

PROPOSED ZONE: R-1
EXISTING ZONE: A-1-10
LAND USE: S.F. RES/AG./VACANT

PROPOSED ZONE: R-4
EXISTING ZONE: A-1-10
LAND USE: S.F. RES/AG./VACANT

UTILITIES

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

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

ELECTRIC
 SOUTHERN CALIFORNIA EDISON
 28100 MENIFEE ROAD
 ROMOLAND, CA 92595
 (909)928-8224

SOLID WASTE
 RIVERSIDE COUNTY WASTE
 MANAGEMENT DEPARTMENT

TELEPHONE
 VERIZON COMMUNICATIONS
 150 SOUTH JUANITA
 HEMET, CA 92343
 (800)483-3000

CABLE
 XDELPHIA CABLE
 1722 ORANGE TREE LANE
 REDLANDS, CA 92374
 (909)798-7500

GAS
 SOUTHERN CALIFORNIA GAS COMPANY
 4495 HOWARD AVENUE
 RIVERSIDE, CA 92507
 (909)795-7674

ASSESSORS PARCEL NUMBERS

270-180-000, 270-170-009, 270-170-010, 270-170-011, 270-180-001, 270-040-010, 285-020-006, 270-050-026

FEMA ZONE DESIGNATION

THE PROJECT LIES WITHIN FLOOD PLAIN ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06085C830C.

LEGAL DESCRIPTION

PARCEL 1 (270-170-009, 270-170-010, 270-170-011, 270-180-001, 270-040-010, 270-050-026):
 THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AND THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SAID SECTIONS ARE SHOWN ON MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 1, PAGE 8 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

PARCEL 2 (270-180-010, 285-020-006):
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SAID SECTION IS SHOWN ON MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 1, PAGE 8 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

PREPARED BY

MDS CONSULTING, INC.
 8770 REDSHILL AVENUE, SUITE 350
 IRVINE, CA 92618
 TEL: (949) 251-8621
 ATTN: BOB HOLMAN

OWNER

CF/CDG LAKE RANCH VENTURE, LLC
 (A DELAWARE LIMITED LIABILITY CO.)
 23 CORPORATE PLAZA DRIVE SUITE 248
 NEWPORT BEACH, CA 92660
 TEL: (949) 729-1221
 ATTN: BILL HOLMAN

APPLICANT/DEVELOPER

CF/CDG LAKE RANCH VENTURE, LLC
 (A DELAWARE LIMITED LIABILITY CO.)
 23 CORPORATE PLAZA DRIVE SUITE 248
 NEWPORT BEACH, CA 92660
 TEL: (949) 729-1221
 ATTN: BILL HOLMAN

PROJECT AREA
 GROSS ACREAGE: 103.82 AC.
 NET ACREAGE: 98.44 AC.

THOMAS BROTHERS MAP PAGE/GRID

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

SCHOOL DISTRICT
 RIVERSIDE UNIFIED SCHOOL DISTRICT

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



CHANGE OF ZONE

SCHEDULE 'A'
LAKE RANCH
TENTATIVE TRACT MAP
TENTATIVE TRACT NO. 36730
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 SHEET 1 OF 6

GENERAL INFORMATION
 THIS TRACT MAP IS A TENTATIVE TRACT MAP AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT OR OTHER DECISION. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT OR OTHER DECISION. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

BASE OF RECORDS
 ALL RECORDS AND INSTRUMENTS REFERRED TO IN THIS TRACT MAP ARE ON FILE IN THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

APPLICANT'S CERTIFICATE
 I, the undersigned, being duly qualified and sworn, do hereby certify that the information contained in this tract map is true and correct to the best of my knowledge and belief.

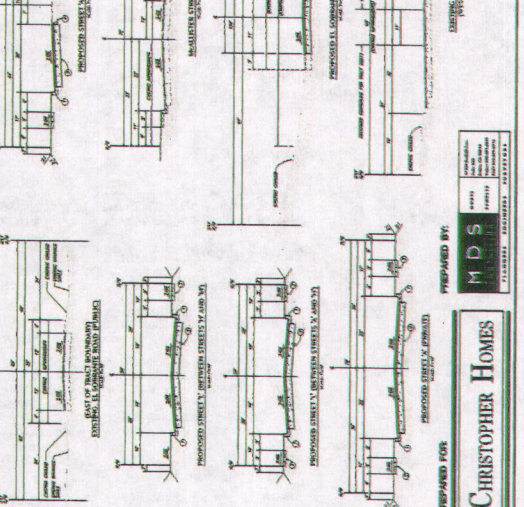
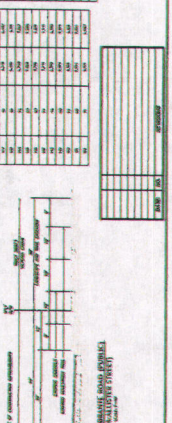
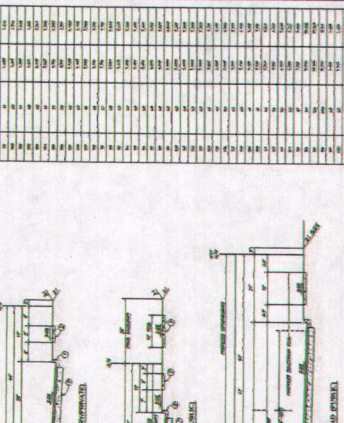
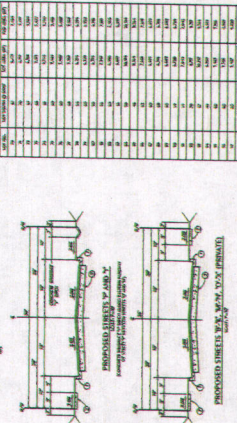
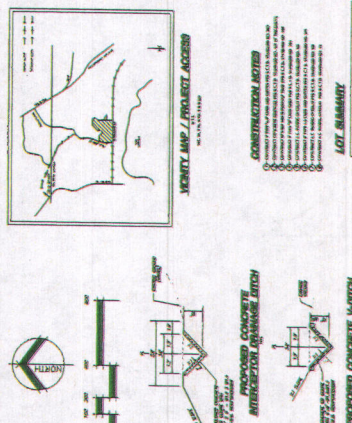
LAND USE SUMMARY
 The land use summary is as follows:
 Single-Family Residential: 100%
 Other: 0%

LEGAL DESCRIPTION
 The legal description of the land shown on this tract map is as follows:
 [Detailed legal description text]

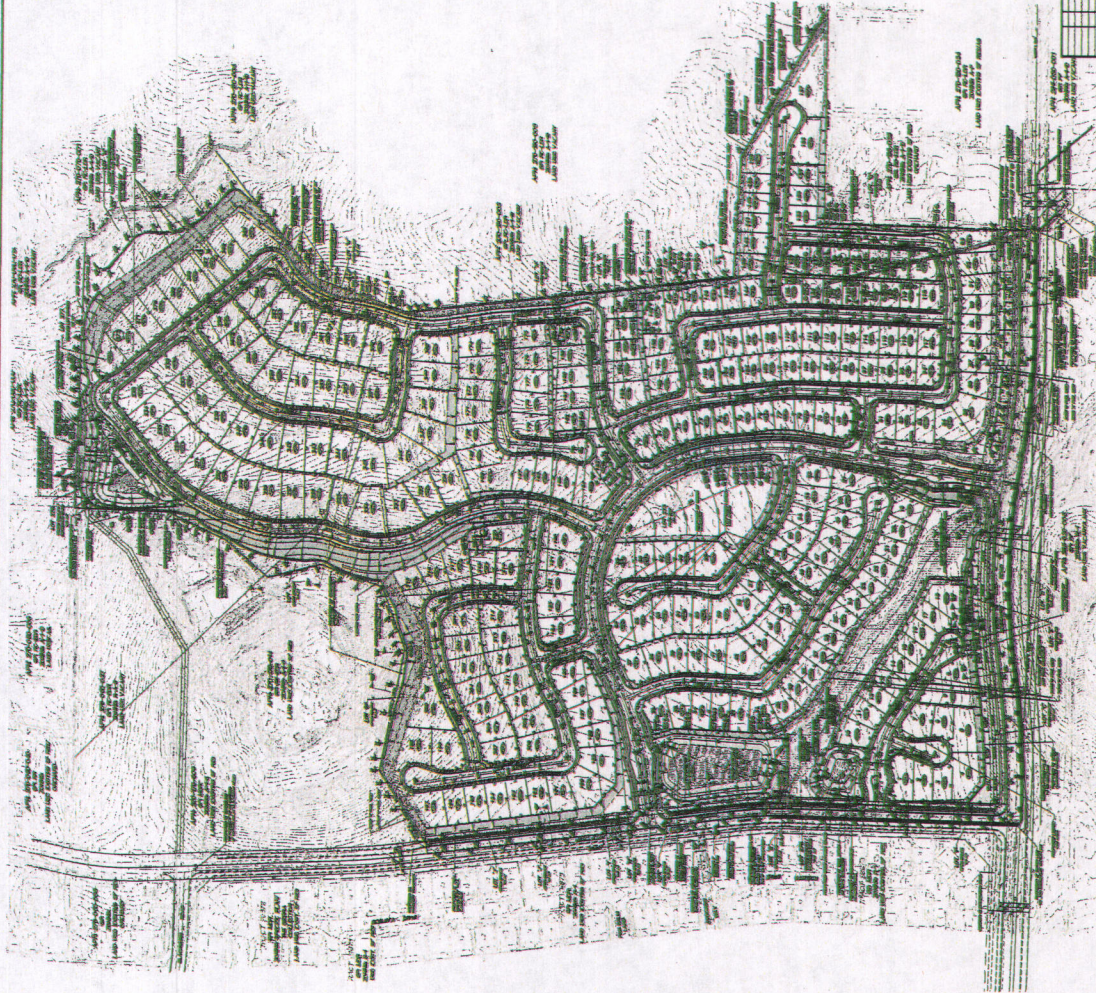
CONSTRUCTION NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE.
 2. ALL UTILITIES SHALL BE DEEPENED AND REGRADED TO A MINIMUM DEPTH OF 48 INCHES.
 3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF GRANULAR FILL.
 4. ALL UTILITIES SHALL BE MARKED WITH PINK PAINT OR FLAG.
 5. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES.
 6. ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.
 7. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF GRANULAR FILL.
 8. ALL UTILITIES SHALL BE MARKED WITH PINK PAINT OR FLAG.
 9. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES.
 10. ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

LOT SUMMARY

LOT NO.	ACRES	SQ. FT.	AREA (SQ. FT.)	AREA (ACRES)
1	0.10	13,600	13,600	0.10
2	0.10	13,600	13,600	0.10
3	0.10	13,600	13,600	0.10
4	0.10	13,600	13,600	0.10
5	0.10	13,600	13,600	0.10
6	0.10	13,600	13,600	0.10
7	0.10	13,600	13,600	0.10
8	0.10	13,600	13,600	0.10
9	0.10	13,600	13,600	0.10
10	0.10	13,600	13,600	0.10
11	0.10	13,600	13,600	0.10
12	0.10	13,600	13,600	0.10
13	0.10	13,600	13,600	0.10
14	0.10	13,600	13,600	0.10
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50	0.10	13,600	13,600	0.10
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76	0.10	13,600	13,600	0.10
77	0.10	13,600	13,600	0.10
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91	0.10	13,600	13,600	0.10
92	0.10	13,600	13,600	0.10
93	0.10	13,600	13,600	0.10
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98	0.10	13,600	13,600	0.10
99	0.10	13,600	13,600	0.10
100	0.10	13,600	13,600	0.10



PREPARED FOR: CHRISTOPHER HOMES
 PREPARED BY: MDS
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING



DATE	10/15/10
BY	...
REVISION	...



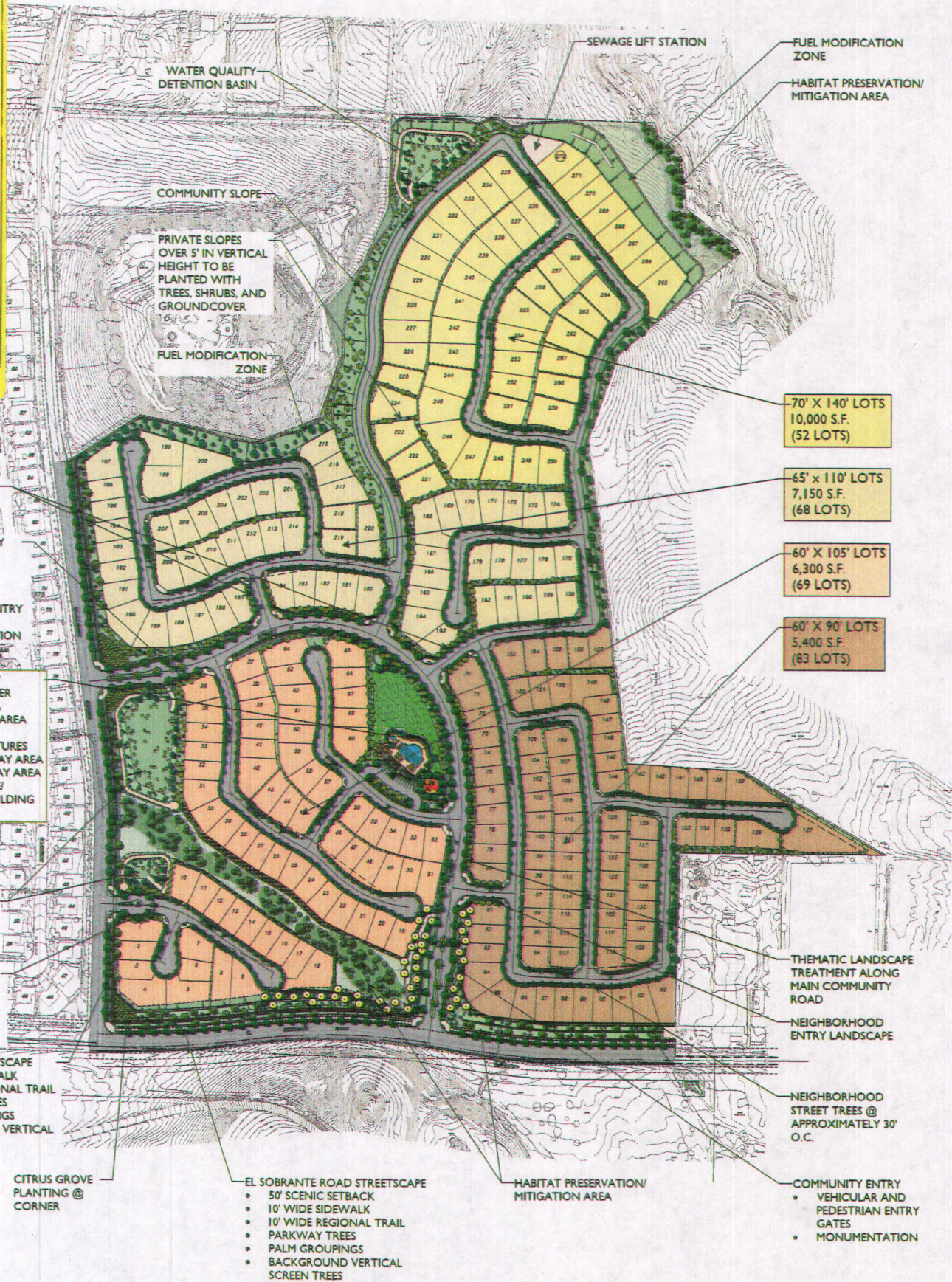
PREPARED FOR
CHRISTOPHER HOMES

PREPARED BY
MDS
 REGISTERED PROFESSIONAL ENGINEER

SCHEDULE 'A'
LAKE RANCH
 TENTATIVE TRACT MAP
TENTATIVE TRACT NO. 36730
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
EXHIBIT NO. 101



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



NEIGHBORHOOD ENTRY LANDSCAPE

- COMMUNITY ENTRY
- CITRUS GROVE PLANTING AT CORNERS
 - VEHICULAR & PEDESTRIAN ENTRY GATES
 - MONUMENTATION

- COMMUNITY PARK/ RECREATION CENTER
- POOL AND SPA
 - BBQ/GRILLING AREA W/SEATING
 - SHADE STRUCTURES
 - CHILDREN'S PLAY AREA
 - OPEN TURF PLAY AREA
 - MAINTENANCE/ RESTROOM BUILDING
 - PARKING LOT

WATER QUALITY/ DETENTION BASIN

NEIGHBORHOOD ENTRY WITH VEHICULAR & PEDESTRIAN ENTRY GATES

- MCALLISTER STREETSCAPE
- 5' WIDE SIDEWALK
 - 10' WIDE REGIONAL TRAIL
 - PARKWAY TREES
 - PALM GROUPINGS
 - BACKGROUND VERTICAL SCREEN TREES

CITRUS GROVE PLANTING @ CORNER

- EL SOBRANTE ROAD STREETSCAPE
- 50' SCENIC SETBACK
 - 10' WIDE SIDEWALK
 - 10' WIDE REGIONAL TRAIL
 - PARKWAY TREES
 - PALM GROUPINGS
 - BACKGROUND VERTICAL SCREEN TREES

HABITAT PRESERVATION/ MITIGATION AREA

- COMMUNITY ENTRY
- VEHICULAR AND PEDESTRIAN ENTRY GATES
 - MONUMENTATION

SEWAGE LIFT STATION

WATER QUALITY DETENTION BASIN

COMMUNITY SLOPE

PRIVATE SLOPES OVER 5' IN VERTICAL HEIGHT TO BE PLANTED WITH TREES, SHRUBS, AND GROUND COVER

FUEL MODIFICATION ZONE

FUEL MODIFICATION ZONE

HABITAT PRESERVATION/ MITIGATION AREA

70' X 140' LOTS
10,000 S.F.
(52 LOTS)

65' X 110' LOTS
7,150 S.F.
(68 LOTS)

60' X 105' LOTS
6,300 S.F.
(69 LOTS)

60' X 90' LOTS
5,400 S.F.
(83 LOTS)

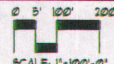
THEMATIC LANDSCAPE TREATMENT ALONG MAIN COMMUNITY ROAD

NEIGHBORHOOD ENTRY LANDSCAPE

NEIGHBORHOOD STREET TREES @ APPROXIMATELY 30' O.C.

LAKE RANCH

LANDSCAPE SITE PLAN



NORTH

SCALE: 1"=100'-0"

JANUARY 2015

LAKE RANCH

DESIGN GUIDELINES

TENTATIVE TRACT MAP No 36730

DECEMBER 2014

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



LAKE RANCH DESIGN GUIDELINES

A Residential Community by:

CHRISTOPHER DEVELOPMENT GROUP, INC.

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

Prepared For:

**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT**

12TH FLOOR
4080 Lemon Street
Riverside, CA 92501

Prepared By:

T&B PLANNING CONSULTANTS, INC.

17542 East 17th Street, Suite 100
Tustin, CA 92790
(714) 505-6360
Contact: Joel Morse

December 2014



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I. INTRODUCTION

A. EXECUTIVE SUMMARY

1. PURPOSE

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

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

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

a. Planning Objectives

These Design Guidelines establish design standards and criteria that are

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

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

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

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

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

- Provide guidance to County staff, the Planning Commission, and the Board of Supervisors in the review of future development within the LAKE RANCH area.
- Provide design guidelines which permit the LAKE RANCH area to develop its own theme and character while allowing it to interface with and respond to the character and design fabric of adjacent communities.

b. Applicability of Design Guidelines

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

c. Discretionary Actions and Approvals

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

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

1. County of Riverside Planning Commission

- Recommendation to the Board of Supervisors as to approval of General Plan Amendment No. 01127 to change the land use designations from *Rural Community – Estate Density Residential (RC-EDR)*, *Rural Community – Low Density Residential (RC-LDR)*, and *Commercial Retail (CR)* to *Medium Density Residential (MDR)* and Change of Zone No. 7844 to change the zoning designation of the property from *Light Agriculture (A-1-10)* to *Planned Residential (R-4)* and *One-Family Dwellings (R-1)*.
- Recommendation to the Board of Supervisors as to approval of Tentative Tract Map No. 36730 implementing the LAKE RANCH residential development.
- Recommendation to the Board of Supervisors as to approval of the Design Guidelines document associated with Tentative Tract Map No. 36730 guiding the LAKE RANCH residential development.

2. County of Riverside Board of Supervisors

- Adoption by resolution of General Plan Amendment No. 01127 to change the land use designation from *Rural Community – Estate Density Residential (RC-EDR)*, *Rural Community – Low Density Residential (RC-LDR)*, and *Commercial Retail (CR)* to *Medium Density Residential (MDR)* and approval by Ordinance of Change of Zone No. 7844 to rezone the property from *Light Agriculture (A-1-10)* to *Planned Residential (R-4)* and *One-Family Dwellings (R-1)*.
- Adoption by resolution of Tentative Tract Map No. 36730 implementing the LAKE RANCH residential development.

LAKE RANCH DESIGN GUIDELINES – TTM #36730

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

d. Design Guidelines Format

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

- **Chapter 1 – Introduction:** includes the document’s purpose and intent, authority and scope, and this guide to the Design Guidelines.
- **Chapter 2 – Architectural Design Guidelines:** contains design guidelines which will define architecture, including but not limited to, site design, building massing, and colors and materials.

2. PROJECT SUMMARY

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

**TABLE 1
STATISTICAL SUMMARY**

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

3. PROJECT GOALS

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

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

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

B. PROJECT SETTING

1. SETTING AND LOCATION

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

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

2. SURROUNDING LAND USES AND DEVELOPMENT

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

LAKE RANCH DESIGN GUIDELINES - TTM #36730

INTRODUCTION

I

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

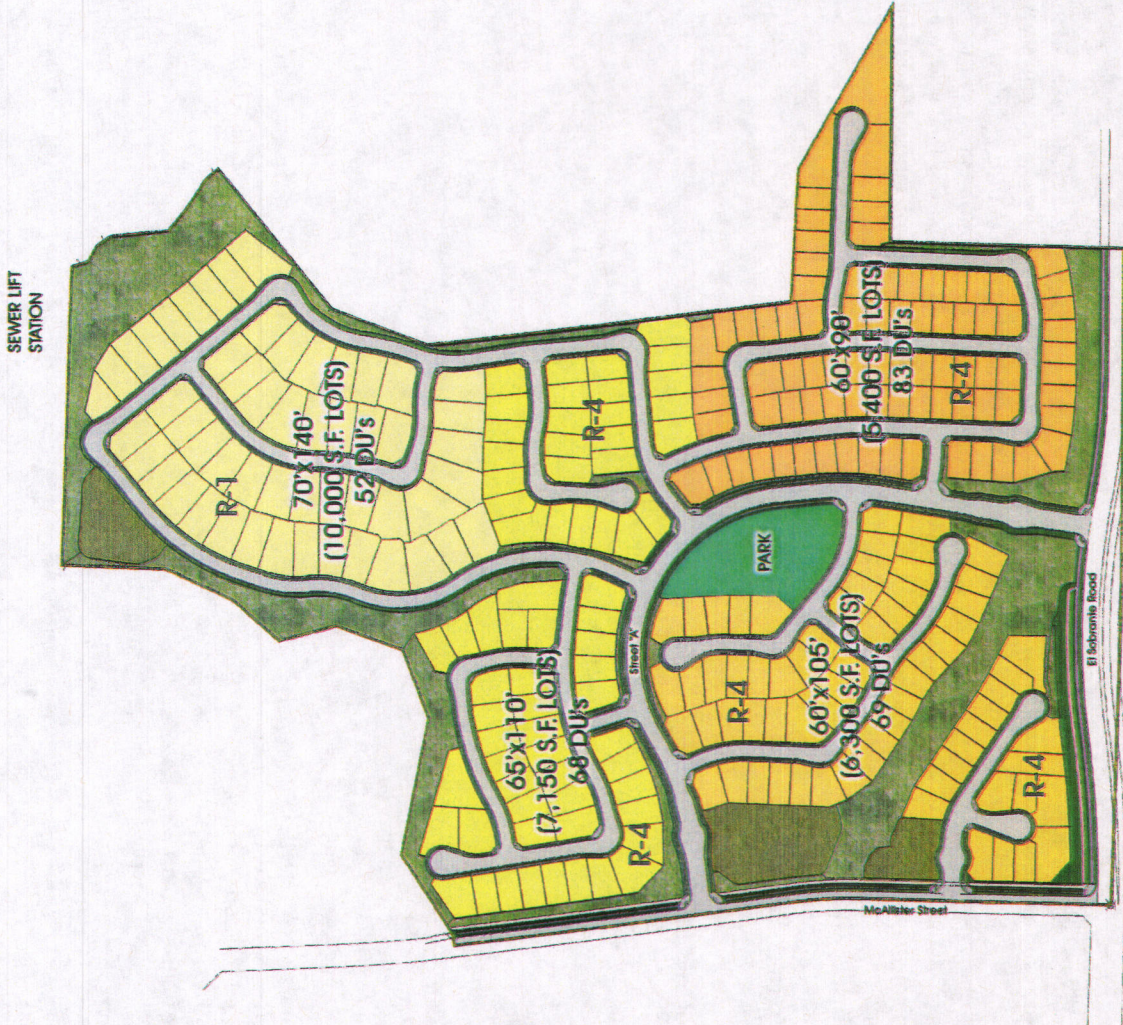


FIGURE 1
TENTATIVE TRACT MAP NO. 36730



December, 2014

I-5

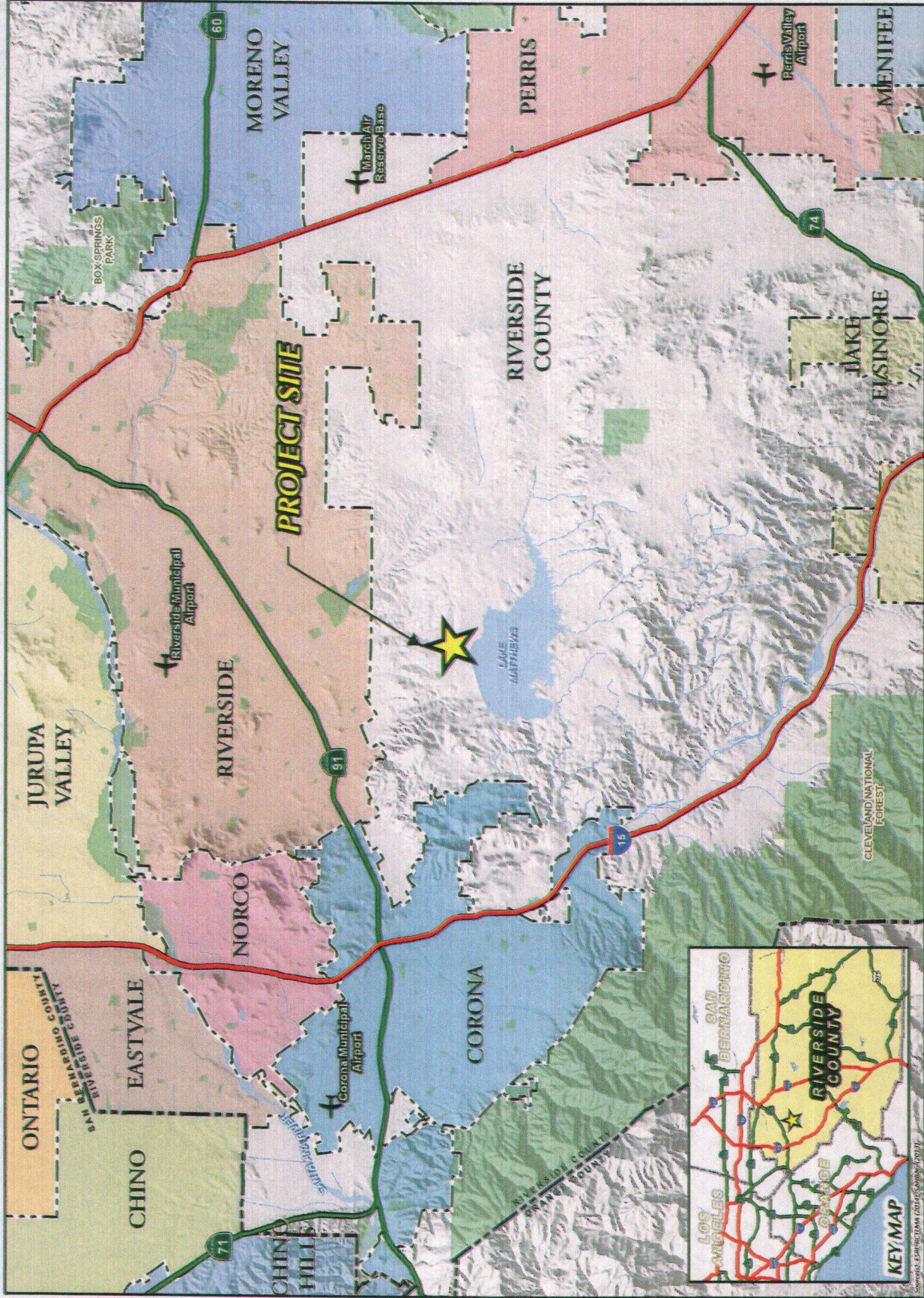


FIGURE 2

REGIONAL MAP

LAKE RANCH DESIGN GUIDELINES - TTM #36730

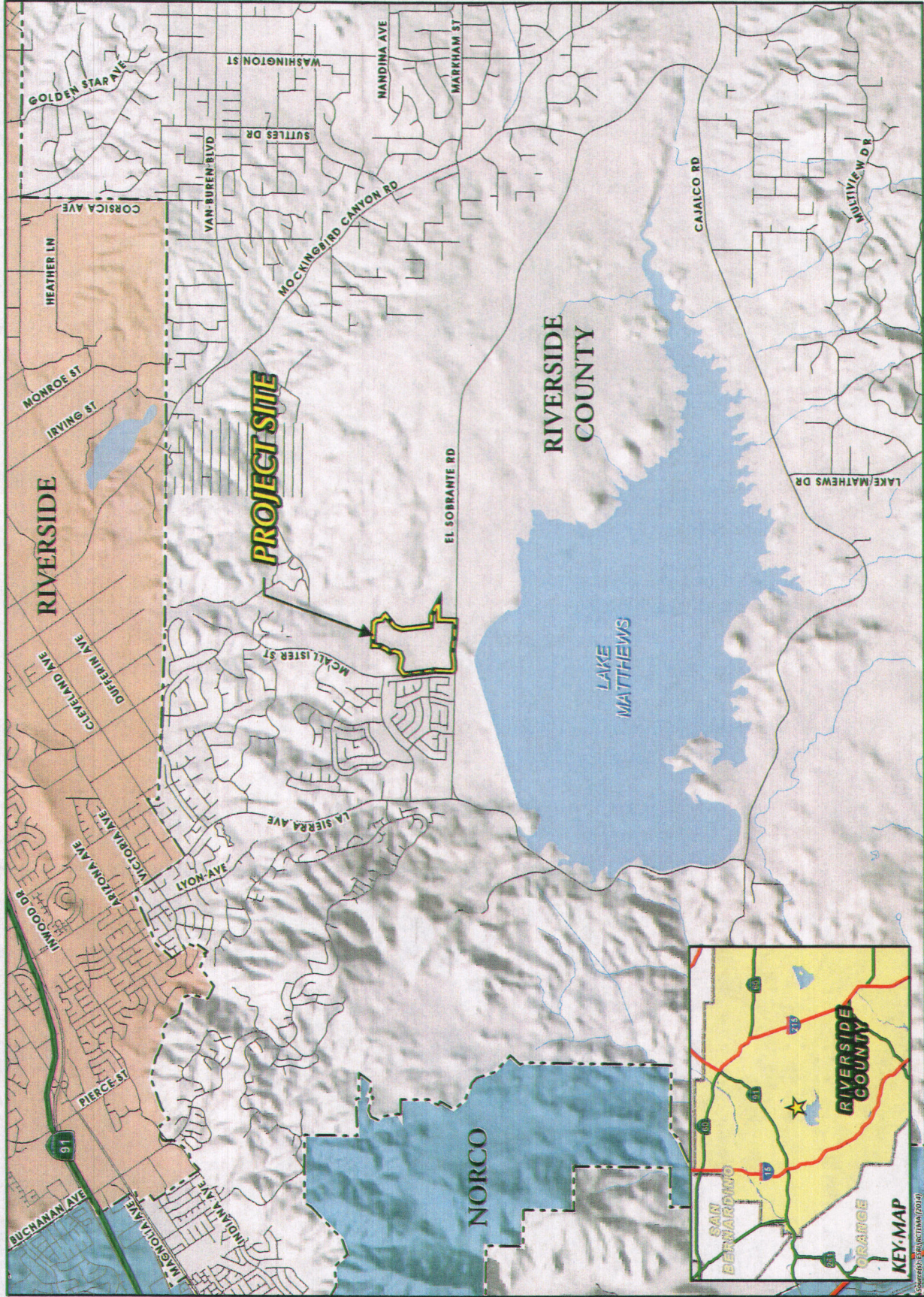
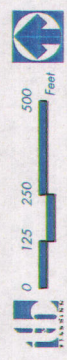


FIGURE 3
VICINITY MAP



FIGURE 4

AERIAL PHOTOGRAPH



II. ARCHITECTURAL DESIGN GUIDELINES

A. DESIGN STYLE

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

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

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

materials, will be incorporated into each residence. The intent is to give each neighborhood a unique identity, while creating a community of quality homes.

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



AMERICAN FARMHOUSE STYLE

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

DESIGN FEATURES

- Porches
- Columns
- Wood balconies
- Some Victorian details

ROOFS

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

WINDOWS

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



COLOR

- White
- Brown
- Barn red
- White trims

ACCENT MATERIALS

- Shingle or wood siding



ANDALUSIAN STYLE

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

DESIGN FEATURES

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

ROOFS

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



WINDOWS

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

COLOR

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

ACCENT MATERIALS

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



COTTAGE STYLE

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

DESIGN FEATURES

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

ROOFS

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

WINDOWS

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



COLOR

- White
- Grey tones
- Light browns

ACCENT MATERIALS

- Shingle or wood siding
- Occasional use of stucco

FRENCH COUNTRY STYLE

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

DESIGN FEATURES

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

ROOFS

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





WINDOWS

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

COLOR

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

ACCENT MATERIAL

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



ITALIANATE STYLE

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

DESIGN FEATURES

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

ROOFS

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



WINDOWS

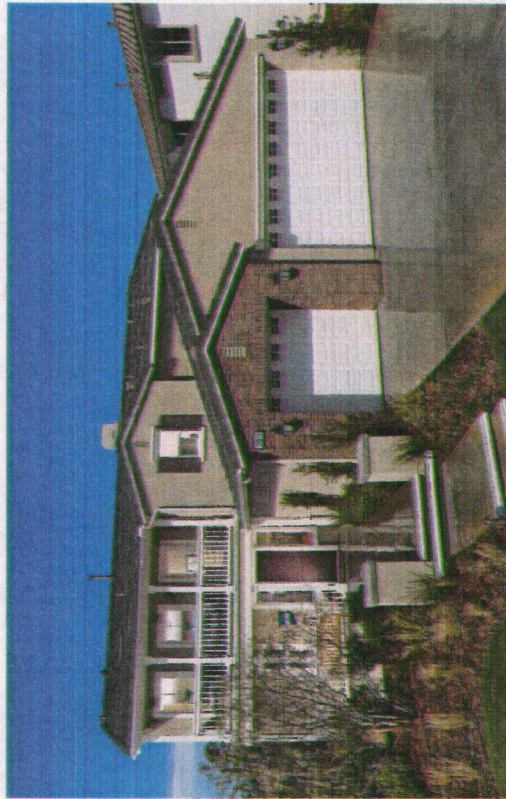
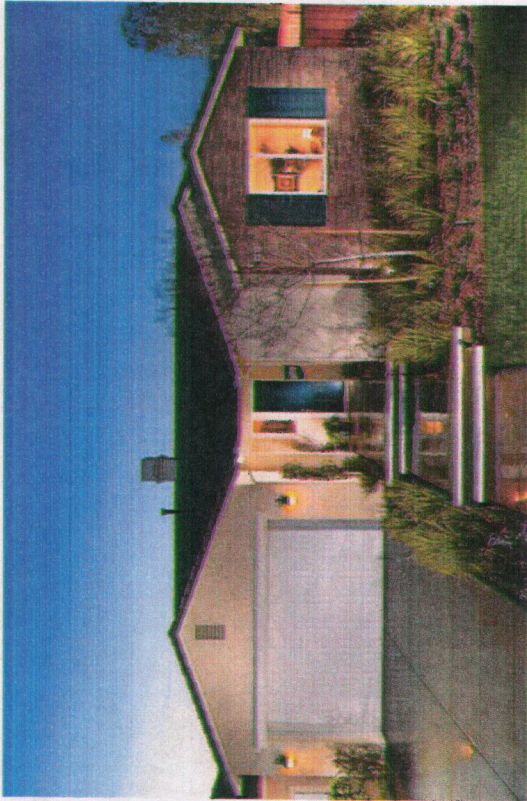
- Recessed windows on front elevation
- Arched top and rectangular windows
- Narrow & tall with muntins (grids)
- French doors

COLOR

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

ACCENT MATERIAL

- Stucco prominently utilized
- Precast “stone” mouldings



MONTEREY STYLE

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

DESIGN FEATURES

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

ROOFS

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



WINDOWS

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

COLOR

- Light earth tones
- Contrasting accents

ACCENT MATERIAL

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



SPANISH/SANTA BARBARA STYLE

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

DESIGN FEATURES

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

ROOFS

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



WINDOWS

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

COLOR

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

ACCENT MATERIAL

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





ST. AUGUSTINE STYLE

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

DESIGN FEATURES

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

ROOFS

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



WINDOWS

- Large Windows
- Square shape

COLOR

- Bright hues
- White
- Cream
- Bold color accents

ACCENT MATERIAL

- Wood siding
- Smooth stucco



TUSCAN STYLE

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

DESIGN FEATURES

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

ROOFS

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



WINDOWS

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

COLOR

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

ACCENT MATERIAL

- Stucco
- Stone

B. ARTICULATION OF BUILDING FACADES

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

Countywide Design Standards and Guidelines:

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



Project Design Standards and Guidelines:

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

C. MASSING AND SCALE

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

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

Project Design Standards and Guidelines:

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



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

D. VARIED ROOF PLANES

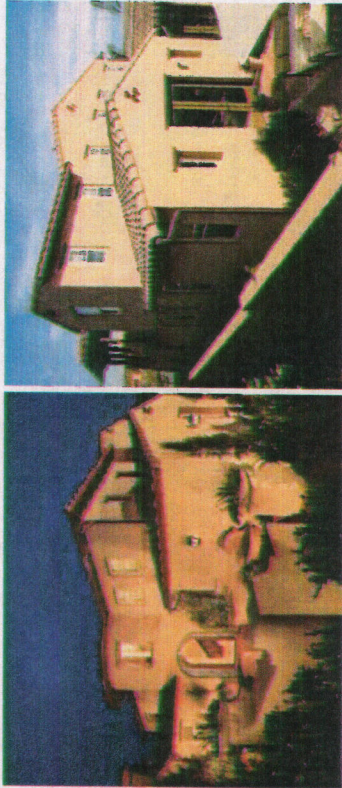
Roofs and rooflines of a house are significant components of a building's composition when used to define a particular architectural style. A roof's composition should allow for a clean interface with the building and the building façade. The two elements should not be overbearing nor give the appearance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

Countywide Design Standards and Guidelines:

- Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as gables, hips, and dormers.
- A-frame type roofs, and mansard roofs are discouraged unless a part of a coordinated design theme style.

Project Design Standards and Guidelines:

- To provide a more visually interesting streetscape, roofs should be sloped with variations in height.
- Where appropriate, a mix of gable and hip roof lines should be incorporated, along with architectural projections, wider and overhanging eaves, exposed rafter ends, and extended rooflines.
- Dormer windows and wide shed-dormers can be used to avoid monotonous rooflines and to provide additional living space on upper stories.
- A roof's color is an important consideration in most architectural styles and should be in keeping with the total presentation of the overall building. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style. Roof colors should be soft and warm rather than bright and bold, thus avoiding an overpowering visual intrusion to the community's appearance and character.
- Roofs shall be of non-combustible materials.
- It is encouraged that roofs are designed to allow for the installation of solar panels.



E. ENHANCED ELEVATIONS

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

Countywide Design Standards and Guidelines:

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

Project Design Standards and Guidelines:

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

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

F. STREETSCAPE DESIGN

1. VARIED BUILDING HEIGHTS/ROOFLINES

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

2. MULTIPLE FLOOR PLANS AND ELEVATIONS

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

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

3. VARIABLE FRONT YARD SETBACKS

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

4. COLOR AND MATERIALS

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

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

Countywide Design Standards and Guidelines:

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

G. GARAGE LOCATION AND DESIGN

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

Countywide Design Standards and Guidelines:

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

Project Design Standards and Guidelines:

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

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

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

- Wooden garage doors should be allowed when designed to

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

H. RESIDENTIAL DESIGN FEATURES

Countywide Design Standards and Guidelines:

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

I. RESIDENTIAL LOT DESIGN

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

1. SCHEDULE OF DESIGN STANDARDS

**TABLE 2
SCHEDULE OF DESIGN STANDARDS**

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

2. MINIMUM LOT SIZE

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

3. MAXIMUM LOT COVERAGE

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

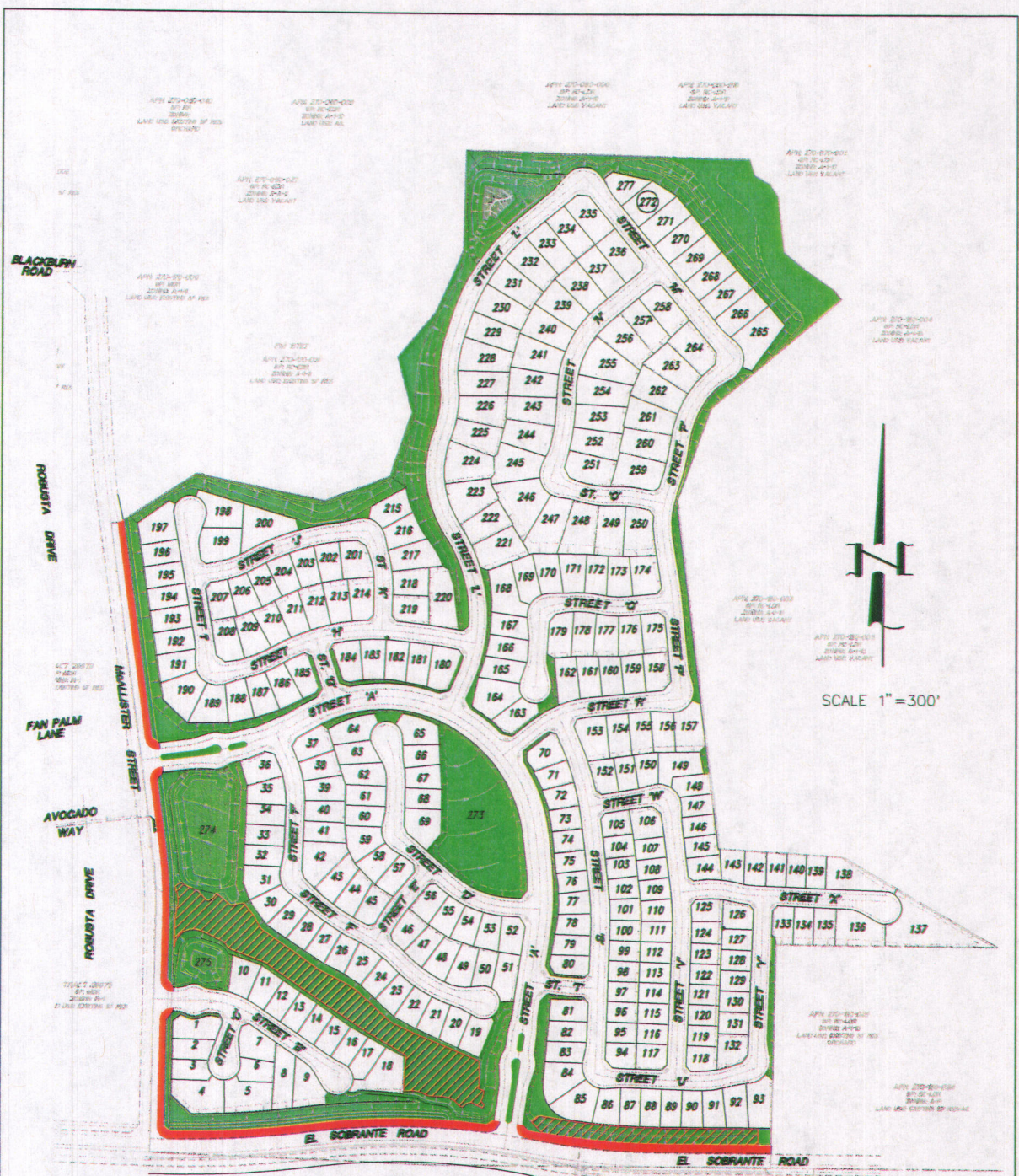
4. MINIMUM SPACING BETWEEN STRUCTURES

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

5. MINIMUM NET USABLE AREA

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

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



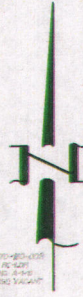
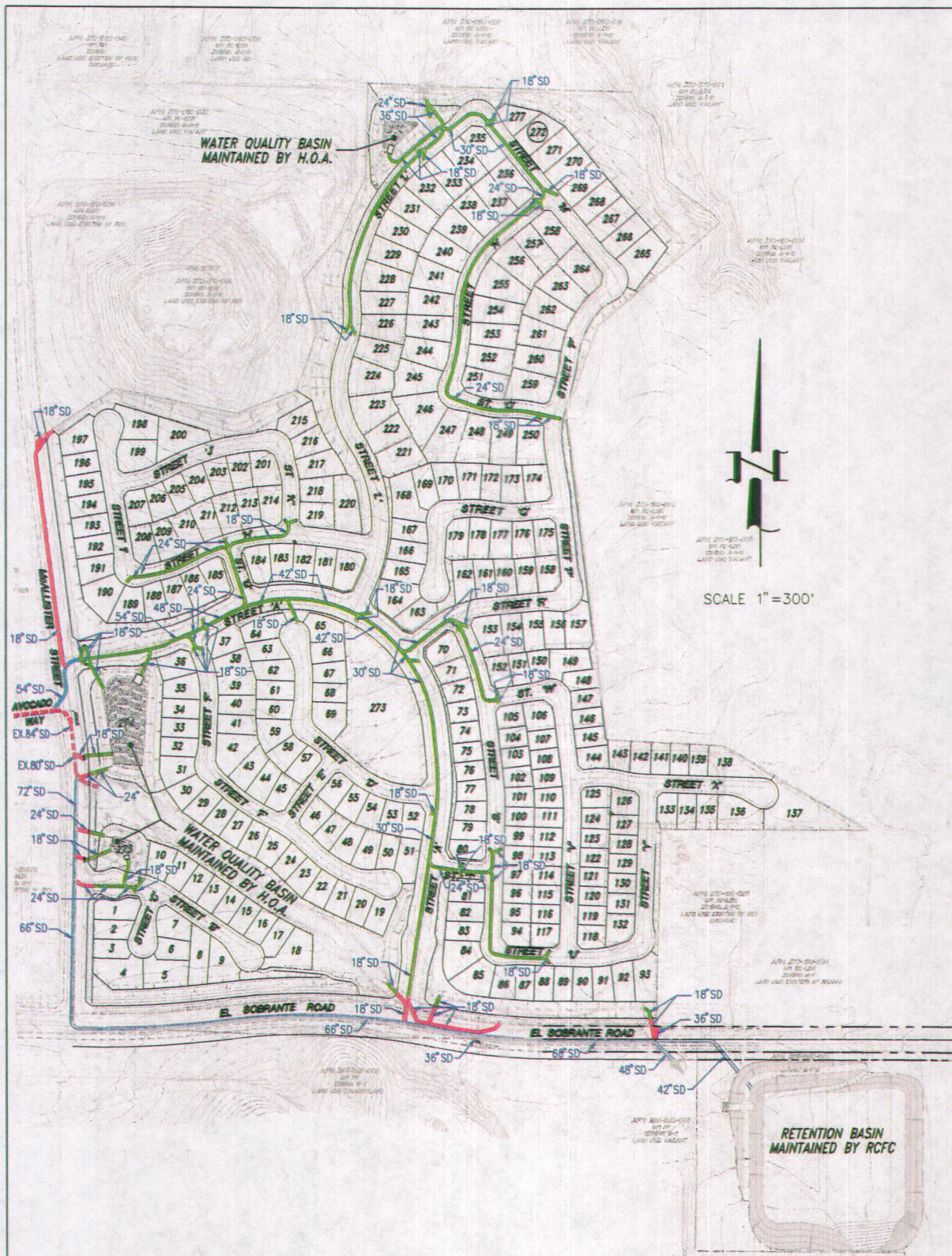
- LEGEND:**
- COMMON AREA LANDSCAPE MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - MITIGATION AREA MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - PARKWAY MAINTAINED BY LANDSCAPE MAINTENANCE DISTRICT.

PREPARED FOR:
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 23 CORPORATE PLAZA DRIVE, SUITE 246
 NEWPORT BEACH, CA. 92660
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PLANNERS ENGINEERS SURVEYORS		

MAINTENANCE RESPONSIBILITY TENTATIVE TRACT NO 36730 LAKE RANCH



SCALE 1" = 300'

LEGEND:

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

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STORM DRAIN MAINTENANCE RESPONSIBILITY TENTATIVE TRACT NO 36730 LAKE RANCH



At Intersection of Cleveland Ave and La Sierra Ave, all routes from parks continue Southbound on La Sierra, and turn East onto El Sobrante Road.

LAKE RANCH

PARK LOCATIONS AND DISTANCES

DATE: 08/22/2014
 T&B PLANNING, INC.
 1100 N. MICHIGAN AVE., SUITE 200
 ANAHEIM, CA 92801
 TEL: 714.771.1100
 WWW.TANDBPLANNING.COM



MEMORANDUM

To: Matt Straite
Riverside County Planning Department

From: Tracy Zinn, Principal

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

Date: May 1, 2015

CONCLUSION

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

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

Introduction

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

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

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



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

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

El Sobrante Policy Area Maximum Number of Dwelling Units

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

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

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

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



Potential Development within the El Sobrante Policy Area

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

Approved and Proposed Dwelling Unit Allocation Since 2003

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

TABLE 2: APPROVED AND PROPOSED UNIT ALLOCATIONS SINCE 2003

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

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

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

Remaining Development Potential within the Policy Area

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



INTERPRETATION AND ANALYSIS OF GENERAL PLAN POLICY LMWAP 1.1

May 1, 2015

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TABLE 3: DEVELOPMENT POTENTIAL OF REMAINING AREAS¹

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

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

Conclusion of Compliance with LMWAP Policy 1.1

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

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

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



Justification for Unit Allocations Associated with GPAs

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

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

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

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

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

ENVIRONMENTAL ASSESSMENT No. 42710

LEAD AGENCY:

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

PROJECT APPLICANT:

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**PUBLIC HEARING DRAFT
MARCH 2ND, 2016**

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G	Greenhouse Gas Analysis
H1	Fire Behavior Report and Fuel Modification Zone Design Guidelines
H2	Phase I Environmental Site Assessment and Limited Phase II Subsurface Investigation
H3	Final Air Clearance
I1	Hydrology Report
I2	Project Specific Water Quality Management Plan
J	Noise Impact Analysis
K	Traffic Impact Analysis
L	Water, Sewer, and Recycled Water Facilities Report
M	Conceptual Landscape Plan

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
ADT	Average Daily Traffic
ALUC	Airport Land Use Commission
amsl	above mean sea level
AQMP	Air Quality Management Plan
AB 939	California Integrated Waste Management Act (Assembly Bill 939)
BAAQMD	Bay Area Air Quality Management District
BAU	Business As Usual
bgs	below ground surface
BMPs	Best Management Practices
c.y.	cubic yards
CAAQS	California Ambient Air Quality Standards
CalEEMod™	California Emission Estimator Model™
CALVENO	California Vehicle Noise
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Codes
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
cfs	cubic feet per second
CH ₄	Methane
CHHSLs	California Human Health Screening Levels
CIWMP	Countywide Integrated Waste Management Plan
CMP	Riverside County Congestion Management Plan
CNDDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CRMMPR	Cultural Resources Mitigation Monitoring and Reporting Program
CO	Carbon Monoxide
CO _{2e}	Carbon Dioxide Equivalent
CR	Commercial Retail
CWA	Clean Water Act
dB(A)	A-weighted Decibel
DBESP	Determination of Biologically Equivalent or Superior Preservation
DIF	Development Impact Fee
du/ac	dwelling unit(s) per acre
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency
EPD	County of Riverside Environmental Programs Department

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
FAR	Floor Area Ratio
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transportation Administration
GCC	Global Climate Change
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCM	Highway Capacity Manual
HMMP	Habitat Mitigation and Monitoring Plan
HOA	Homeowners' Association
I-15	Interstate 15
IS	Initial Study
IS/MND	Initial Study/Mitigated Negative Declaration
LMWAP	Lake Mathews/Woodcrest Area Plan
LOS	Level of Service
LST	Localized Significance Thresholds
MDR	Medium Density Residential
MGD	Million Gallons per Day
MLD	Most Likely Descendant
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
MPH	Miles per Hour
MRZ-3	Mineral Resources Zone 3
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NLR	Noise Level Reduction
NO ₂	Nitrogen Dioxide
NOI	Notice of Intent
NOP	Notice of Preparation
NO _x	Nitrogen Oxide
NPDES	National Pollutant Discharge Elimination System.
PDF	Project Design Feature(s)
PF	Public Facilities
PM ₁₀	Particulate Matter ≤ 10 Microns
PM _{2.5}	Particulate Matter ≤ 2.5 Microns
PPV	Peak Particle Velocity
RCIP	Riverside County Integrated Project

LIST OF ACRONYMS

Acronym

Definition

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

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

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

1.2 PROJECT LOCATION

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

1.3 HISTORY OF THE PROPOSED PROJECT SITE

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

1.4 PROJECT SUMMARY

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

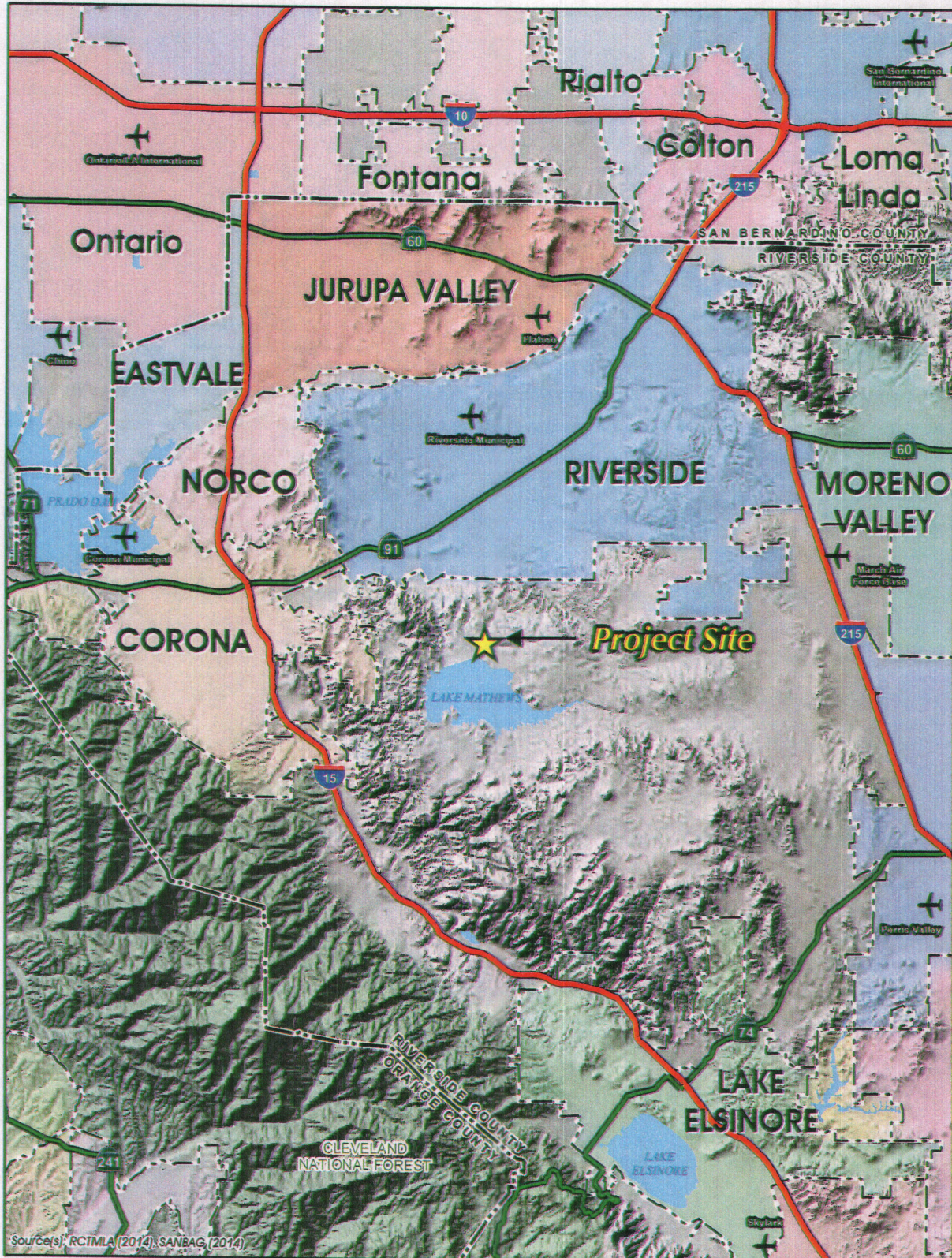
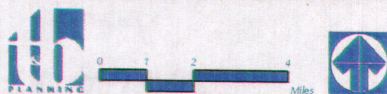
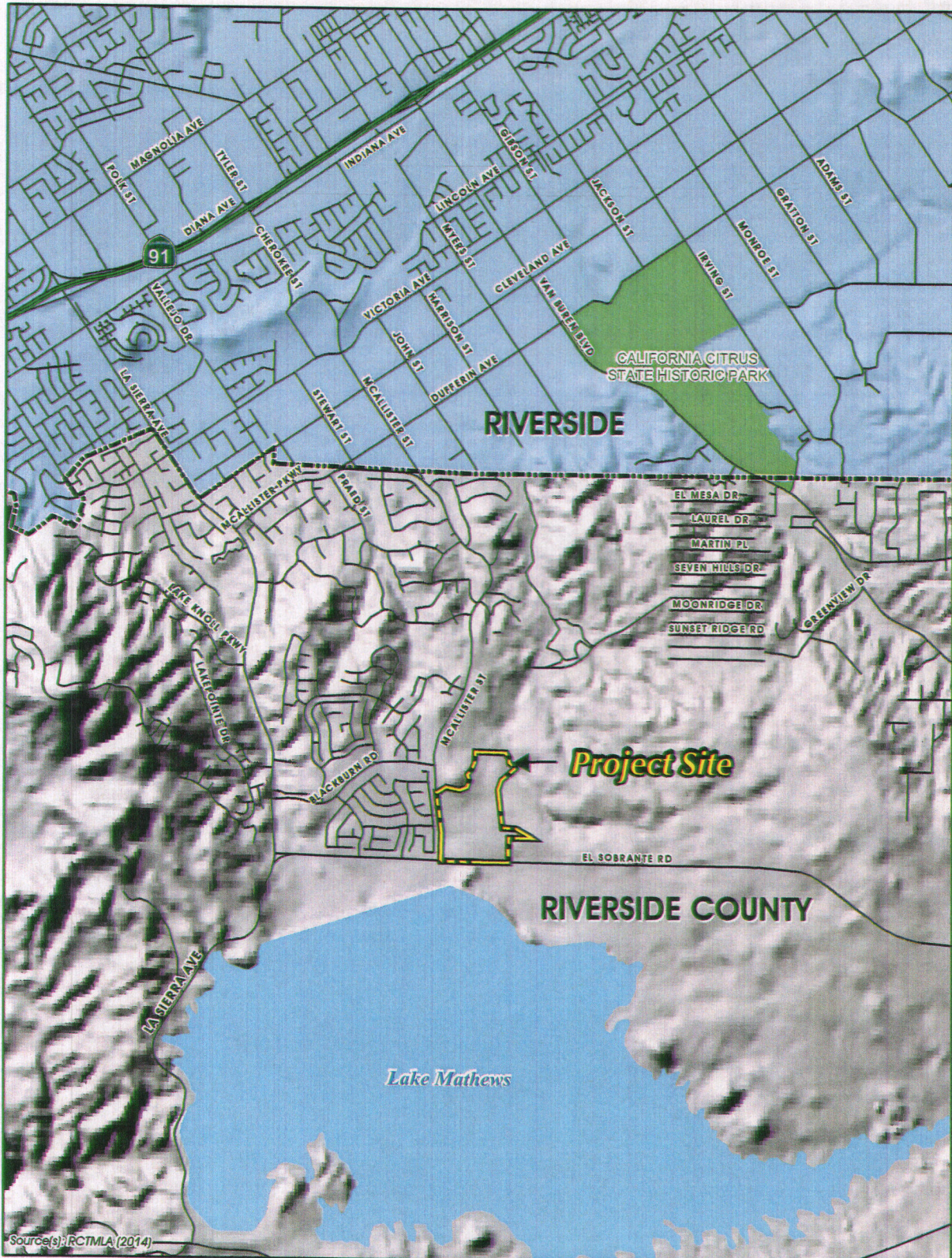


Figure 1-1





Source(s): RCTMLA (2014)

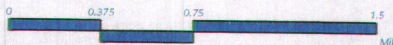


Figure 1-2

VICINITY MAP

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

1.5 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.5.1 CEQA Objectives

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

1.5.2 CEQA Requirements for Mitigated Negative Declarations (MNDs)

A Mitigated Negative Declaration (MND) is a written statement by the Lead Agency briefly describing the reasons why a proposed project, which is not exempt from the requirements of CEQA, will not have a significant effect on the environment and therefore does not require preparation of an Environmental Impact Report (EIR) (CEQA Guidelines §§ 15369.5 & 15371). The CEQA Guidelines require the preparation of a MND if the Initial Study prepared for a project identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and 2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project as revised may have a significant effect on the environment. If the potentially significant effects associated with a project cannot be mitigated to a level below significance, then an EIR must be prepared. (CEQA Guidelines § 15070[b])

1.5.3 Initial Study Findings

Appendix A to this IS/MND contains a copy of the Initial Study that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (Riverside County Initial Study/Environmental Assessment No. 42710). The Initial Study determined that implementation of the proposed Project would not result in any significant environmental effects under the impact areas of aesthetics, agriculture/forest resources, cultural resources (paleontological and historical), greenhouse gas emissions, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, or utilities/service systems. The Initial Study determined that the proposed Project would result in potentially significant effects to the following issue areas, but the applicant has agreed to incorporate mitigation measures that would avoid or mitigate the effects to a point where clearly no significant effects would occur: air quality, biological resources, cultural resources (archaeological resources), geology/soils, hazardous materials, and transportation/traffic. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (County of Riverside), that the Project as revised may have a significant effect on the environment. Therefore, and based on the findings of the Initial Study, the County of Riverside determined that a MND shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15070(b).

1.5.4 CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines § 15125 establishes requirements for defining the environmental setting to which the

environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines § 15125[a]). In the case of the proposed Project, the Initial Study determined that an MND is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation (NOP). The Project Applicant submitted applications to Riverside County for the proposed Project in July 2014, at which time the County commenced environmental analysis. Accordingly, the environmental setting for the proposed Project is defined as the physical environmental conditions on the proposed Project site and in the vicinity of the proposed Project as they existed in July 2014.

1.5.5 Format and Content of this Mitigated Negative Declaration

This MND, in conjunction with the Environmental Assessment/Initial Study Checklist ("Initial Study") prepared to evaluate the proposed Project's potential to result in significant environmental effects, the Mitigation Monitoring and Reporting Program (MMRP), and the technical studies prepared in support of the Initial Study and MND, identify the potential environmental effects attributable to the proposed Project and specify mitigation measures where necessary to minimize or avoid the Project's significant environmental effects.

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

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

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

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

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

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

1.5.6 Mitigated Negative Declaration Processing

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

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

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

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

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

In addition to the Project site, off-site impact areas are evaluated as part of this IS/MND. Specifically, the Project would involve off-site improvements to McAllister Street and El Sobrante Road, which would occur along the western and southern boundaries of the site, respectively. Additionally, the Project includes an Off-Site Basin on approximately 7.7 acres, and also would require the construction of approximately 1,134 linear feet of 10-inch off-site sewer lines within Avocado Way and Willow Drive (Webb, 2015, pp. 3-6). The existing 8-inch sewer mains in Willow Drive and Avocado Way would be replaced by 10-inch sewer mains (Webb, 2015, pp. 3-6). Please refer to Section 3.0 for a more detailed description of off-site improvements proposed as part of the Project.

2.2 EXISTING SITE AND AREA CHARACTERISTICS

2.2.1 Site Access

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

2.2.2 Existing Site Conditions

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

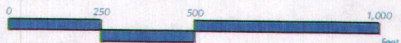


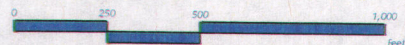
Figure 2-1

AERIAL PHOTOGRAPH



Figure 2-2

EXISTING SITE CONDITIONS



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

2.2.3 Surrounding Land Uses and Development

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

2.3 PLANNING CONTEXT

2.3.1 Existing General Plan Land Use Designations

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

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

2.3.2 El Sobrante Policy Area

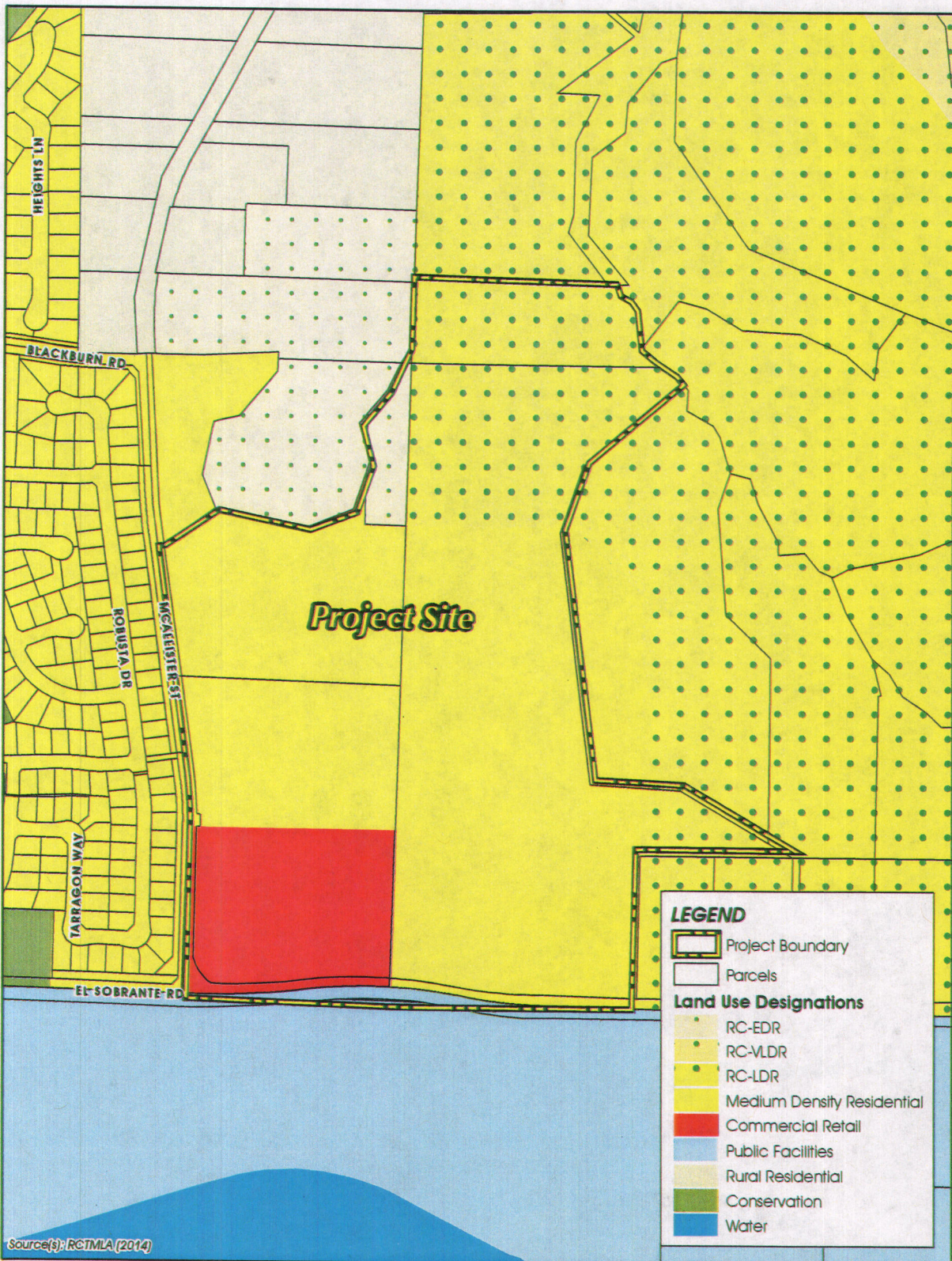
The proposed Project site occurs within the El Sobrante Policy Area of the LMWAP. The purpose of the El Sobrante Policy Area is to preserve the generally rural character of lands located north of El Sobrante Road and east of McAllister Street. Specifically, the following policies apply to projects located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

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



Figure 2-3
SURROUNDING LAND USES
AND DEVELOPMENT





Source(s): RCTMLA (2014)

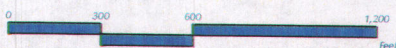


Figure 2-4
EXISTING ON-SITE AND SURROUNDING
GENERAL PLAN DESIGNATIONS

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

- LMWAP 1.2 Within the area depicted as Medium Density Residential, overall density shall not exceed three (3) dwelling units per acre.
- LMWAP 1.3 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.
- LMWAP 1.4 Coordinate development strategies with the City of Riverside.
- LMWAP 1.5 Encourage the use of Specific Plans to implement the land use designations identified within the Policy Area.
- LMWAP 1.6 Encourage clustering of dwelling units when it would avoid the development of areas constrained by physical features or sensitive resources. Encourage clustering in areas designated for Low Density Residential uses (One-half acre minimum lot size) rather than areas designated for Very Low Density Residential uses (1 acre minimum lot size) or Estate Density Residential uses (2 acre minimum lot size), except where Very Low Density Residential-designated properties consisting of at least 300 acres and processed through a Specific Plan offer significant public recreational and/or areawide circulation benefits.
- Where clustering is allowed, minimum pad size shall not be less than 8,000 square feet. However, for projects featuring public golf courses, a minimum pad size of 7,200 square feet will be allowed on a minimum lot size of 8,500 square feet. This pad size exception may only occur adjacent to golf courses.
- LMWAP 1.7 Development shall be sensitive to and retain the unique topographical features within and adjacent to the planning area.
- LMWAP 1.8 Require that development on hillsides blend with the natural surroundings through architecture, the use of appropriate construction materials and colors, and the retention of natural vegetation.
- LMWAP 1.9 Restrict hillside development and grading in accordance with policies found in the Open Space, Habitat & Natural Resources section and Hillside Development and Slope section of the Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.
- LMWAP 1.10 Encourage open space and recreational amenities.

2.3.3 Existing Zoning Designations

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

2.4 EXISTING ENVIRONMENTAL CHARACTERISTICS

2.4.1 Topography

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

2.4.2 Geology

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

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

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

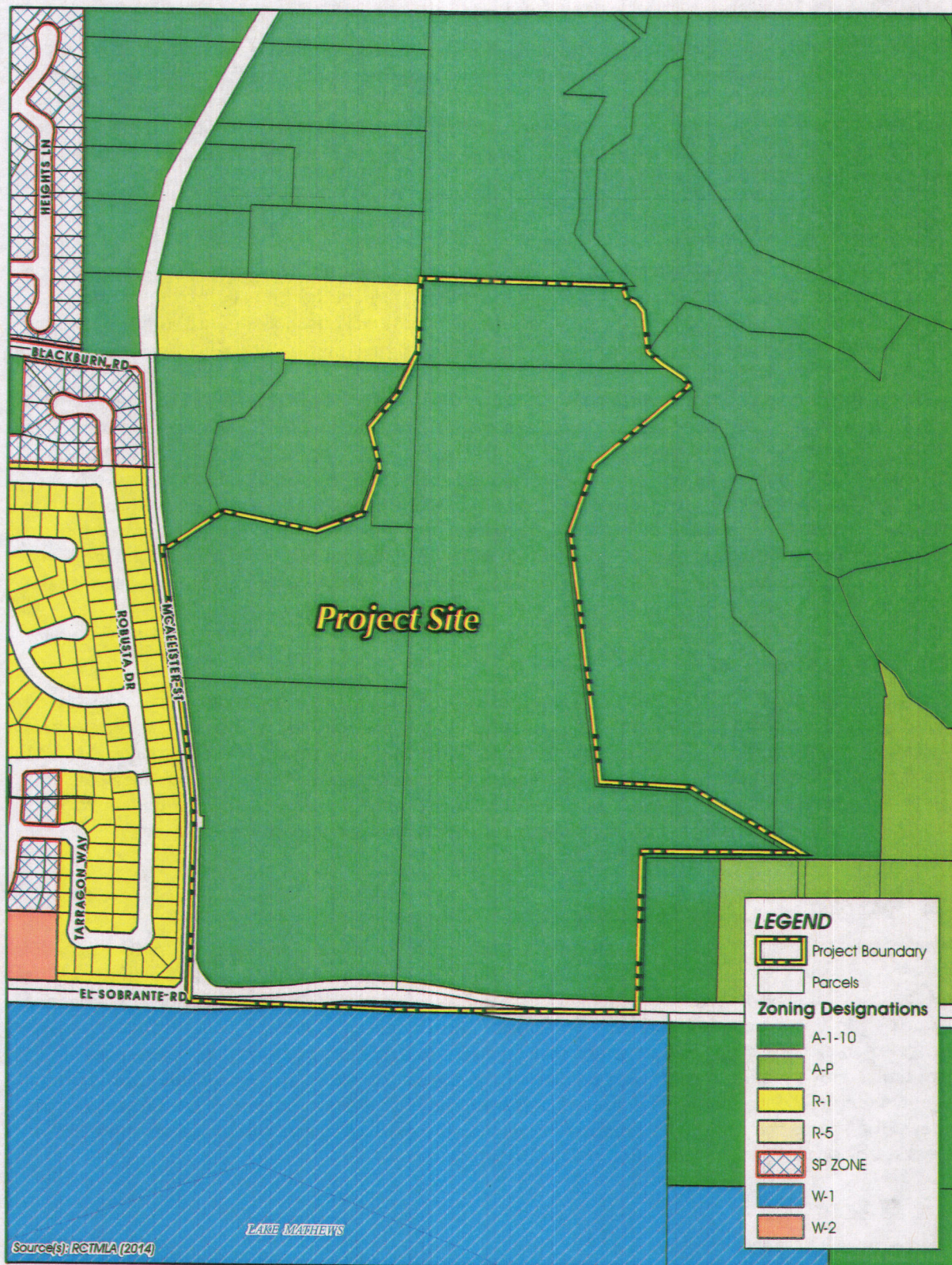
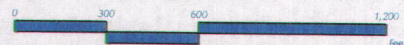


Figure 2-5

EXISTING ON-SITE AND SURROUNDING ZONING DESIGNATIONS



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

2.4.3 Agricultural Resources

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

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

2.4.4 Mineral Resources

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

2.4.5 Hydrology

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

2.4.6 Groundwater

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

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

2.4.7 Soils

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

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

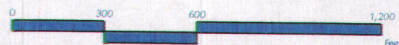
2.4.8 Vegetation

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

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



Figure 2-6



- **Brittle Bush Scrub.** Brittle bush scrub occupies 1.06 acres within the northern portion of the Project site. Brittle bush scrub is a drought tolerant subtype of Riversidean sage scrub in which the dominant plant is brittle bush (*Encelia farinosa*). It is found more frequently in the drier interior of California on alluvial fans, hillsides, or on the slopes of small washes. This community is associated with soils that are coarse, well-drained, and can be rocky. Within the project site, other species found in this community include California sagebrush, doveweed (*Croton setigerus*), California figwort (*Scrophularia californica*), and wishbone bush (*Mirabilis laevis*). Intermixed with the native plants were several non-native plants commonly found in the area including red-stemmed filaree (*Erodium cicutarium*), ripgut brome (*Bromus diandrus*), and shortpod mustard (*Hirschfeldia incana*). (PCR, 2015a, pp. 18-19) (PCR, 2015a, p. 18 and p.25)
- **Arroyo Willow Scrub.** Arroyo willow scrub occupies 0.97 acre within the southern portion of the Project site. Arroyo willow scrub is dominated by arroyo willow (*Salix lasiolepis*). This community is found in moist to saturated sandy to gravelly soils along streams, slope seeps, and along drainages. Within the Project site, other species found in this community include black willow (*Salix gooddingii*) and blue elderberry (*Sambucus nigra ssp. caerulea*). Non-native species observed in this community also include shortpod mustard and tree tobacco (*Nicotiana glauca*). (PCR, 2015a, p. 25)
- **Black Willow Scrub.** Black willow scrub occupies 1.00 acre within the southern portion of the Project site. Black willow scrub is dominated by black willow. This community is found in terraces along large rivers, canyons, intermittent streams, seeps, and springs. Within the Project site, other species found in this community include mule fat (*Baccharis salicifolia*), arroyo willow, horehound (*Marrubium vulgare*), and telegraph weed (*Heterotheca grandiflora*). Non-native species include shortpod mustard, tree tobacco, London rocket (*Sisymbrium irio*), castor bean (*Ricinus communis*), and Mexican fan palm (*Washingtonia robusta*). (PCR, 2015a, p. 25)
- **Mule Fat Scrub.** Mule fat scrub occupies 0.76 acre within the southern and northern portions of the Project site. This community is strongly dominated by mule fat, a tall shrub requiring ample soil moisture, with typically only a limited number of other plant types. Associated plants are usually low, herbaceous plants or shrubs which tolerate wet conditions. This community is considered riparian or associated with surface water or a persistent, moderately shallow water table and is often maintained by frequent flooding. Other species observed within this community included blue elderberry and brittle bush. Non-native species observed include tree tobacco, Mexican fan palm, shortpod mustard, and Russian thistle (*Salsola tragus*). (PCR, 2015a, p. 25)
- **Pinebush Scrub.** Pinebush scrub occupies 0.13 acre within the northern portion of the Project site. This community is dominated by pinebush (*Ericameria pinifolia*). Pinebush prefers sandy to stony, often disturbed soils in scrub habitats. Other species observed in this community include California sagebrush and tree tobacco. (PCR, 2015a, p. 25)
- **Fourwing Saltbush Scrub.** Fourwing saltbush scrub occupies 0.14 acre within the northern portions of the Project site. This community is dominated by fourwing saltbush (*Atriplex canescens*), a shrub that is long-lived, and resilient to cold, salt, and drought. The species is able to withstand saline, alkaline, boron, and gypsum soils. Other species observed within this community included brittle bush. (PCR, 2015a, p. 26)
- **Black Willow Scrub/Disturbed.** Black willow scrub/disturbed occupies 0.32 acre within the northern portion of the site. Black willow scrub/disturbed is dominated by black willow trees,

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

- Disturbed/Brittle Bush Scrub. Disturbed/brittle bush scrub occupies 0.34 acre within the northern portion of the Project site. Disturbed/Brittle bush scrub is dominated by bare ground with weedy species, such as redstemmed filaree, shortpod mustard, and Russian thistle, with a subdominance of brittle bush. Associated native species observed include California sagebrush, California buckwheat, pinebush, slender pectocarya (*Pectocarya linearis*), common fiddleneck (*Amsinckia menziesii*), cudweed aster (*Corethrogyne filaginifolia*), and California encelia (*Encelia californica*). (PCR, 2015a, p. 26)
- Disturbed/Mule Fat Scrub. Disturbed/mule fat scrub occupies 0.51 acre within the northern portion of the Project site. Disturbed/mule fat scrub is dominated by bare ground and mule fat. Additional species observed include brittle bush, telegraph weed, common fiddleneck, and tree tobacco. (PCR, 2015a, p. 26)
- Disturbed/California Sagebrush-California Buckwheat Scrub: Disturbed/California sagebrush-California buckwheat scrub occupies 1.86 acres within the northern portion of the Project site. California sagebrush-California buckwheat scrub consists of an even mix of both California sagebrush scrub and California buckwheat scrub communities. However, this natural plant community is heavily disturbed with a dominance of bare ground and non-native grass litter. California sagebrush-California buckwheat scrub are both subtypes of Riversidean sage scrub. Native species observed within this community include California sagebrush, California buckwheat, pinebush, wishbone bush. Non-native species observed include oat (*Avena* sp.), shortpod mustard, ripgut brome, and red-stemmed filaree. (PCR, 2015a, p. 26)
- Disturbed/Coyote Brush. Disturbed/coyote brush scrub is dominated by bare ground and coyote brush (*Baccharis pilularis*). Additional species observed by PCR include Russian thistle (*Salsola tragus*), shortpod mustard (*Hirschfeldia incana*), and blue elderberry (*Sambucus nigra* ssp. *Caerulea*). Disturbed/coyote brush scrub occupies 0.03 acres within the southern portion of the Off-Site Basin area. (PCR, 2015d, p. 3)
- Disturbed/Willow Herb. Disturbed/willow herb occupies 0.01 acre within the northern portion of the Project site. Disturbed/willow herb is dominated by weedy species and willow herb (*Epilobium ciliatum*). Native species observed include common cattail (*Typha latifolia*). Non-native species observed within this community include common sow-thistle (*Sonchus oleraceus*), cheeseweed (*Malva parvifolia*), and telegraph weed. The plant community is being fed by a pipe in the middle of a ruderal field. (PCR, 2015a, pp. 26-27)
- Agriculture. Agriculture occupies 34.49 acres within the central and northern portions of the Project site. The agriculture areas are dominated by citrus trees. In addition to the citrus groves are Peruvian pepper trees (*Schinus molle*) and red brome (*Bromus madritensis*). (PCR, 2015a, p. 27)
- Pond. The man-made pond occupies 1.58 acres within the southwestern portion of the Project site. Within the man-made pond a variety of species (mainly non-native) occur around the perimeter. Species observed include Peruvian pepper tree, Mexican fan palm, Canary Island date palm, ornamental cactus, and western sycamore (*Platanus racemosa*). (PCR, 2015a, p. 27)

- **Ruderal.** Ruderal areas comprise 5.78 acres of the Project site and 26.62 acres within the Off-Site Basin. Ruderal vegetation is found in areas heavily disturbed by human activities, such as roadsides, graded fields, and manufactured slopes, and frequently weedy, non-native plants are introduced as a consequence. Within the project site and Off-Site Basin, non-native species observed within this community include Australian saltbush (*Atriplex semibaccata*), tamarisk (*Tamarix ramosissima*), red-stemmed filaree, shortpod mustard, cheeseweed, London rocket, tree tobacco, curly dock (*Rumex crispus*), nettleleaved goosefoot (*Chenopodium murale*), castor bean, and native species such as California buckwheat, orchard nettle (*Urtica urens*), willow baccharis, mule fat, cudweed aster, doveweed, common fiddleneck, pinebush, wishbone bush, and fourwing saltbush. (PCR, 2015a, p. 27)
- **Disturbed.** Disturbed areas occupy the majority of the Project site with 50.31 acres, with an additional 0.03 acre within the Off-Site Basin. Disturbed areas are dominated by bare ground and coyote brush (*Baccharis pilularis*). Additional species observed by PCR include Russian thistle (*Salsola tragus*), shortpod mustard (*Hirschfeldia incana*), and blue elderberry (*Sambucus nigra* ssp. *Caerulea*). Disturbed/coyote brush scrub occupies 0.03 acres within the southern portion of the Off-Site Basin area. (PCR, 2015a, p. 27; PCR, 2015d)
- **Developed.** Developed areas consist of man-made structures, such as homes and buildings, and comprises 4.34 acres within the northern portion of the project site. (PCR, 2015a, p. 28)

2.4.9 Sensitive Plant Communities

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

2.4.10 Sensitive Plant Species

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

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

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

2.4.11 Sensitive Wildlife Species

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

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

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

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

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

2.4.12 MSHCP Riparian/Riverine Areas and Vernal Pools

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

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

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

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

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



Figure 2-7



NOT TO SCALE



MSHCP RIPARIAN/RIVERINE AREAS

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

2.4.13 Jurisdictional Waters

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

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

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

Table 2-1 Jurisdictional Features

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

^a Jurisdictional acreages overlap and are not additive (e.g., USACE/RWQCB acreages are included in the total CDFW jurisdictional acreages). MSHCP Riparian/Riverine Areas are equivalent to CDFW jurisdictional acreages.

^b The acreage is negligible at 0.000422 acre.

^c This acreage has been rounded up. The actual acreage is less at 0.005896. (PCR, 2015a, Table 3)



Figure 2-8



NOT TO SCALE



3.0 PROJECT DESCRIPTION

The Project evaluated by this IS/MND is located within unincorporated Riverside County, California. The proposed Project consists of applications for a General Plan Amendment (GPA 01127), Change of Zone (CZ 07844), Tentative Tract Map (TR 36730), and the disestablishment of El Sobrante 3 Agricultural Preserve (AG 01046). Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA Section 15150 and are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside CA. A detailed description of the proposed Project is provided in the following sections.

3.1 PROPOSED DISCRETIONARY APPROVALS

3.1.1 General Plan Amendment No. 01127

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

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

3.1.2 Change of Zone No. 07844

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

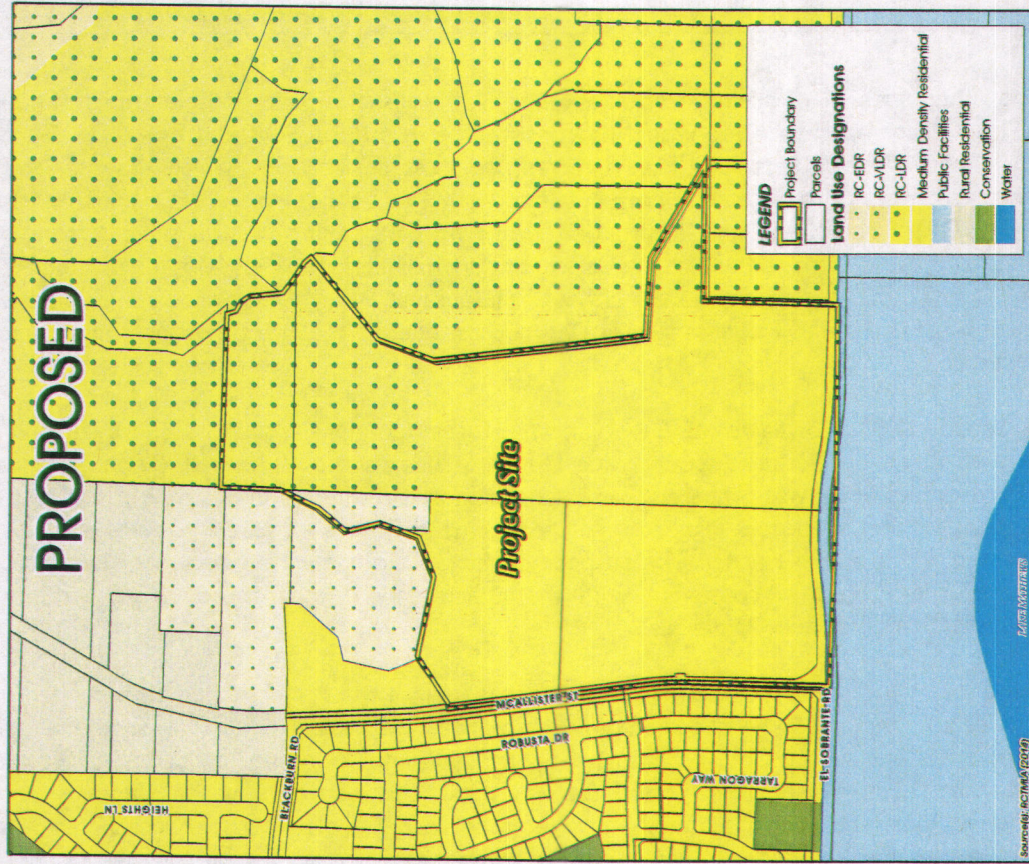
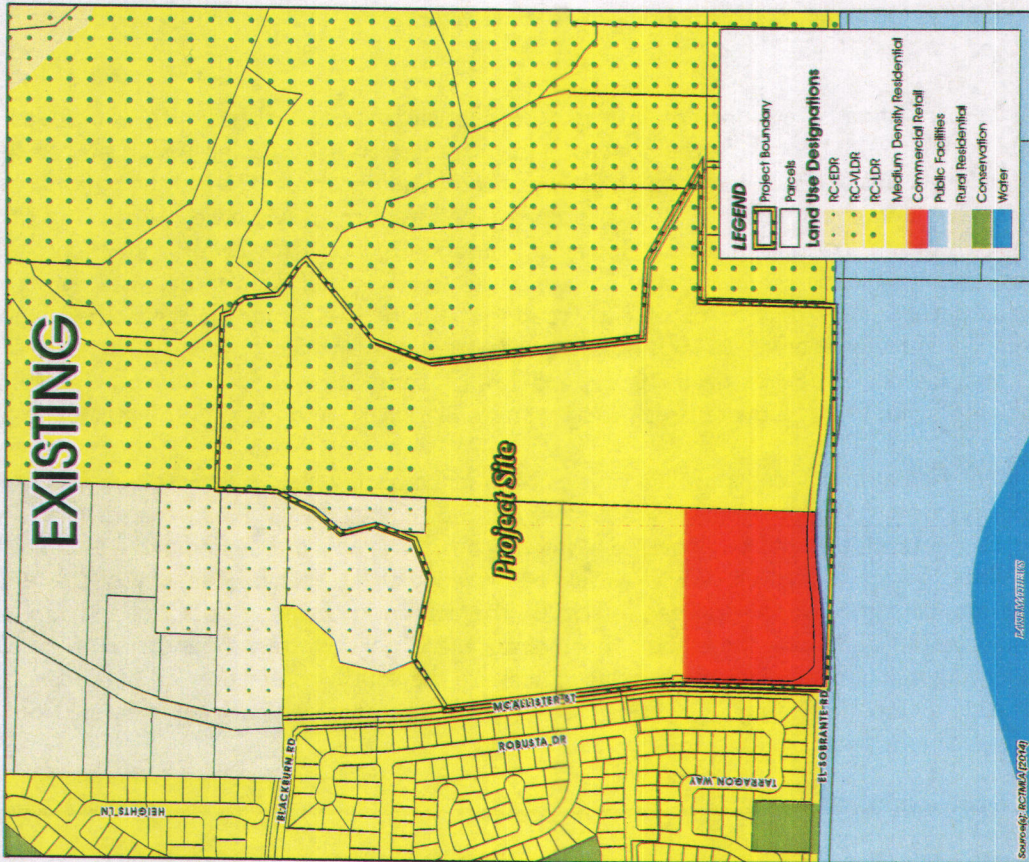


Figure 3-1

EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

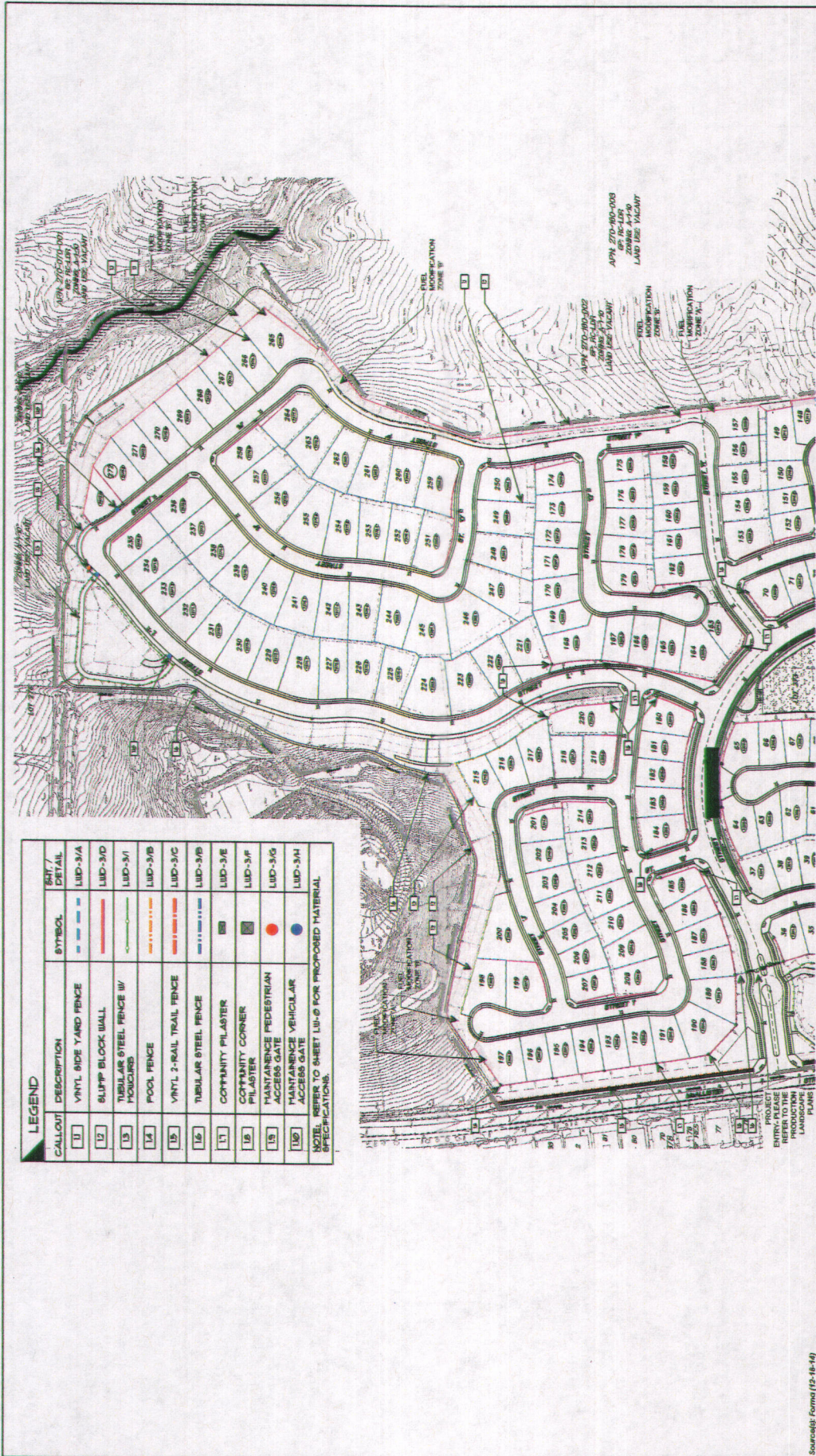
recreation and other open space areas; location and height of walls; and plans and elevations of typical structures. The R-1 zoning designation would be consistent with the RC-EDR and RC-VLDR General Plan and Lake Mathews/Woodcrest Area Plan (LMWAP) land use designations, which allow for single-family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

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

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

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

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



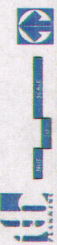
LEGEND		SHIT / DETAIL
CALLOUT	DESCRIPTION	SYMBOL
11	VINTL SIDE YARD FENCE	---
12	SLUFP BLOCK WALL	---
13	TUBULAR STEEL FENCE W/ HOUSINGS	---
14	POOL FENCE	---
15	VINTL 2-RAIL TRAIL FENCE	---
16	TUBULAR STEEL FENCE	---
17	COMMUNITY PILASTER	---
18	COMMUNITY CORNER PILASTER	---
19	MAINTENANCE PEDESTRIAN ACCESS GATE	●
110	MAINTENANCE VEHICULAR ACCESS GATE	●

NOTE: REFER TO SHEET L11-6 FOR PROPOSED MATERIAL SPECIFICATIONS.

Figure 3-3

PRELIMINARY WALL AND FENCE PLAN (1 OF 2)

Source: Formo (12-18-14)



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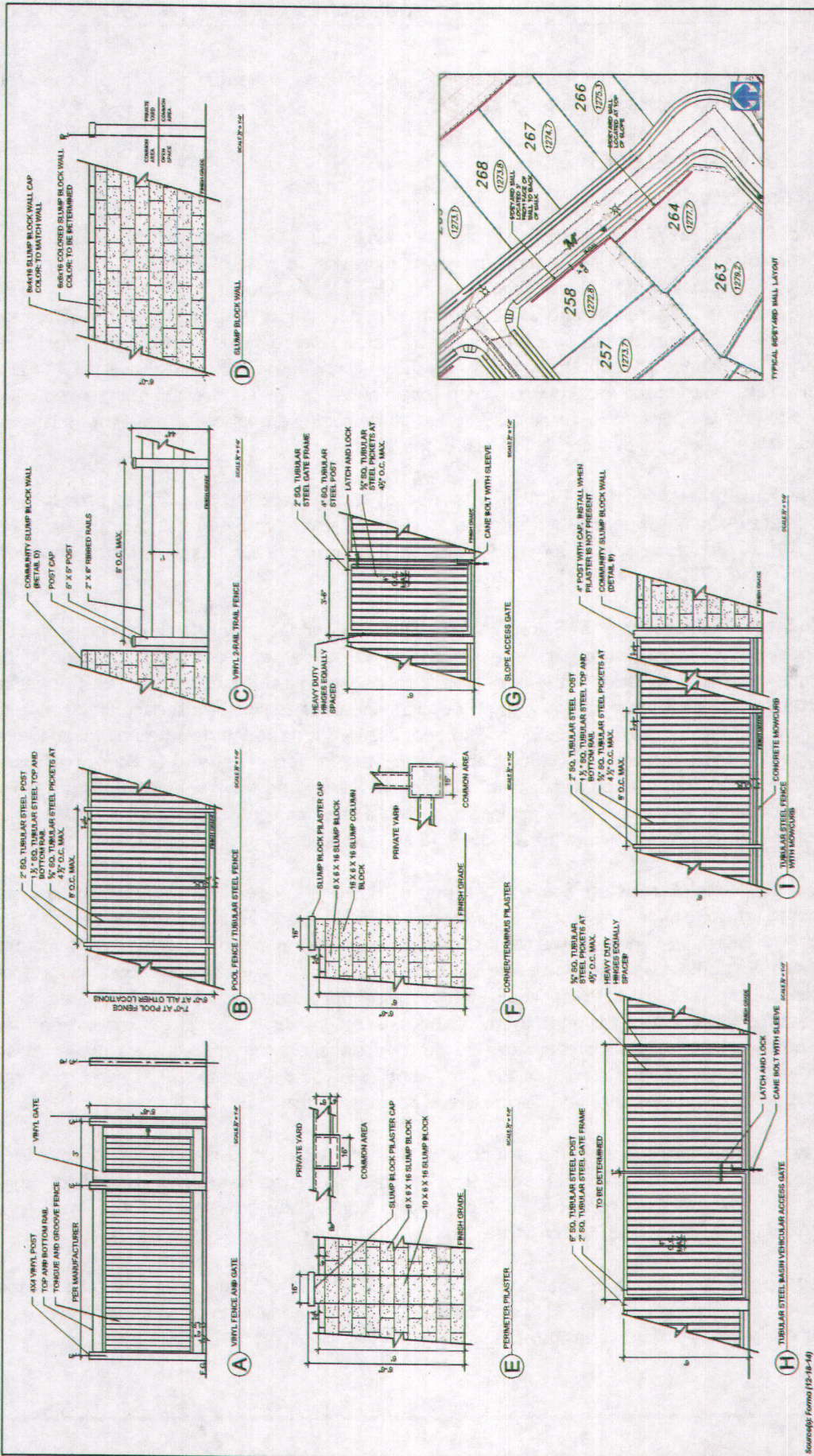


Figure 3-5

PRELIMINARY WALL AND FENCE DETAILS

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

3.1.3 Tentative Tract Map No. 36730

A. *Land Use Summary*

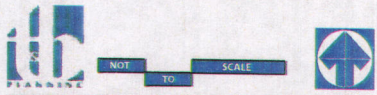
Tentative Tract Map No. 36730 (TTM 36730) is shown on Figure 3-6, *Tentative Tract Map No. 36730*. A summary of the lots proposed to be created through subdivision as part of TTM 36730 is presented below in Table 3-1, *Summary of Tentative Tract Map No. 36730*. As shown in Table 3-1, TTM 36730 would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

- **Single Family Residential.** TTM 36730 proposes to subdivide the property to provide a total of 272 single-family residential lots that would range in size from 5,400 s.f. to 27,015 s.f. Table 3-2, *TTM 36730 Residential Lot Summary*, provides a summary of the residential lots proposed as part of TTM 36730.
- **Park Site.** Approximately 2.18 acre of the TTM 36730 property in the central portion of the site is reserved for a future park site, which would consist of a pool; spa; pool deck; pool building; overhead structure in the pool area; a barbeque counter; picnic table; bench; overhead structure in the park area; tot lot with play equipment and a tot lot play surface (refer to Figure 3-7, *Park Site Preliminary Concept Plan*). The proposed park has been designed to meet Quimby Act requirements (3 acres per 1,000 persons) for the Project. Figure 3-8, *Park Locations and Distances* shows the location of parks in the Project vicinity and their respective distances from the Project site. Additionally, the Project proposes a regional recreational trail along McAllister and El Sobrante, which is in addition to the 2.18 acre park site.
- **Water Quality/Detention Basins.** A total of three (3) water quality/detention basins are proposed on-site. Lot 274 would encompass approximately 1.73 acres located north of the existing drainage in the southwestern corner of the site, and would treat runoff from the southern portions of the site located north of the existing drainage that traverses the southwest corner of the site. Lot 275 would encompass approximately 0.51 acre located in the southwestern portion of the site (south of the existing drainage), and would treat runoff from the southwestern portions of the site (i.e., runoff from the portion southwest of the existing drainage in the southwest corner of the site). Lot 276 would encompass 0.87 acres and would treat runoff from the eastern and northeastern portions of the site.
- **Sewage Lift Station.** A sewer lift station is proposed on a 0.17-acre lot located in the extreme northeast corner of the site. The sewage lift station is designed to collect sewage flows from the northern portions of the site and convey the flows via a force main to the proposed 36-inch proposed within Street 'A.'
- **Open Space.** A total of 14 open space lots (Lots 'C'-'L', 'N'-'Q') are proposed on 6.91 acres. Lots 'C' through 'L' and 'N' through 'Q' accommodate common landscape areas, manufactured slopes, and natural slopes.



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

Figure 3-6



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TENTATIVE TRACT MAP NO. 36730

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

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

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

Table 3-2 TTM 36730 Residential Lot Summary

60'x90' (5,400 SF)

LOTS 70-152

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

60'x105' (6,300 SF)

LOTS 1-69

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

65'x110' (7,150 SF)

LOTS 153-220

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

70'x140' (10,000 SF)

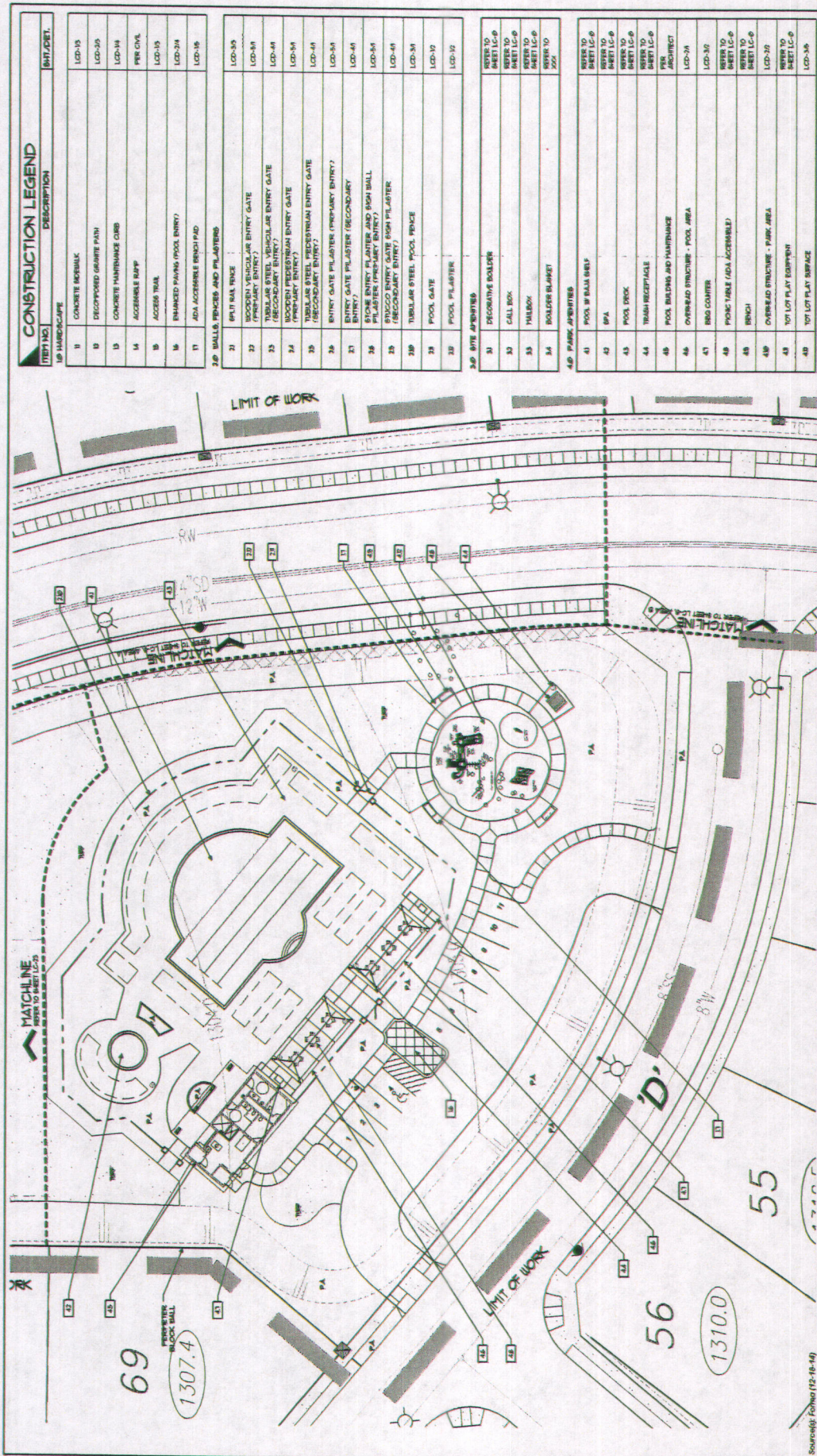
LOTS 221-272

NUMBER OF LOTS: 52
 MINIMUM LOT AREA: 10,000 SF
 ACTUAL MINIMUM LOT AREA: 10,150 SF
 MAXIMUM LOT AREA: 17,416 SF
 AVERAGE LOT AREA: 12,054 SF

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

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

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

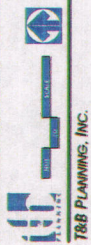


ITEM NO.	DESCRIPTION	INT./DET.
CONSTRUCTION LEGEND		
1P HARDSCAPE		
11	CONCRETE REGRAD	LCD-19
12	DECOUPLED GRANITE PATH	LCD-20
13	CONCRETE HANDRAIL CURB	LCD-21
14	ACCESSIBLE RAFF	PER CIVIL
15	ACCESSIBLE TRAIL	LCD-15
16	EMBEDDED PAVING POOL ENTRY?	LCD-24
17	ADA ACCESSIBLE BENCH PAD	LCD-18
2P BALLS, FRAMES, AND PILASTERS		
21	SPIT BALL POST	LCD-35
22	WOODEN VERTICAL ENTRY GATE	LCD-31
23	TUBULAR STEEL VERTICAL ENTRY GATE (SECONDARY ENTRY?)	LCD-41
24	WOODEN PEDESTRIAN ENTRY GATE	LCD-34
25	TUBULAR STEEL PEDESTRIAN ENTRY GATE (SECONDARY ENTRY?)	LCD-41
26	ENTRY GATE PILASTER (PRIMARY ENTRY?)	LCD-34
27	ENTRY GATE PILASTER (SECONDARY ENTRY?)	LCD-41
28	STONE ENTRY PLANTER AND BUSH WALL PILASTER (PRIMARY ENTRY?)	LCD-34
29	BRICK ENTRY GATE BUSH PILASTER (SECONDARY ENTRY?)	LCD-41
30	TUBULAR STEEL POOL FENCE	LCD-31
31	POOL GATE	LCD-10
32	POOL PILASTER	LCD-12
3P SITE APPOINTMENTS		
33	DECORATIVE BOLLARD	REFERS TO SHEET LC-P
34	CALL BOX	REFERS TO SHEET LC-P
35	TRAILBOX	REFERS TO SHEET LC-P
36	WHEELER BURNET	REFERS TO SHEET LC-P
4P PARK APPOINTMENTS		
41	POOL W/ BALL BENCH	REFERS TO SHEET LC-P
42	SPA	REFERS TO SHEET LC-P
43	POOL DECK	REFERS TO SHEET LC-P
44	TRASH RECEPTACLE	REFERS TO SHEET LC-P
45	POOL BUILDING AND MAINTENANCE	PER ARCHITECT
46	OVERHEAD STRUCTURE - POOL AREA	LCD-26
47	INFO KIOSK	LCD-32
48	PICNIC TABLE (ADA ACCESSIBLE)	REFERS TO SHEET LC-P
49	BENCH	REFERS TO SHEET LC-P
50	OVERHEAD STRUCTURE - PARK AREA	REFERS TO SHEET LC-P
51	TOP LOT PLAY SURFACE	REFERS TO SHEET LC-P

Figure 3-7

PARK SITE PRELIMINARY CONCEPT PLAN

Source: Schindler (12-16-14)



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- **MSHCP Riparian/Riverine Mitigation Area:** One 1.19-acre lot (Lot 'A') is proposed as a Riparian/Riverine Mitigation Area. Lot 'A' is proposed to accommodate the existing habitat in the southwestern portion of the site.
- **MSHCP Riparian/Riverine Avoidance and Mitigation Area:** Two (2) lots (Lot 'B' and 'M') are proposed on 7.14 acres to accommodate and avoid impacts to the existing habitat along the southwestern and northeastern portions of the site.
- **On-Site Public Roadways.** TTM 36730 proposes several public roadways on-site (Streets 'A' through 'Y'), and also would accommodate improvements to McAllister Street and El Sobrante Road. Streets 'A' through 'Y' would encompass approximately 24.21 acres of the site, proposed improvements to and dedications for McAllister Street would encompass 1.56 acres; and proposed improvements to and dedications for El Sobrante Road would encompass 3.83 acres. Section 3.1.3.B, *Proposed Circulation Improvements*, provides a more detailed description of roadway improvements planned as part of the Project.

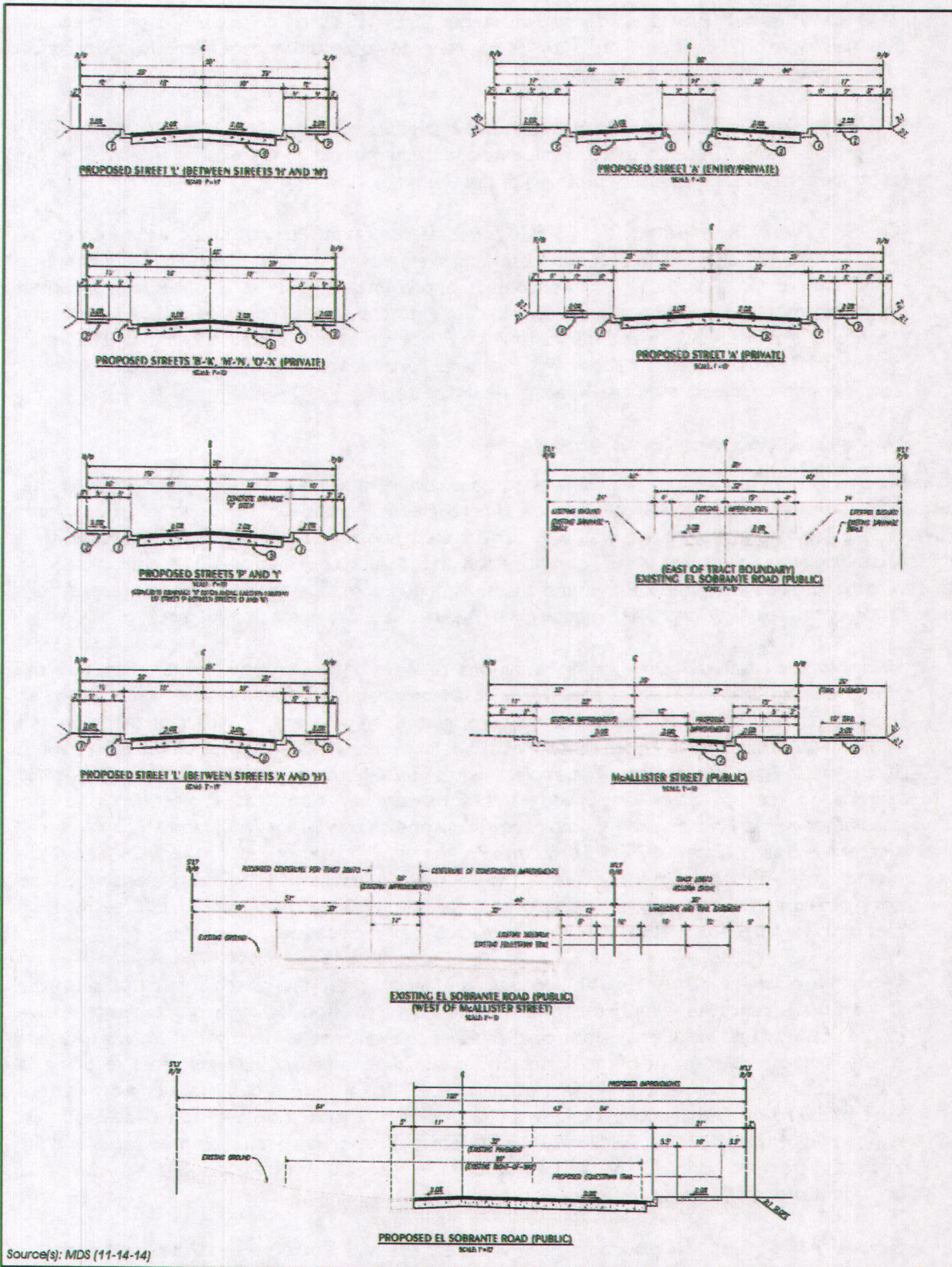
B. Proposed Circulation Improvements

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

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

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

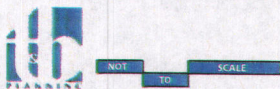
- **Street 'A'.** Street 'A' is planned as a private roadway and would serve as the primary access into the Project site. At its intersection with McAllister Street and El Sobrante Road, this roadway would be improved as a private collector roadway, with 40-feet of travel lanes, a 14-foot landscaped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



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

Figure 3-9

ROADWAY CROSS-SECTIONS



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

- **Street 'L'.** Street 'L' is planned as a north-south interior roadway providing primary access to the northeastern portion of the site. This roadway would be improved as a private local roadway with 36 feet of travel lanes and 10-foot landscaped parkways on each side. Between Street 'A' and Street 'H', 5-foot curb-separated sidewalks within a 10-foot landscaped parkway would be provided on both sides of the roadway. Northerly of Street 'H' a sidewalk only would be provided along the eastern edge of the roadway, while the western edge of the roadway would consist entirely of a 10-foot landscaped parkway with no sidewalk.
- **Streets 'B'-'K' and 'M'-'Y';** Streets 'B' through 'K' and 'M' through 'Y' are proposed on-site facilities that would be constructed as private local roadways. These roadways would be improved to provide 36 feet of travel lanes and ten foot parkways on each side. Streets 'P' and 'Y' would have a five-foot curb-separated sidewalk within a 10-foot landscaped parkway along the western edge of the roadway, while the eastern edge would consist entirely of a 10-foot landscaped parkway with no sidewalk that accommodates a 3-foot wide v-ditch. The remaining local streets would feature 5-foot curb-separated sidewalks along both sides of the roadway within 10-foot landscaped parkways.

C. *Proposed Drainage and Water Quality Improvements*

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

Off-Site Drainage and Water Quality Improvements

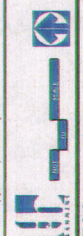
As shown on Figure 3-12, *Off-Site Detention Basin*, the Project proposes to construct an approximate 7.7-acre Off-Site Basin abutting the southern edge of El Sobrante Road. This basin has been designed to reduce peak runoff flows from approximately 197.9 acres of the approximately 315 acres of off-site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

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

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



Source: MDS (12-15-14)



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Figure 3-10

PROPOSED OFF-SITE HYDROLOGY MAP

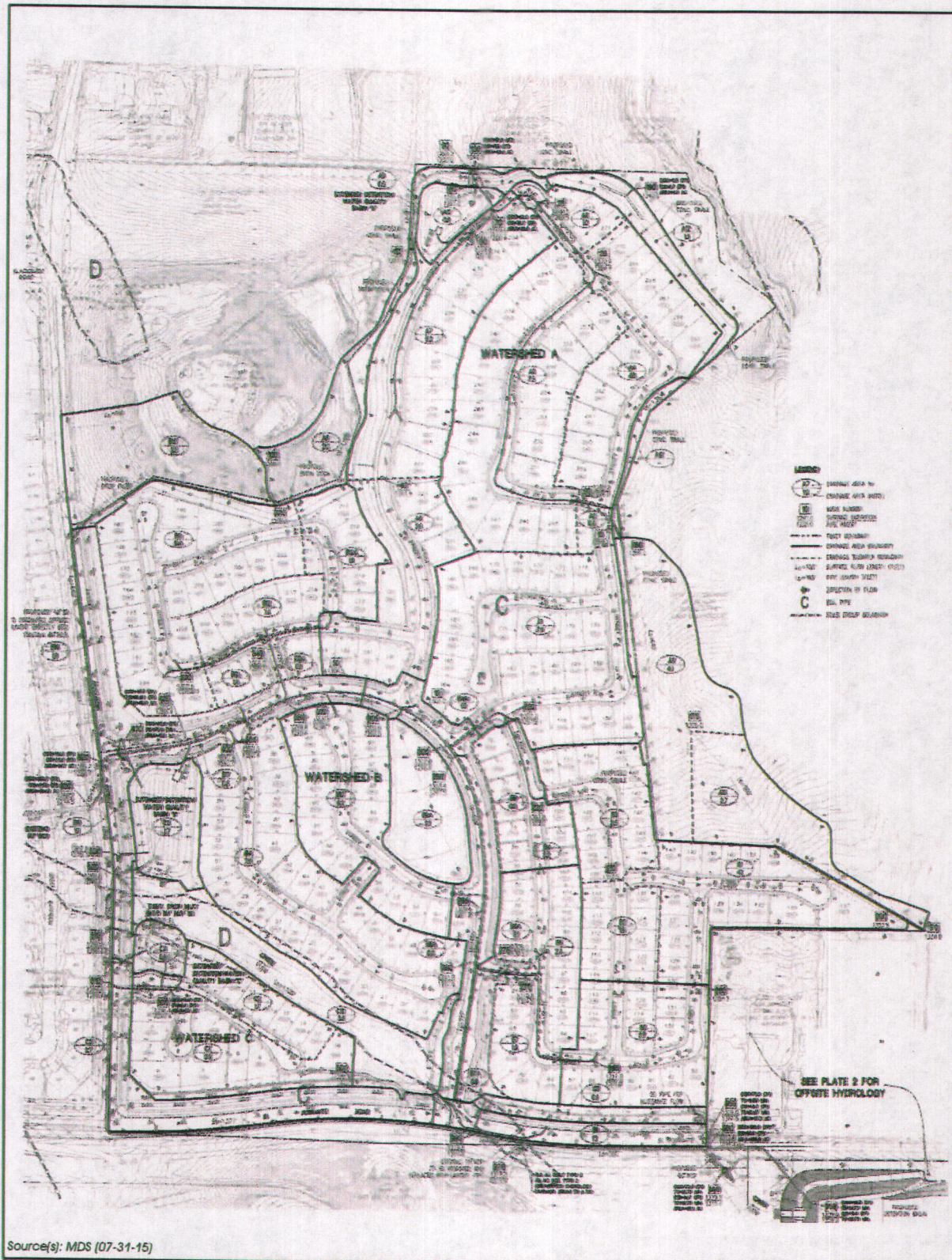


Figure 3-11

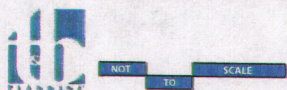




Figure 3-12

