats and riverine areas shall be</p>	<p>Project Applicant/Riverside County Planning Department, Riverside County Building and Safety Department</p> <p>Project Construction Contractor/Riverside County Planning Department, Riverside County Building and Safety Department</p> <p>Project Applicant/Riverside County Planning Department</p>	<p>Prior to the issuance of grading permits.</p> <p>Concurrent with construction activities.</p> <p>Prior to final map recordation.</p>

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<p>activities may result in a significant impact to nesting birds.</p> <p>Regional movement for small-and medium-sized mammals would not be significantly impacted.</p> <p>Approximately 0.43 acre of Corps jurisdictional waters (including 0.03-acre of jurisdictional wetlands) would be impacted by the project. In addition, 2.45 acres of CDFG jurisdictional streambed and associated riparian habitat) would be impacted by the project.</p> <p>The proposed project would result in significant cumulative impacts on several non-sensitive plant communities and animal species within the region. The project would also contribute to the ongoing loss of sensitive habitat (willow riparian woodland, southern willow scrub/mule fat scrub, and Riversidean sage scrub) within the region.</p>		<p>marked on the Environmental Constraint Sheet.</p> <p>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.</p> <p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>d) An Environmental Awareness Program shall be developed and administered by the Project's</p>	<p>Project Applicant/Riverside County Planning Department, US Army Corps of Engineers, California Department of Fish and Game</p> <p>Project Applicant/Riverside County Planning Department</p> <p>Project Applicant/Riverside County Planning Department, Riverside County Building and Safety Department</p> <p>Project Applicant/Riverside County Planning Department, Riverside County Building and Safety Department</p> <p>Project Applicant/Riverside County Planning Department</p> <p>Project Applicant/Riverside County Planning Department</p>	<p>Prior to issuance of grading permits that would result in impacts to riparian/riverine habitats or State and/or federal jurisdictional waters or wetlands.</p> <p>Prior to issuance of grading permits that would result in impacts to riparian/riverine habitats or State and/or federal jurisdictional waters or wetlands.</p> <p>Prior to issuance of grading permits.</p> <p>Prior to the issuance of building permits.</p> <p>Prior to the 1st building permit final inspection in Planning Area 1 or 3.</p> <p>Prior to the 1st building permit final inspection.</p>

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		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Project Applicant/Riverside County Planning Department, Riverside County Building and Safety Department</p> <p>Project Applicant/Riverside County Planning Department, Riverside County Building and Safety Department</p> <p>Project Applicant/Riverside County Planning Department</p> <p>Project Applicant, Project Biologist/Riverside County Planning Department</p>	<p>Prior to the issuance of building permits, prior to the 1st building permit final inspection.</p> <p>Prior to the issuance of building permits, prior to the 1st building permit final inspection.</p> <p>Prior to the issuance of the 1st building permit.</p> <p>Prior to the issuance of grading permits.</p>

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<p>SECTION V.C.11 - ENERGY RESOURCES On-site natural gas demand for the proposed Specific Plan is estimated at 23,802,900 cubic feet (c.f.) per year, based on 79,980 c.f. per year per dwelling unit and 34.8 c.f. per acre of golf course facility uses. On-site electricity for the proposed project is estimated at 2,193,495 kilowatt hours per year (kWh/yr) based on 6,081 kWh per dwelling unit and 36.6 kWh per acre of golf course facility uses. Demand related to the project can be accommodated by the energy purveyors, and standard conditions of approval would minimize impacts to acceptable levels.</p>	<p>Determined to be not significant</p>	<p>C.10-4 of three (3) or more mating pairs of burrowing owl, the provisions of MSHCP Species-Specific Conservation Objective 5 shall be followed. 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.</p>	<p>Project Applicant, Project Biologist/Riverside County Planning Department Project Applicant/Riverside County Planning Department, Riverside County Building and Safety Department Project Applicant/Riverside County Planning Department, Riverside County Building and Safety Department</p>	<p>Prior to the initiation of grading activities. Prior to the issuance of grading permits. Prior to the issuance of grading permits.</p>
<p>Impacts would not be significant, thus, no mitigation is required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>

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SECTION V.C.12 - HISTORIC AND PREHISTORIC RESOURCES				
<p>Archaeological A total of 9 archaeological resource sites are located on the project site. Of these 9 sites, non were evaluated as significant.</p> <p>Paleontological The Specific Plan area is situated in a terrain of Mesozoic (cretaceous) granitic rocks, revealing bare granitic exposures on the upper slopes and protruding knolls, and geologically young (Holocene) alluvial deposits in the flat areas at lower elevations. This type of geological setting would not be expected to yield significant fossiliferous deposits.</p>	<p>Archaeological Determined to be not significant</p> <p>Paleontological Determined to not be significant</p>	<p>Archaeological Impacts would not be significant; thus, no mitigation is required.</p> <p>Paleontological Impacts would not be significant; thus, no mitigation is required.</p>	<p>Not applicable.</p> <p>Not applicable.</p>	<p>Not applicable.</p> <p>Not applicable.</p>
SECTION V.C.13 - AESTHETICS, VISUAL ANALYSIS, LIGHT AND GLARE				
<p>At build-out of the proposed project, views from the site from surrounding areas would change from predominantly vacant land to light urban residential, recreational, and open space land uses. Views of the site from adjacent areas are limited. Because the proposed project would implement specific landscape and architectural design requirements, which are directed at providing an aesthetically pleasing development (in both the residential and golf course portions of the project), visual impacts associated with the proposed Specific Plan would not be considered adverse.</p>	<p>Determined to be not significant</p>	<p>Significant visual impacts are not anticipated, and no mitigation would be required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
SECTION V.D.1 - CIRCULATION AND TRAFFIC				
<p>The proposed project is projected to generate a maximum total of 3,302 trip-ends. Of this total, a maximum of 259 vehicles would be generated during the AM peak hour and a maximum of 348 vehicles per hour peak hour.</p>	<p>All intersection impacts would be reduced to below a Level of significance, with the exception of the project's direct, long-term impacts at the La Sierra Avenue and Cleveland Avenue intersection. This significant, unmitigated impact would require adoption of Statements of Overriding</p>	<p>D.1-1 Prior to approval of final building permits, the applicant shall pay County of Riverside Traffic Signal Mitigation fees to offset the project's short-term impacts to intersections in the County (pursuant to Ordinance No. 748).</p> <p>D.1-2 Prior to approval of final building permits, the applicant shall use all reasonable efforts to enter into an agreement with the City of Riverside to pay</p>	<p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to issuance of building permits.</p> <p>Prior to issuance of building permits.</p>

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<p>In the short-term (2003), the proposed project's traffic would create significant impacts to three (3) intersections along La Sierra Avenue, and would require mitigation.</p> <p>In the long-term (2020), the proposed project's traffic would create significant impacts to one (1) intersection (La Sierra Avenue at Cleveland Avenue), and would require mitigation.</p>	<p>Considerations, prior to Board approval of the project.</p>	<p>standard fair-share traffic impact fees for its contribution to traffic to the La Sierra Avenue/Indiana Avenue intersection, La Sierra Avenue/Victoria Avenue intersection, and Van Buren Boulevard/Victoria Avenue intersection.</p> <p>D.1-3 Prior to approval of final building permits, the applicant shall participate in funding of off-site improvements through payment of the Western Riverside County Transportation Uniform Mitigation Fees (TUMF).</p>	<p>Riverside County Transportation Department.</p>	<p>Prior to issuance of building permits.</p>
<p>SECTION V.D.2 – WATER AND SEWER SERVICES</p>				
<p>The average water demand for the proposed project is estimated to be 391,020 gallons per day.</p> <p>The proposed project would have a calculated average wastewater discharge flow of 113,190 gallons per day.</p> <p>The proposed project would not result in any significant impacts to groundwater supplies or water and wastewater facilities, and no mitigation measures are required beyond the standard conditions of approval set forth by the County.</p>	<p>Determined to be not significant</p>	<p>Significant impacts are not anticipated, and no mitigation would be required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p>SECTION V.D.3 – FIRE SERVICES</p>				
<p>According to the Fire Department, Fire Station 82 is the primary station servicing the project area and an additional three stations would provide backup service to the site.</p> <p>Because the project site is within a designated high fire hazards area and the fire station servicing the site is outside the 5-minute response requirement, development on the site would be exposed to potentially significant impacts.</p>	<p>Below a level of significance.</p>	<p>D.3-1 Prior to building permit final inspection, the applicant shall participate in the Riverside County Development Impact Fee Program (pursuant to Ordinance No. 659), which provides funds that are used by the County to fund fire protection service facilities and operations in addition to other County services.</p> <p>D.3-2 All water mains and fire hydrants providing fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to the approval by the Riverside County Fire Department and Lee Lake Water District. Fire flows over 3,000 gpm shall be for three hours duration.</p>	<p>Riverside County, Building and Safety and Fire Departments</p> <p>Riverside County, Building and Safety and Fire Departments</p>	<p>Prior to building permit final inspection.</p> <p>Prior to issuance of building permits.</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>D.3-3 All structures on-site shall be constructed with fire retardant roofing material as described in the 2010 California Fire Code. Wood shingles shall not be allowed. Cul-de-sacs exceeding the maximum length allowed by Riverside County Ordinance No. 787 shall not be allowed.</p> <p>D.3-4 Prior to building permit final inspection, the County shall conduct a field inspection to ensure that fire suppression and landscape features specified on the Project's fuel management plan have been installed at appropriate distances from structures, as detailed on a County-approved landscape plan.</p> <p>a)The required Fuel Modification Zones shall only be planted with those tree/plant species identified with a "FM" designation on the Specific Plan Plant Palette (see Table IV-2 of Specific Plan No. 325, Amendment No. 1).</p>	<p>Riverside County Fire Department</p> <p>Riverside County, Building and Safety and Fire Departments</p>	<p>Prior to issuance of building permits.</p> <p>Prior to building permit final inspection..</p>
<p>SECTION V.D.4 - SHERIFF SERVICES The proposed project would result in a population increase of 888 residents in Riverside County and would result in the need for an additional one deputy to provide adequate protection to the site.</p>	<p>Below a level of significance.</p>	<p>D.4-1 Prior to building permit final inspection, Development Mitigation Fees shall be paid as outlined in the Riverside County Development Impact Fee Program (Ordinance No. 659). The fees are used by the County to fund sheriff service facilities and operations in addition to other County services.</p> <p>D.4-2 The project applicant shall inform the Crime Prevention Unit of the Sheriff's Department of all new homeowners associations. These associations may be used as the foundation for establishing Neighborhood Watch Programs.</p> <p>D.4-3 The project proponent shall work with Riverside County Sheriff's Department to implement the principles of the COPPS program. The program may require the placement of a Sheriff's satellite office within the project site and/or would require working closely with the Home Owners' Association for the proposed project.</p>	<p>Riverside County Building and Safety and Sheriff's Departments</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department, project applicant</p>	<p>Prior to building permit final inspection.</p> <p>Prior to building permit final inspection.</p> <p>Prior to building permit final inspection.</p>
<p>SECTION V.D.5 - SCHOOLS Elementary, middle, and high school students would attend Harrison</p>	<p>Below a level of significance.</p>	<p>D.5-1 Prior to the issuance of building-occupancy permits, the project proponent shall mitigate impacts to</p>	<p>RUSD</p>	<p>Prior to issuance of building permits.</p>

Citrus Heights

Mitigation, Monitoring and Reporting Program

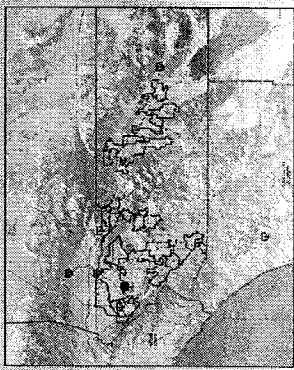
SP00325A1, CZ07779, TR36390

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>Elementary, Chermawa Intermediate, and Arlington High, respectively, all of which are operating above capacity. Accordingly, the additional 238 students that would be generated with implementation of the project would add to the existing capacity problems at the elementary, middle, and high schools. Thus, the proposed project would create a cumulatively significant impact to Riverside County schools.</p>		<p>schools by payment of school impact fees.</p>		
<p>V.D.6 – PARKS AND RECREATION Based on Riverside County Ordinance No. 460, Section 10.35 requirements, 4.4 acres of neighborhood community parks would be required to support residents of the proposed project. This requirement would be satisfied through the provision of 7.1 acres of active park land within the Project site. The project would provide a sufficient amount of active park space, and a significant impact to existing County and City parks and recreational facilities would not occur.</p>	<p>No significant impacts would occur</p>	<p>Parks and recreation impacts would not be significant; therefore, mitigation is not required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p>SECTION V.D.7 – UTILITIES The project would create a demand for 2,097,945 kilowatt hours per year (kWh/yr) of electricity and 27,593,100 cubic feet per year of natural gas at buildout. The project would require telephone services also. All utility purveyors have indicated their ability to provide service to the site. In addition, the project would be subject to standard permit conditions which contain a number of energy-conserving measures. Thus, the project would not create significant impacts to utility providers.</p>	<p>No significant impacts would occur.</p>	<p>Utility impacts would not be significant; therefore, mitigation is not required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>SECTION V.D.8 - SOLID WASTE</p> <p>Ultimate project development, as well as the construction phase of the proposed project, would increase the amount of solid waste generated in the area; in turn, shortening the life span of the affected landfills, as well as increasing the demand upon waste haulers.</p> <p>Because implementation of the project would not significantly reduce the County's capacity to process solid waste and the project would participate in the required recycling program, significant impacts to solid waste services would not occur.</p>	<p>Significant impacts are not anticipated.</p>	<p>Implementation of the standard conditions of approval, as discussed in the EIR, would ensure that impacts to solid waste facilities would not exceed thresholds of significance.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p>SECTION V.D.9 - LIBRARIES</p> <p>Development of the proposed Specific Plan project would increase the region's population, in turn creating an additional demand for library facilities and services.</p> <p>The increase demand would create a significant impact to both the County and City of Riverside's public libraries' ability to serve the project's future residents. Accordingly, the proposed project would be required to mitigate the impacts.</p>	<p>Below a level of significance.</p>	<p>D.9-1 Prior to building permit final inspection, the project proponent shall pay mitigation fees in accordance with the provisions of Riverside County Ordinance No. 659. A portion of these fees may be utilized by the County to provide additional library facilities and staff.</p>	<p>Riverside County, Building and Safety Department</p>	<p>Prior to building permit final inspection.</p>
<p>SECTION V.D.10 - HEALTH SERVICES</p> <p>The increase in population of 888 people by the proposed project will generate an increase demand for in medical services, therefore, resulting in a significant cumulative impact to health care services.</p>	<p>Below a level of significance.</p>	<p>D.10-1 Prior to building permit final inspection, the project applicant shall participate in the Riverside County Development Impact Fee Program as outlined in Ordinance No. 659. The fees are used by the County to fund public health facilities and operations in addition to other County services.</p>	<p>Riverside County, Building and Safety Department</p>	<p>Prior to building permit final inspection.</p>
<p>SECTION V.D.11 - DISASTER PREPAREDNESS</p>				
<p>Fire Hazards</p>	<p>Below a level of significance</p>	<p>See Fire Services, above.</p>		
<p>Seismic Hazards</p>	<p>N/A</p>	<p>No impacts; therefore, no mitigation measures are required.</p>		
<p>Slopes and Erosion</p>	<p>N/A</p>	<p>No impacts; therefore, no mitigation measures are required.</p>		
<p>Wind Erosion</p>	<p>N/A</p>	<p>No impacts; therefore, no mitigation measures are required.</p>		
<p>Flooding</p>	<p>N/A</p>	<p>No impacts; therefore, no mitigation measures are required.</p>		

Attachment 1 - Park District Property

APNs 269-100-013 and 269-100-010




- Legend**
-  RCLIS Parcels
 -  City Boundaries
 - Cities

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 1,098 2,196 Feet



REPORT PRINTED ON... 7/17/2014 11:16:56 AM

© Riverside County TLMA GIS

Attachment 2 - Lennar Property

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 6 OF 57 SHEETS

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

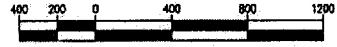
PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

INDEX SHEET



SCALE: 1" = 400'



NOTE

SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND EASEMENT NOTES, AND LOT TABLE.

SEE SHEET 4 FOR BOUNDARY SHEET.

SHEETS NUMBERED 41 AND ABOVE REFER TO DETAIL SHEETS.

⑩ INDICATES SHEET NUMBER

— INDICATES SHEET BOUNDARY

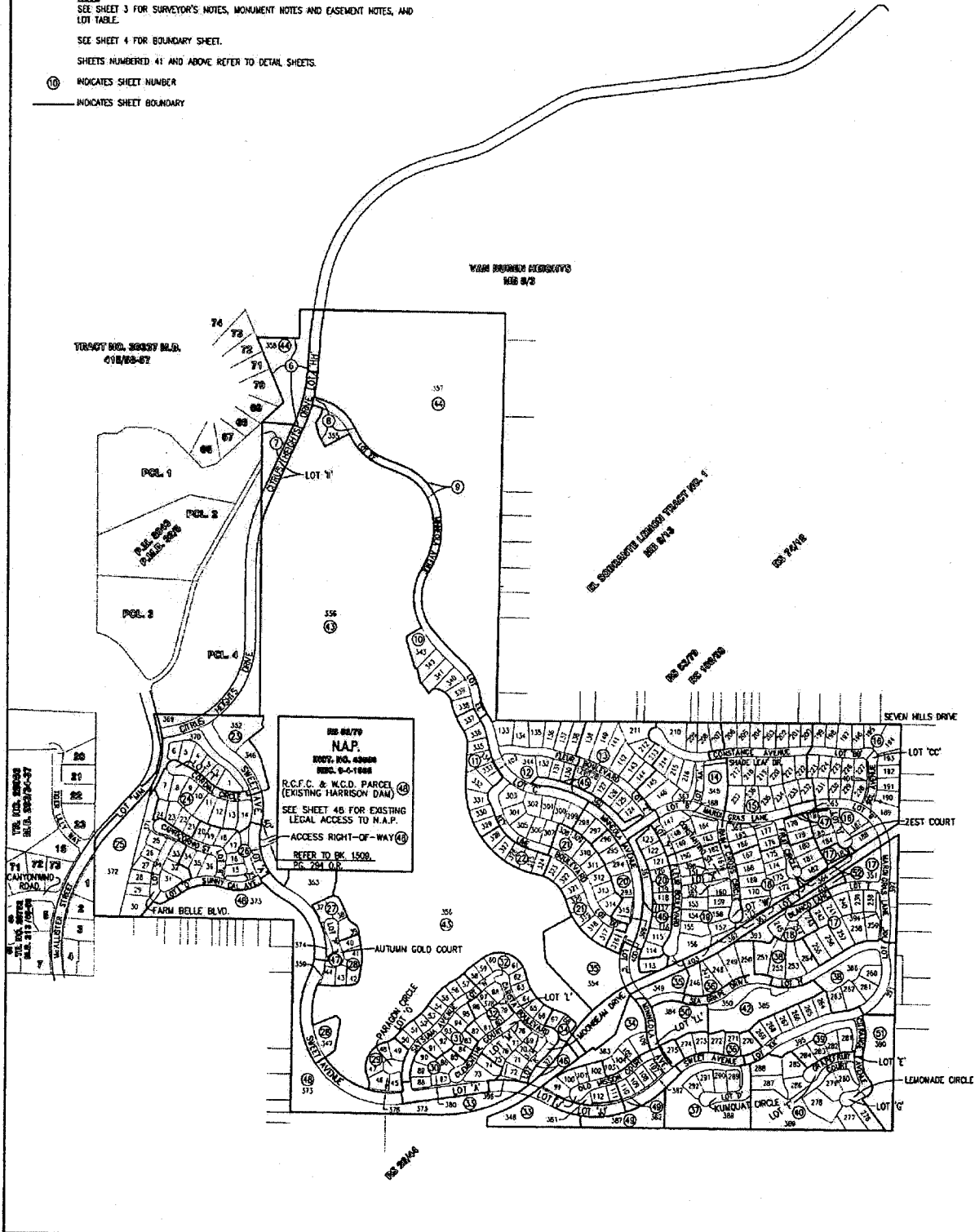
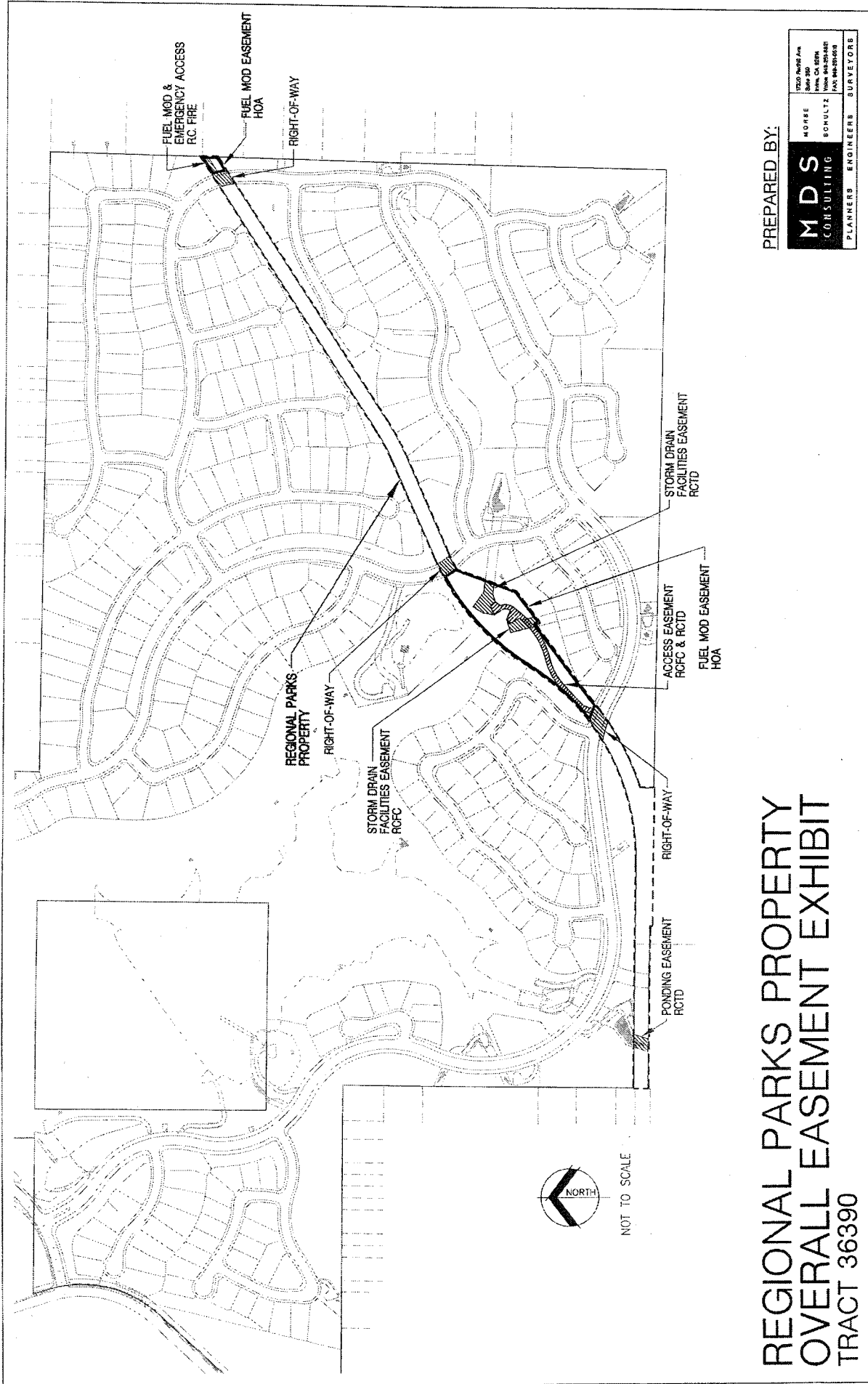


Figure A - Easement Overview



REGIONAL PARKS PROPERTY
OVERALL EASEMENT EXHIBIT
TRACT 36390

PREPARED BY:

MDS CONSULTING PLANNERS ENGINEERS SURVEYORS	M. H. HISE State Reg. No. 10000 License No. 10000	17200 North Ave. Suite 200 Irvine, CA 92614 Tel: 949-453-8888 Fax: 949-453-8888
	BONULTZ License No. 10000	

FOR RECORDER'S USE

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

THIS IS TO CERTIFY that the interest in real property granted by the easement dated _____, from Riverside County Regional Park & Open-Space District, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for Ponding Easement, and will not be included into the County Maintained System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ COUNTY OF RIVERSIDE

Juan C. Perez
Director of Transportation

By: _____ DEPUTY

PONDING EASEMENT

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the County of Riverside, a political subdivision of the State of California, an easement for Storm Drain Facilities Ponding Easement, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: May 17, 2016

BY: [Signature]
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

ATTEST:
KECIA HARPER-IHEM, Clerk
By: [Signature]
DEPUTY

MAY 17 2016

13-1D

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;

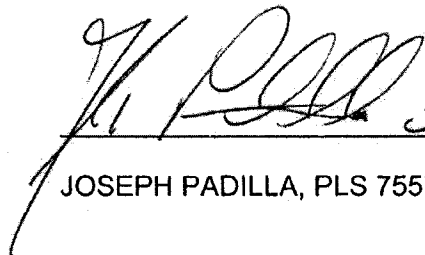
THENCE NORTH 19°09'18" EAST 63.29 FEET TO THE TRUE POINT OF BEGINNING.

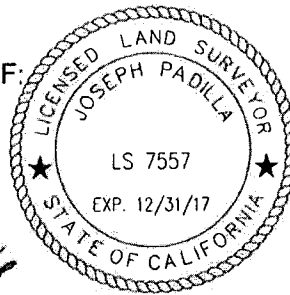
EXHIBIT "A"
LEGAL DESCRIPTION
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
PONDING EASEMENT

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:

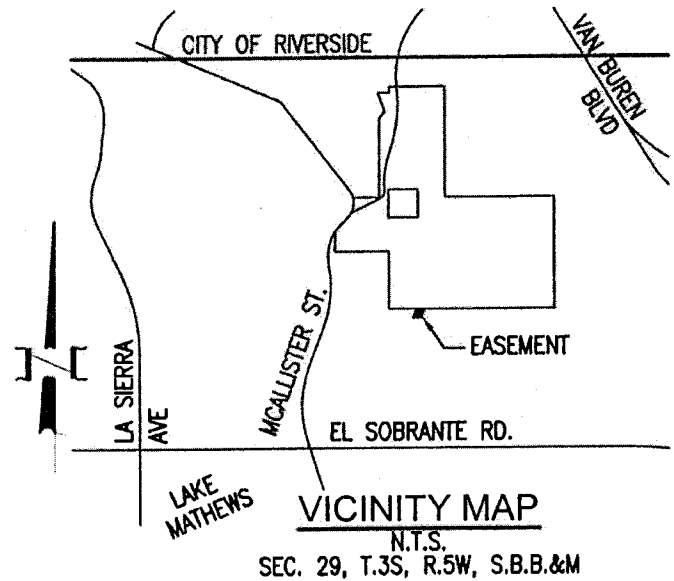
 3-14-2016
JOSEPH PADILLA, PLS 7557 DATE



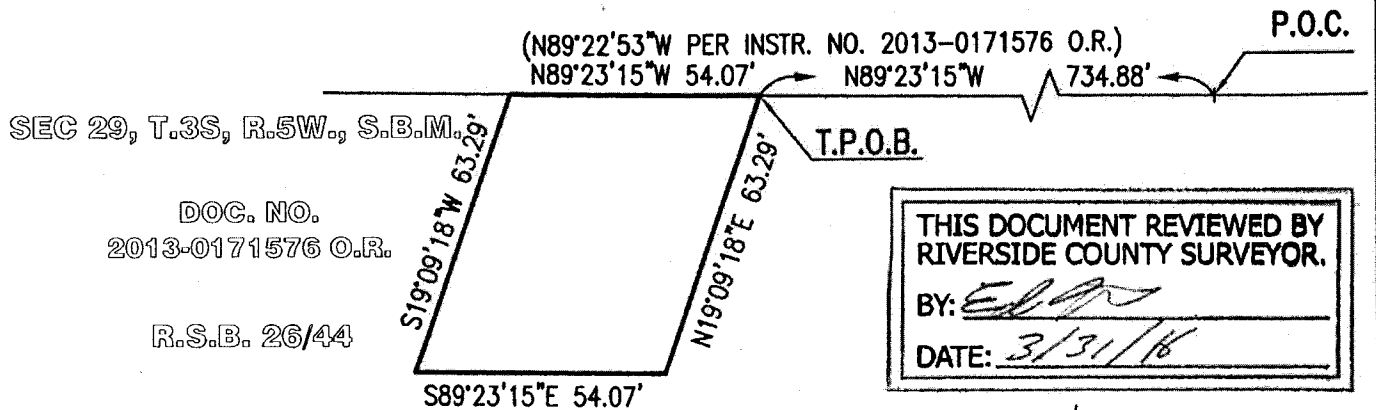
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: <u>EDB</u>
DATE: <u>3/31/16</u>

EXHIBIT "B"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT PONDING EASEMENT



TRACT MAP NO. 36390



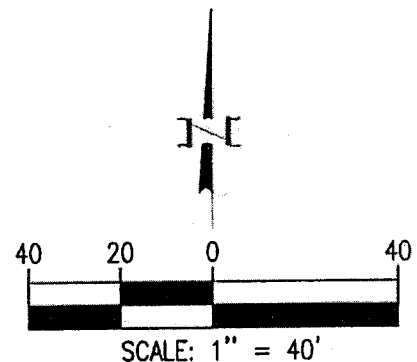
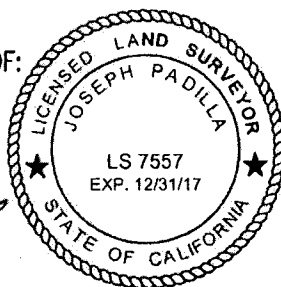
LEGEND

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

FOR RECORDER'S USE

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

THIS IS TO CERTIFY that the interest in real property granted by the easement dated _____, from Riverside County Regional Park & Open-Space District, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for public road and utility purposes, including drainage purposes, and will be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ COUNTY OF RIVERSIDE

Juan C. Perez
Director of Transportation

By: _____ DEPUTY

PUBLIC ROAD & UTILITY EASEMENT

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the County of Riverside, a political subdivision of the State of California, an easement for public road and utility purposes, including drainage purposes, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: May 17, 2016

BY: [Signature]
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

ATTEST:
KECIA HARPER-IHEM, Clerk
By: [Signature]
DEPUTY

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 $56^{\circ}51'26''$ 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 $8^{\circ}58'41''$, AN ARC DISTANCE OF 152.00 FEET;

THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY LINE SOUTH $65^{\circ}50'07''$ 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 $1^{\circ}54'53''$, 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 $3^{\circ}20'17''$, 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 $62^{\circ}39'30''$ WEST;

THENCE SOUTHEASTERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}26'55''$, 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 $29^{\circ}13'22''$ WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF $3^{\circ}37'02''$, 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 $25^{\circ}26'20''$ WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $12^{\circ}52'47''$, 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;

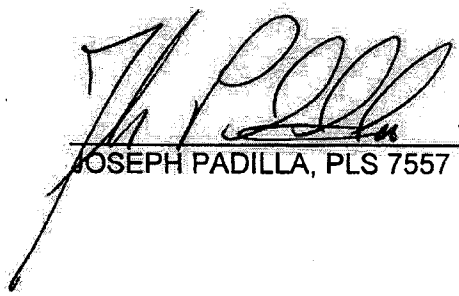
THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°23'27", AN ARC DISTANCE OF 71.05 FEET TO THE **TRUE POINT OF BEGINNING**.

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

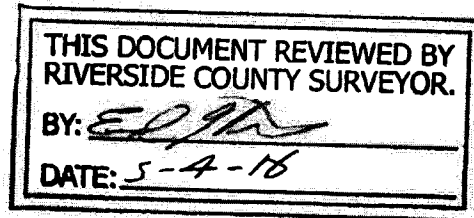


EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

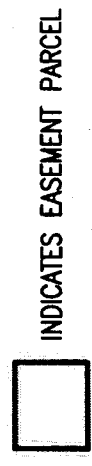
P.O.C. FOR
PARCELS 1, 2 & 3
SEE SHEET 2
I.P.O.B.
PCL 1

PARCEL 1

SHEET 2



SCALE: 1" = 300'



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

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

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

A=8°58'41"
R=970.00' L=152.00'

S. 65°30'0" W.
KORS

PARCEL 2

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

A=3°27'05"
R=1030.00' L=519.35'
INST. NO. 146106
REG. 9/30/1976 O.R.

S 31°23'02" W 4.40'

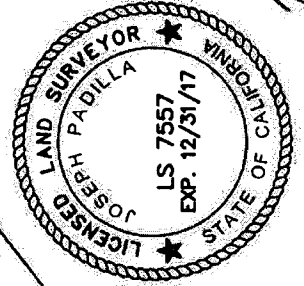
SHEET 4
I.P.O.B.
PCL 3

PARCEL 3

A=55°13'44" R=970.00'

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

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:



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

MDS
CONSULTING

PLANNERS ENGINEERS SURVEYORS

MORSE SUITE 350
IRVINE, CA 92614
PH: 949-251-8821
FAX: 949-251-0516

SCHULTZ

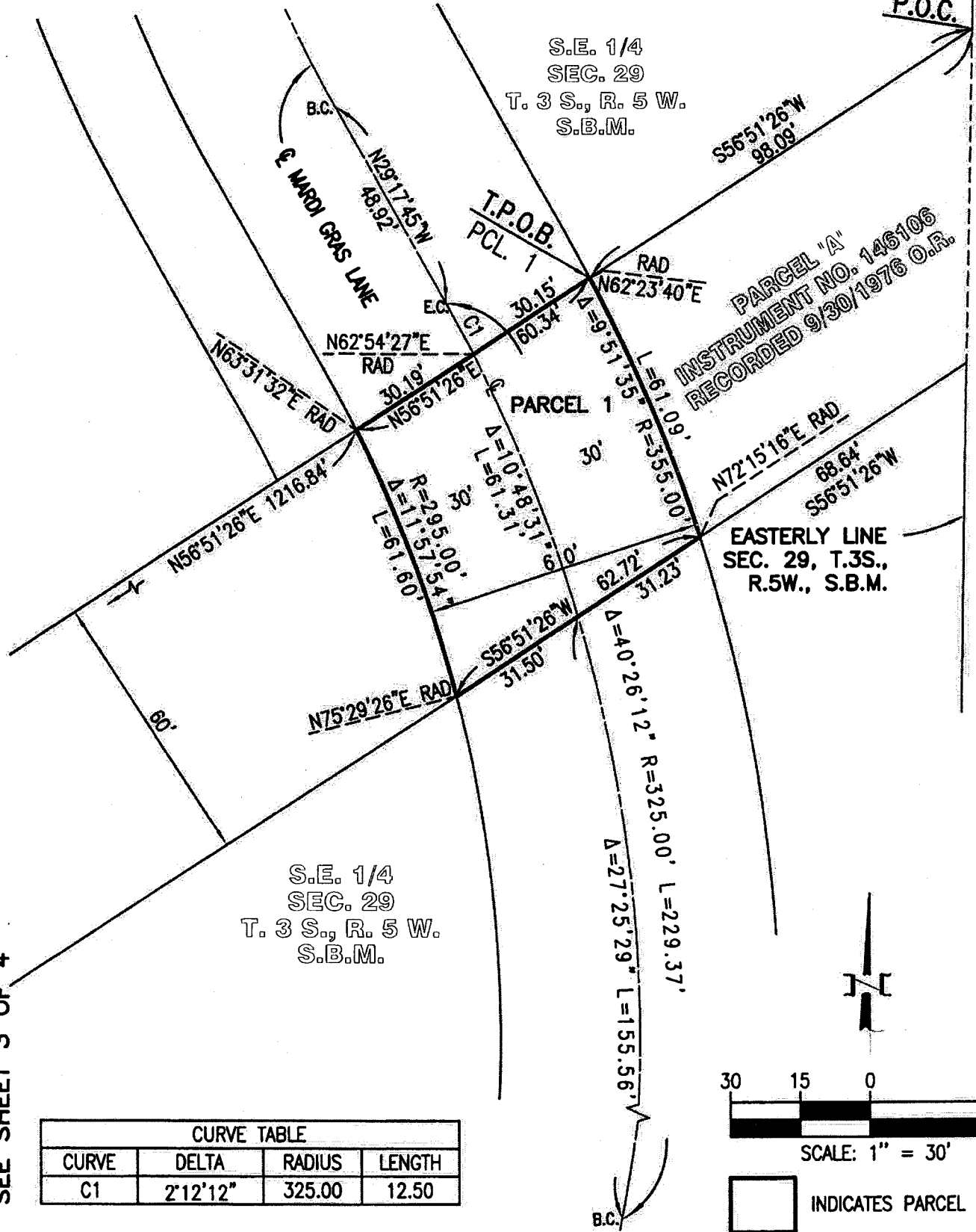
17320 REDHILL AVE.

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

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

P.O.C.



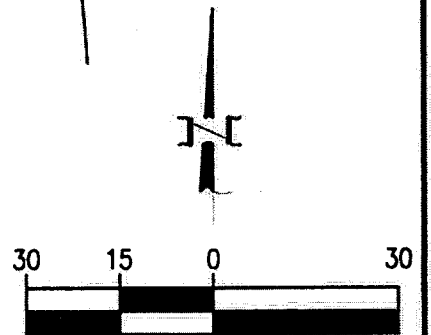
S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.
S.B.M.

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

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

SEE SHEET 3 OF 4

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



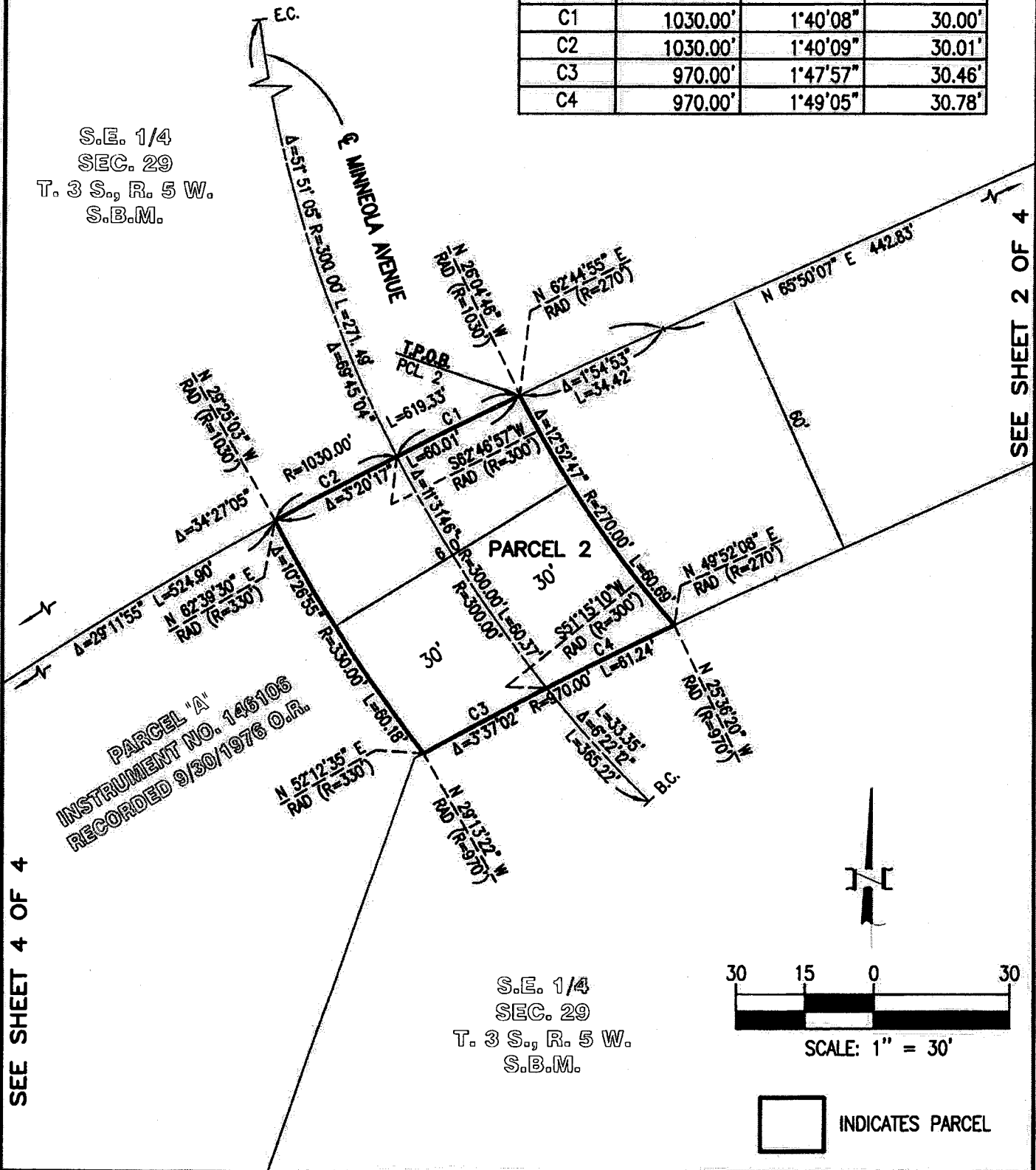
INDICATES PARCEL

EXHIBIT "B"

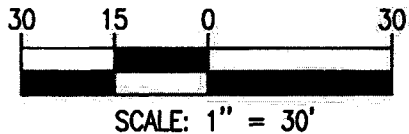
PUBLIC ROAD AND UTILITY EASEMENT

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.



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

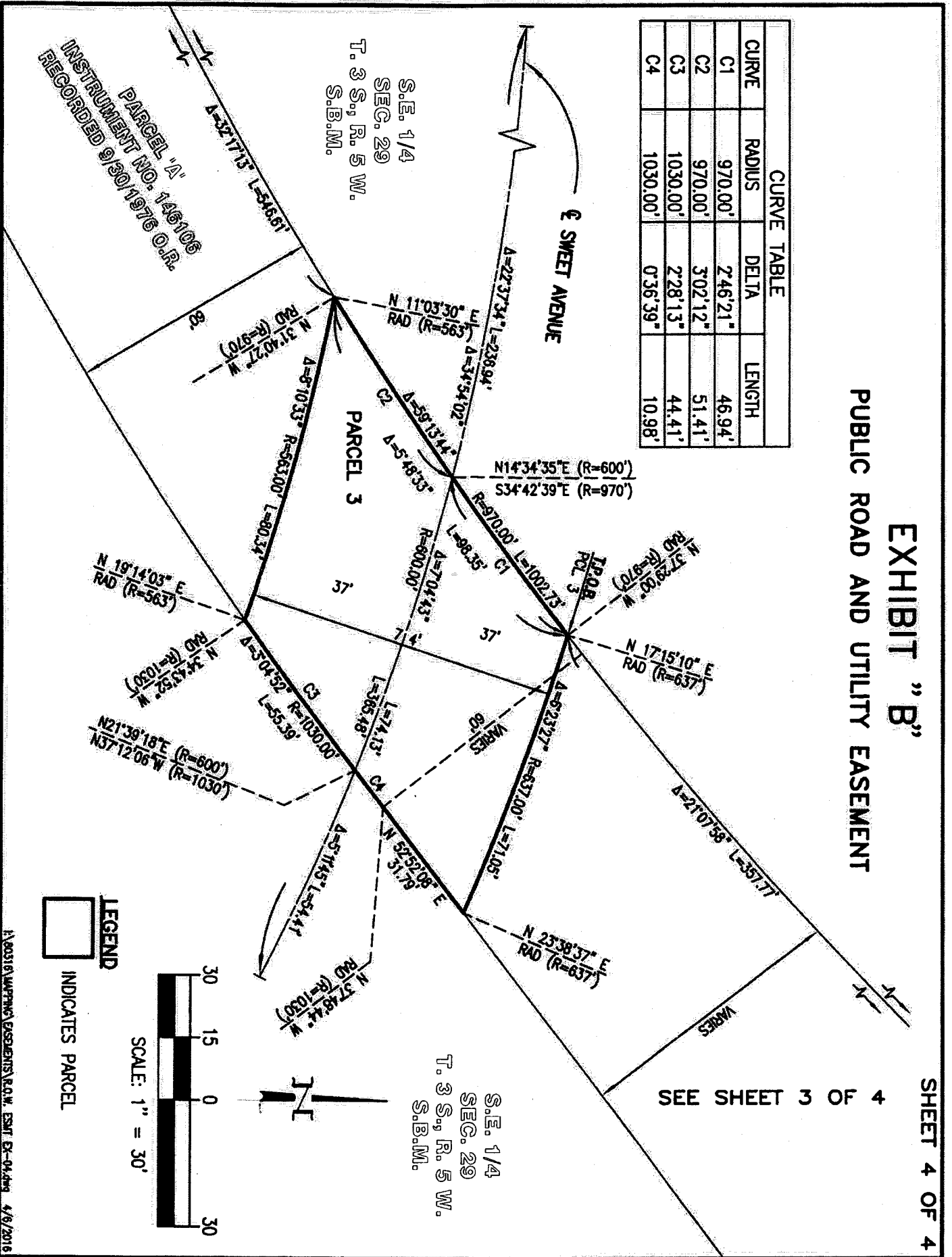


INDICATES PARCEL

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	970.00'	246°21'	46.94'
C2	970.00'	302°12'	51.41'
C3	1030.00'	228°13'	44.41'
C4	1030.00'	036°39'	10.98'



SEE SHEET 3 OF 4

SHEET 4 OF 4

Return Conformed Copy to:

Riverside County Regional Park and
Open-Space District
Attn: General Manager
4600 Crestmore Road
Jurupa Valley, CA 92509

And to:

Lennar Homes of California, Inc.
Attention: Project Manager
(TM36390)
980 Montecito Drive, #302
Corona, CA 92879

FUEL MODIFICATION EASEMENT

RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT,

Grants to LENNAR HOMES OF CALIFORNIA, INC., A California corporation, an easement for fuel modification purposes ("Easement Area"), over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

This grant is made expressly subject to the following:

Easements, rights, liens, charges, covenants, restrictions, limitations, equitable servitudes, conditions, uses, and all matters, recorded or unrecorded, affecting the real property.

Grantee covenants and agrees, for itself, and its successors or assigns, that Grantee's continuing use of the Easement Area described herein shall be subject to the following express conditions and limitations:

Fuel modification may be permitted in the Easement Area in accordance with the requirements of the County of Riverside and its Fire Department ("Fire Chief"), or the governing jurisdiction or governmental agency over the Easement Area, in conjunction with an approved fuel modification plan that may be required pursuant to any rules or regulations for weed abatement and fuel modification. No grading or land filling shall be performed within the Easement Area, except when it is necessary to repair or maintain the fuel modification area.

No removal of vegetation or trees, including dead or dying trees, shall be performed within the Easement Area except as required by the Fire Chief for the fuel modification provided herein.

Commercial and/or revenue producing agriculture cultivation activities shall not be permitted in the Easement Area.

Grantee, its successors or assigns, shall perform all maintenance of the Easement Area. Grantee intends to transfer and convey the rights and obligations described herein to a homeowner association that will be charged with the responsibility of managing and maintaining the Easement Area as it relates to property development within Tract Map No. 36390. Upon such time a homeowners association or other entity acceptable to Grantor is created by Grantee, Grantee shall transfer and convey the Fuel Modification Easement and all the obligations associated herewith. Grantor shall have the right to review and approve all maintenance agreements to be entered into concerning the Easement Area situated upon Grantor owned land as it relates to fuel modification activities.

Grantee, its successors or assigns, agrees to indemnify, defend, and hold harmless Grantor, its elected and appointed officials, officers, agents and employees, from any and all penalties, liabilities or losses resulting from claims or court actions arising directly or indirectly out of any damage or injury to persons or property by reason of the actions or omissions, intentional or otherwise, of Grantee or his successors or assigns in exercising any use of the property described herein or in consequence thereof.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT

Dated: May 17, 2016

By: 
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS


ATTEST:
KECIA HARPER-IHEM, Clerk
By: 
DEPUTY

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"

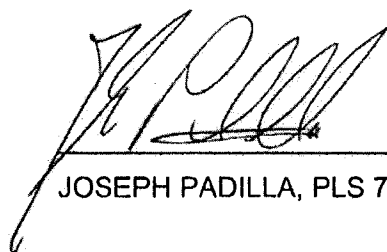
LEGAL DESCRIPTION

FUEL MODIFICATION EASEMENT

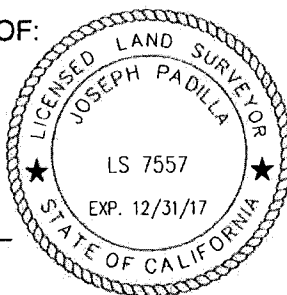
THE ABOVE DESCRIBED LAND CONTAINS 111,684 SQUARE FEET OR 2.56 ACRES, MORE OR LESS.

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



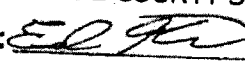
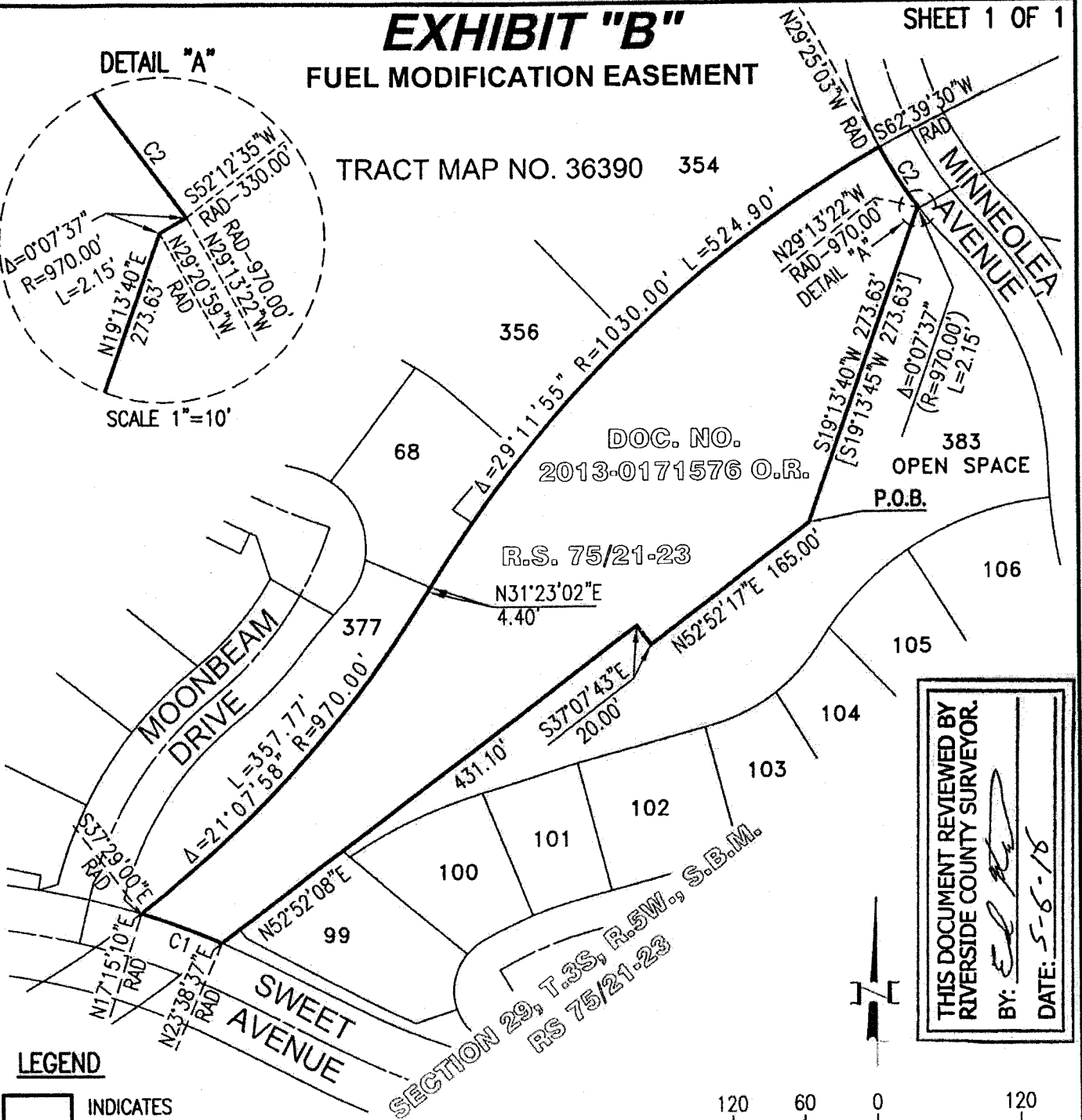
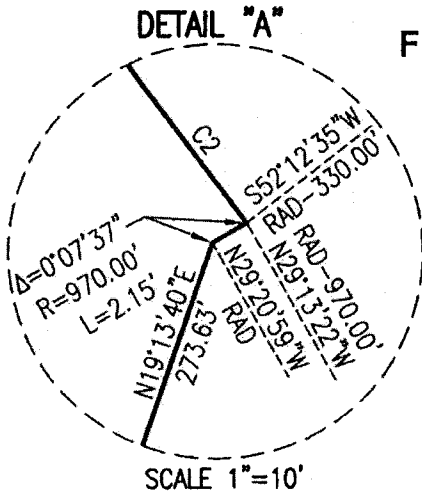
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-6-16

EXHIBIT "B"

FUEL MODIFICATION EASEMENT

TRACT MAP NO. 36390 354



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

LEGEND

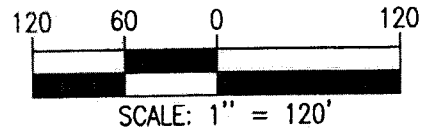
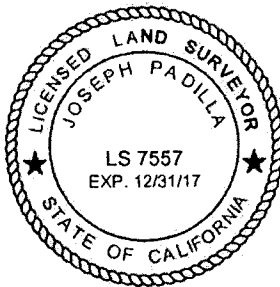
INDICATES EASEMENT AREA

[] 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
 PLANNERS ENGINEERS SURVEYORS
 17320 REDHILL AVE. SUITE 350
 IRVINE, CA 92614
 PH: 949-251-8821
 FAX: 949-251-0516

Return Conformed Copy to:

Riverside County Regional Park and
Open-Space District
Attn: General Manager
4600 Crestmore Road
Jurupa Valley, CA 92509

And to:
Lennar Homes of California, Inc.
Attention: Project Manager
(TM36390)
980 Montecito Drive, #302
Corona, CA 92879

FUEL MODIFICATION EASEMENT

RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT,

Grants to LENNAR HOMES OF CALIFORNIA, INC., A California corporation, an easement for fuel modification purposes ("Easement Area"), over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

This grant is made expressly subject to the following:

Easements, rights, liens, charges, covenants, restrictions, limitations, equitable servitudes, conditions, uses, and all matters, recorded or unrecorded, affecting the real property.

Grantee covenants and agrees, for itself, and its successors or assigns, that Grantee's continuing use of the Easement Area described herein shall be subject to the following express conditions and limitations:

Fuel modification may be permitted in the Easement Area in accordance with the requirements of the County of Riverside and its Fire Department ("Fire Chief"), or the governing jurisdiction or governmental agency over the Easement Area, in conjunction with an approved fuel modification plan that may be required pursuant to any rules or regulations for weed abatement and fuel modification. No grading or land filling shall be performed within the Easement Area, except when it is necessary to repair or maintain the fuel modification area.

No removal of vegetation or trees, including dead or dying trees, shall be performed within the Easement Area except as required by the Fire Chief for the fuel modification provided herein.

Commercial and/or revenue producing agriculture cultivation activities shall not be permitted in the Easement Area.

Grantee, its successors or assigns, shall perform all maintenance of the Easement Area. Grantee intends to transfer and convey the rights and obligations described herein to a homeowner association that will be charged with the responsibility of managing and maintaining the Easement Area as it relates to property development within Tract Map No. 36390. Upon such time a homeowners association or other entity acceptable to Grantor is created by Grantee, Grantee shall transfer and convey the Fuel Modification Easement and all the obligations associated herewith. Grantor shall have the right to review and approve all maintenance agreements to be entered into concerning the Easement Area situated upon Grantor owned land as it relates to fuel modification activities.

Grantee, its successors or assigns, agrees to indemnify, defend, and hold harmless Grantor, its elected and appointed officials, officers, agents and employees, from any and all penalties, liabilities or losses resulting from claims or court actions arising directly or indirectly out of any damage or injury to persons or property by reason of the actions or omissions, intentional or otherwise, of Grantee or his successors or assigns in exercising any use of the property described herein or in consequence thereof.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT

Dated: May 17, 2016

By: 
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS


ATTEST:
KECIA HARPER-IHEM, Clerk
By: 
DEPUTY

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

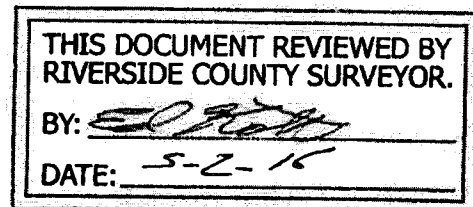
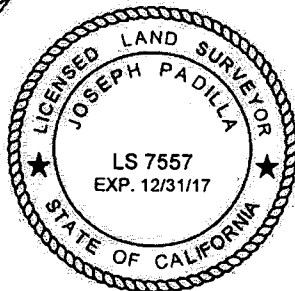
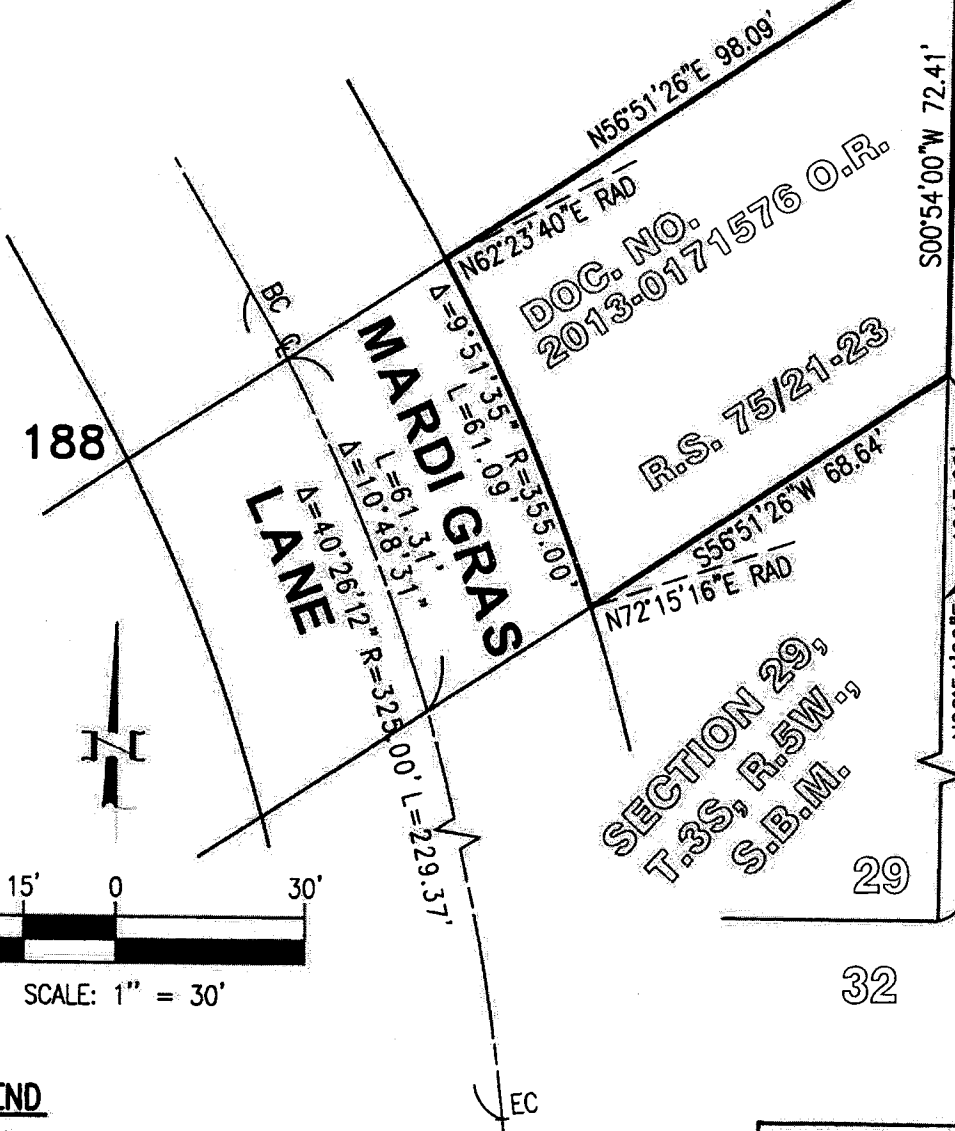


EXHIBIT "B"

FUEL MODIFICATION EASEMENT

TRACT MAP NO. 36390

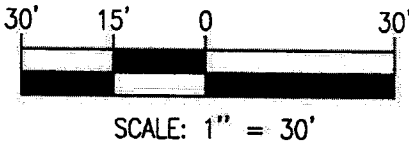
A.P.N.
271-142-008



P.O.B.

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

A.P.N.
271-190-070



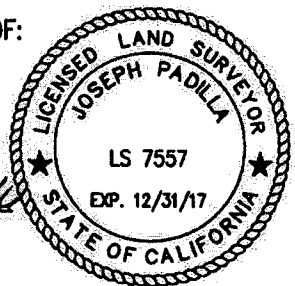
LEGEND

INDICATES
EASEMENT AREA

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

JOSEPH PADILLA DATE
LICENSED LAND SURVEYOR NO. 7557



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

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

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

FOR RECORDER'S USE

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement dated _____, from Riverside County Regional Park & Open-Space District, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for Fuel Modification Emergency Access Easement, and will not be included into the County Maintained System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ COUNTY OF RIVERSIDE

Juan C. Perez
Director of Transportation

By: _____ DEPUTY

FUEL MODIFICATION EMERGENCY ACCESS EASEMENT

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the County of Riverside, a political subdivision of the State of California, an easement for Fuel Modification Emergency Access Easement, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS EXHIBITS "C" AND "D" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: May 17, 2016

BY: 
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

ATTEST:
KECIA HARRER-IHEM, Clerk
By: 
DEPUTY

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;

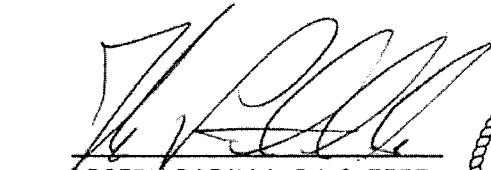
THENCE ALONG SAID EAST LINE SOUTH 00°54'00" WEST 20.91 FEET TO THE **TRUE POINT OF BEGINNING**.

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

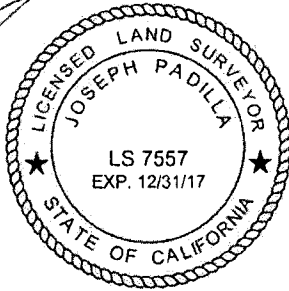
EXHIBIT "C"
FUEL MODIFICATION EMERGENCY ACCESS EASEMENT
LEGAL DESCRIPTION

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



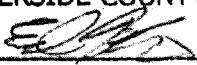
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-2-16

EXHIBIT "D"

FUEL MODIFICATION EMERGENCY ACCESS EASEMENT

TRACT MAP NO. 36390

A.P.N.

271-142-008

RAD
N12°51'06"W

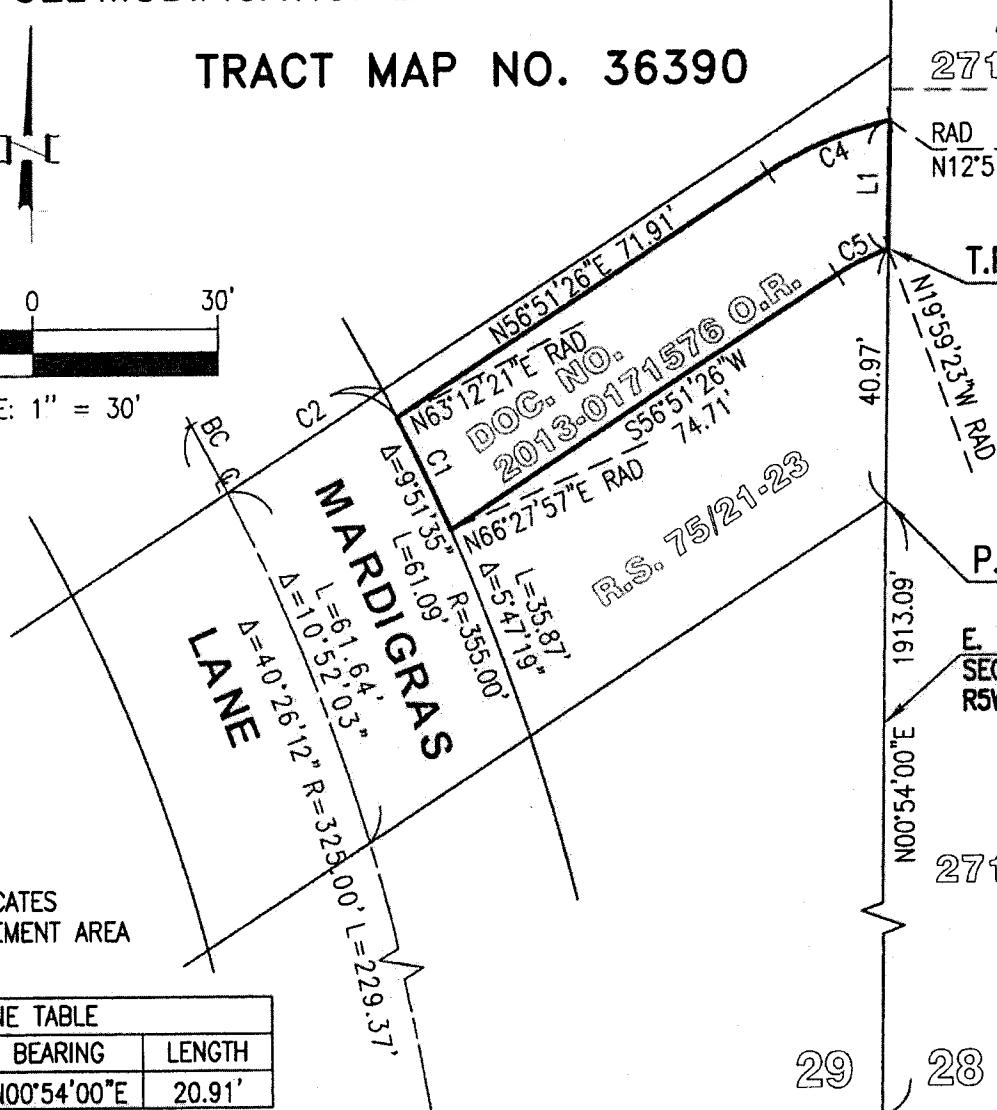
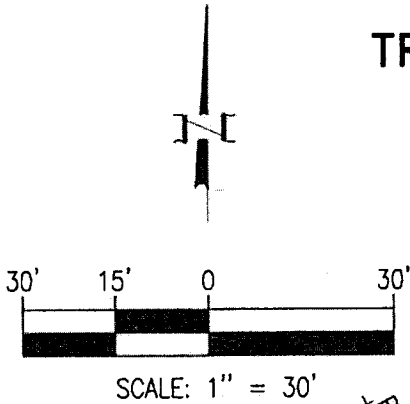
T.P.O.B.

P.O.C.

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

A.P.N.

271-190-070



LEGEND

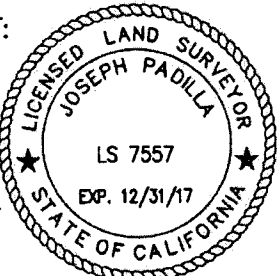
INDICATES
EASEMENT AREA

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:

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



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

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY:
DATE: 5-7-15

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

FOR RECORDER'S USE

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement dated _____, from Riverside County Regional Park & Open-Space District, to the Riverside County Flood Control and Water Conservation District, is hereby accepted. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

By: _____

THIS INSTRUMENT IS FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE AND ENTITLED TO BE RECORDED WITHOUT FEE. (GOV. CODE 6103)

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

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the Riverside County Flood Control and Water Conservation District, a political subdivision, an easement for Storm Drain Facilities Easement, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: May 17, 2016

BY: [Signature]
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

ATTEST:
KECIA HARPER-IHEM, Clerk
By [Signature]
DEPUTY