

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



ITEM
3.41
(ID # 3040)

MEETING DATE:

Tuesday, December 6, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: RESOLUTION NO. 2016-239 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND CYCLE OF GENERAL PLAN AMENDMENTS FOR 2016 (General Plan Amendment Nos. 1127, 1164, and 1168), RESOLUTION NO. 2016-113 adopting Amendment No. 1 to Specific Plan No. 336, ORDINANCE NO. 348.4839 associated with Specific Plan No. 336 Amendment No. 1, and ORDINANCE NO. 348.4838, DISTRICTS 1 and 4: Deposit Based Funds 100% (GPA Nos. 1127 and 1164), [\$8,638 total cost- 81% NCC, 19% DBF] (GPA No. 1168).

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2016-239 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 1127, 1164, and 1168; and,

ADOPT RESOLUTION NO. 2016-113 adopting Amendment No.1 to Specific Plan No. 336 (Movida Desert Dunes) consistent with the Board's action on June 7, 2016; and,

ACTION: Policy

Juan O. Hernandez, Director of Transportation & Land Management 11/22/2016

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4838 and Ordinance 348.4839 are adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: Benoit
Date: December 6, 2016
xc: Planning, Building and Safety

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

3.41

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ADOPT ORDINANCE NO. 348.4839 for Change of Zone No. 7899 amending the zoning classification for the project site to Specific Plan as shown on Map No. 58.095 and amending the zoning ordinance for Specific Plan No. 336; and,

ADOPT ORDINANCE NO. 348.4838 amending the zoning in the Good Hope Area shown on Map No. 2.2396 Change of Zone No. 7904 attached hereto.

BACKGROUND:

Summary

The County has the ability to process four cycle updates to its General Plan annually. The General Plan Amendments comprising the Second Cycle of General Plan Amendments for 2016 were considered by the Board of Supervisors in public hearings, which are listed below. GPA Nos. 1127 and 1164 are Entitlement/Policy Amendments, and GPA No. 1168 is a Technical Amendment.

INDIVIDUAL AMENDMENTS:

General Plan Amendment No. 1127 (Entitlement/Policy Amendment): A General Plan Amendment to change a portion of the project site's General Plan Land Use Designation from Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 DU/AC), on one parcel, totaling 12.9 gross acres, located within the First Supervisorial District, the Lake Mathews/Woodcrest Area Plan, the Lake Mathews Zoning Area, and is north of El Sobrante Road, east of McAllister Street. Planning Commission hearing: March 2, 2016 – Agenda Item 4.2 and Board of Supervisors hearing: May 24, 2016 – Agenda Item 16-1.

General Plan Amendment No. 1164 (Entitlement/Policy Amendment): A General Plan Amendment to change the Land Use Designations of Open Space: Recreation (OS:R) and Community Development: Medium Density Residential (CD:MDR) to establish the Land Use Designations of Community Development: Commercial Tourist (CD:CT), Medium High Density Residential (CD:MHDR), Rural: Rural Desert (R:RD), and Open Space: Recreation (OS:R), as reflected on the associated Specific Plan Land Use Plan, on five parcels, totaling 649.66 gross acres, located within the Fourth Supervisorial District, the Western Coachella Valley Area Plan, the Pass and Desert Zoning Area, and is north of 20th Avenue, south of 18th Avenue, east of Palm Drive, and west of Bubbling Wells Road. The project site also includes 25 acres south of 20th Avenue for the purpose of providing flood control and habitat areas. This application was processed as a Fast Track and went to the Board of Supervisors hearing: June 7, 2016 – Agenda Item 16-1.

General Plan Amendment No. 1168 (Technical Amendment): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), on two parcels, totaling 4.81 gross

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acres, located within the First Supervisorial District, the Mead Valley Area Plan, the Good Hope Zoning Area, and is north of Ethanac Road, west of Highway 74. Planning Commission hearing: June 1, 2016 – Agenda Item 4.3 and Board of Supervisors hearing: August 23, 2016 – Agenda Item 16-1.

Ordinance No. 348.4838 is associated with General Plan Amendment No. 1168 and Change of Zone No. 7904, which were tentatively approved by the Board of Supervisors on August 23, 2016. The opportunity for public review and comment was provided during the public hearing on the change of zone.

Pursuant to Article IV, Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. The adoption of Ordinance No. 348.4838 will finalize the Board's tentative approval of Change of Zone No. 7904 and formally change the project site's zoning classification from Rural-Residential to Manufacturing-Service Commercial consistent with the Board's action on August 23rd.

Resolution No. 2016-113 and Ordinance No. 348.4839 are associated with Specific Plan No. 336 Amendment No.1 which was considered by the Board of Supervisors on June 7, 2016. Resolution No. 2016-113 adopts Amendment No. 1 to Specific Plan No. 336 consistent with the Board's tentative action on June 7th. Ordinance No. 348.4839 will formally change the project site's zoning classification to Specific Plan and update the zoning ordinance for Specific Plan No. 336 consistent with revisions made by Amendment No.1

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 8,638	\$ 0	\$ 8,638	\$ N/A
NET COUNTY COST	\$ 7,000	\$ 0	\$ 7,000	\$ N/A
SOURCE OF FUNDS: Deposit Based Fees and General Funds			Budget Adjustment: No	
			For Fiscal Year: 15/16	

C.E.O. RECOMMENDATION: Approve

Impact on Citizens and Businesses

These projects have been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission and Board of Supervisors on the dates specified for each item listed above.

SUPPLEMENTAL:

Additional Fiscal Information

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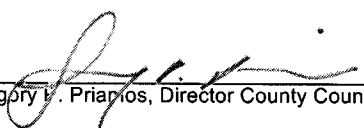
Total cost to the County is \$8,638, of that \$1,638 is DBF and \$7,000 is NCC. The department's general fund allocation paid for the NCC component. No additional general fund is requested.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Resolution No. 2016-239
- B. Resolution No. 2016-113
- C. Ordinance No. 348.4839
- D. Ordinance No. 348.4838



Gregory V. Priapio, Director County Counsel 11/22/2016

**RESOLUTION NO. 2016-239
AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN
(Second Cycle General Plan Amendments for 2016)**

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., notice was given and public hearings were held before the Riverside County Board of Supervisors and the Riverside County Planning Commission in Riverside, California to consider proposed amendments to the Mead Valley Area Plan, Lake Matthews/Woodcrest Area Plan, and the Western Coachella Valley Area Plan of the Riverside County General Plan; and,

WHEREAS, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied; and,

WHEREAS, the proposed general plan amendments were discussed fully with testimony and documentation presented by the public and affected government agencies; and,

WHEREAS, the proposed general plan amendments are hereby declared to be severable and if any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed amendments shall not be affected thereby; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on December 6, 2016 that:

- A. General Plan Amendment No. 1127** is an Entitlement/Policy Amendment that proposes to change a portion of the project site's General Plan land use designation from Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre), on one parcel, totaling 12.9 acres, located within the First Supervisorial District, the Lake Mathews/Woodcrest Area Plan, the Lake Mathews Zoning Area, and north of El Sobrante Road and east of McAllister Street, as shown on Exhibit 6 titled, "CZ07844 GPA01127 TR36730 PROPOSED GENERAL PLAN," a copy of which is attached hereto and incorporated herein by reference. General Plan Amendment No. 1127 is associated with

FORWARDED TO COUNTY COUNSEL
BY: *Leila J. Moshref-Danesh* 11.21.16
LEILA J. MOSHREF-DANESH DATE

1 Change of Zone No. 7844, Tentative Tract Map No. 36730, and Environmental Assessment
2 No. 42710, which were considered concurrently with this amendment at the public hearings
3 before the Planning Commission and the Board of Supervisors. The Planning Commission
4 recommended to the Board of Supervisors approval of General Plan Amendment No. 1127
5 on March 2, 2016, approving Resolution No. 2016-006. The Board of Supervisors tentatively
6 approved General Plan Amendment No. 1127 on May 24, 2016.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
8 this matter, both written and oral, including Environmental Assessment No. 42710, that:

- 9 1. The site is located in the Lake Mathews/Woodcrest Area Plan.
- 10 2. The Lake Mathews/Woodcrest Area Plan Land Use Map establishes the extent,
11 intensity, and location of land uses within the Lake Mathews/Woodcrest area.
- 12 3. The project site has an existing General Plan land use designation of Community
13 Development: Commercial Retail (CD:CR) (0.20–0.35 Floor Area Ratio).
- 14 4. General Plan Amendment No. 1127 will result in changing the project site's land use
15 designation from Community Development: Commercial Retail (CD:CR) (0.20-0.35
16 Floor Area Ratio) to Community Development: Medium Density Residential
17 (CD:MDR) (2-5 Dwelling Units per Acre), as shown on the Exhibit 6 titled, CZ07844
18 GPA01127 TR36730 Proposed General Plan," a copy of which is attached hereto
19 and incorporated herein by reference.
- 20 5. The project site is surrounded by properties having a General Plan land use
21 designation of Estate Density Residential (EDR) (2 Acre Minimum) to the north,
22 Low Density Residential (LDR) (1/2 Acre Minimum) to the north and east, Public
23 Facilities (PF) to the south, and Medium Density Residential (MDR) (2-5 Dwelling
24 Units Per Acre) to the west.
- 25 6. The project site has an existing zoning classification of Light Agriculture – 10 Acre
26 Minimum (A-1-10).
- 27 7. The project site is surrounded by properties having a zoning classification of Light
28 Agriculture – 10 Acre Minimum (A-1-10) to the north, Light Agriculture – 10 Acre

1 Minimum (A-1-10) to the east, Watercourse, Watershed & Conservation Areas (W-
2 1) the south, and One family Dwellings (R-1) and Specific Plan (SP) to the west.

3 8. The project site is surrounded by single family residential, agriculture and vacant
4 land to the north, vacant land and agricultural uses to the east, vacant land and Lake
5 Matthews to the south, single family residential to the west.

6 9. General Plan Amendment No. 1127 does not conflict with the Riverside County
7 Vision Statement, which provides in part, "Riverside County is a family of special
8 communities in a remarkable environmental setting." The proposed project would
9 result in a land use designation that is consistent with existing residential
10 development in the immediate vicinity of the site, representing a logical continuation
11 of land use in the area, and helping maintain and enhance the area's primarily
12 residential identity by providing additional housing options. Lands located to the
13 north, east, and west of the project site are designated "Medium Density Residential"
14 and land located to the east is developed with single family homes. The proposed
15 Medium Density Residential land use designation will also minimize potential land
16 use conflicts and compatibility issues that would result from development of the site
17 according to the existing General Plan Commercial Retail designation.

18 10. General Plan Amendment No. 1127 will not change or conflict with any principle set
19 forth in General Plan Appendix B. Specifically, this General Plan Amendment is
20 consistent with the following principle:

- 21 a. Principle IV.A.1, to foster variety and choice in community development,
22 particularly in the choice and opportunity for housing in various styles, of
23 various densities, of wide range of prices and accommodating a range of life
24 styles in equally diverse community settings, emphasizing compact and
25 higher density choices. The proposed General Plan Amendment meets this
26 General Plan principle by encouraging a wide range of housing opportunities
27 for residents in a wider range of economic circumstances within the El
28 Sobrante Policy Area.

1
2 11. General Plan Amendment No. 1127 will contribute to achieving the General Plan
3 purposes in the following ways:

4 a. Policy LU 3.1(b) of the General Plan Land Use element provides, "Assist in
5 and promote the development of infill and underutilized parcels which are
6 located in the Community Development areas, as identified on the General
7 Plan Land Use Map." This General Plan Amendment will result in changing
8 the project site from a Commercial Land Use Designation to a more
9 appropriate and compatible residential designation within the Community
10 Development General Plan Foundation category. As a result, this
11 Amendment will further the General Plan's goals though enabling infill
12 residential development.

13 b. Policy LU 2.1(e) of the General Plan Land Use element provides,
14 "Concentrate growth near or within existing urban and suburban areas to
15 maintain the rural and open space character of Riverside County to the
16 greatest extent possible." Changing the project site's land use to Medium
17 Density Residential (2-5 Dwelling Units Per Acre) will result in a consistent
18 and logical extension of the existing Medium Density Residential tract to the
19 west.

20 12. General Plan Amendment No. 1127 will not change or conflict with any Foundation
21 Component designation because the current Foundation Component is Community
22 Development, and the new Foundation Component will also be Community
23 Development. The proposed project will not require a change in the Foundation
24 Component.

25 13. General Plan Amendment No. 1127 has been reviewed in conjunction with each of
26 the Riverside County General Plan Elements, including Vision, Land Use,
27 Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality,
28 Healthy Communities, and Administration, and it has been determined that this

1 project is in conformance with the policies and objectives of each Element. As a
2 result, this project will not create an internal inconsistency among any of the General
3 Plan Elements.

4 14. New conditions or special circumstances were disclosed during the review process
5 that were not anticipated in preparing the General Plan and subsequently justify
6 modifying the General Plan. Although the intent of the existing designation of
7 Community Development: Commercial Retail (CD:CR) was to provide a site to
8 potentially attract commercial development to this fringe suburban and rural area,
9 retail development has yet to be pursued on the site since the preparation of the
10 Riverside County General Plan in 2008. In the past, commercial development in this
11 location and at this size of 12.9 acres may have had more potential. However, given
12 the site's location on the fringe of suburban development and its relatively small size
13 to develop a commercial shopping center, the site is not as attractive or viable for a
14 commercial development to serve the existing and planned residents for the area. As
15 a result, commercial development in this area is not viable and a land use change to
16 residential is justified.

17 15. The project site is located within the El Sobrante Policy Area of the Lake Mathews-
18 Woodcrest Area Plan. The purpose of this policy area is to preserve the generally
19 rural character of lands located north of El Sobrante Road and east of McAllister
20 Street. The proposed project complies with the El Sobrante Policy Area, specifically
21 the limitation on dwelling unit counts within the policy area, density limits within
22 Medium Density Residential, and clustering provisions. The El Sobrante Policy Area
23 contains a sufficient number of available remaining dwelling units, to enable the site
24 to be developed at a Medium Density Residential range.

25 a. The El Sobrante Policy Area limits additional residential development to
26 1,500 dwelling units. The proposed accompanying Tentative Tract Map
27 includes 272 residential lots. Two separate Tentative Tract Maps (36390 and
28 36475), not affiliated with this project, propose collectively a total of 786

1 residential dwelling units above those dwelling units already existing or
2 entitled to when the policy was created in 2003. Therefore, the proposed
3 accompanying Tentative Tract Map would not exceed the dwelling unit
4 threshold for the policy area.

5 b. The El Sobrante Policy Area limits density within Medium Density
6 Residential areas to no more than 3.0 dwelling units per acre. The proposed
7 Tentative Tract Map includes approximately 228 dwelling units within the
8 approximately 78.9 acre Medium Density Residential area for a density of
9 2.89 dwelling units per acre, which is consistent with the Policy area
10 requirement.

11 c. The El Sobrante Policy Area encourages clustering of dwelling units to avoid
12 development of areas constrained by physical features or sensitive resources.
13 Clustering is specifically encouraged within Low Density Residential Areas
14 rather than Very Low Density Residential or Estate Density Residential
15 Areas, although it does not prohibit clustering in Very Low Density
16 Residential or Estate Density Residential Areas. The proposed
17 accompanying Tentative Tract Map clusters development within the Low
18 Density Residential and Estate Density Residential portion of the site to avoid
19 the drainage area located in the northeastern and southwestern portions of the
20 project site. Where clustering is allowed, lots shall have a minimum pad size
21 of 8,000 square feet. Clustering would technically not occur within the
22 Medium Density Residential portion since there are no stated minimum lot
23 sizes for this designation and development within this area would comply
24 with the applicable density criteria. Lots within the Low Density Residential
25 and Estate Density Residential areas where clustering would occur have a
26 minimum lot size of 10,150 square feet and a minimum pad size of 10,000
27 square feet, thereby meeting the clustering provisions.
28

1 16. General Plan Amendment No. 1127 will not be detrimental to the public health,
2 safety, or welfare, because the public's health, safety and general welfare will be
3 protected through project design, as well as with the incorporated conditions of
4 approval and mitigation measures.

5 17. The findings of the Initial Study performed pursuant to Environmental Assessment
6 No. 42710, a copy of which is attached hereto, are incorporated herein by reference.
7 The Initial Study resulted in the preparation of a Mitigated Negative Declaration of
8 environmental effects and a determination that this General Plan Amendment would
9 not have a significant negative effect on the environment.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
11 Negative Declaration for Environmental Assessment No. 42710 and **ADOPTS** General Plan Amendment
12 No. 1127, as described herein and as shown on Exhibit 6 titled, "CZ07844 GPA01127 TR36730 Proposed
13 General Plan."

14 **B. General Plan Amendment No. 1164** is an Entitlement/Policy Amendment that proposes to
15 change the Land Use Designations from Open Space: Recreation (OS:R) to Open Space:
16 Recreation (OS:R), as reflected on the Specific Plan Land Use Plan, on five parcels, totaling
17 649.66 gross acres. This change is needed to add the existing Desert Dunes Golf Course,
18 which has a Land Use Designation of Open Space: Recreation (OS:R), to the Movida Desert
19 Dunes Specific Plan. The project site is generally located within the Fourth Supervisorial
20 District, the Western Coachella Valley Area Plan, the Pass and Desert Zoning Area, and is
21 specifically located north of 20th Avenue, south of 18th Avenue, east of Palm Drive, and west
22 of Bubbling Wells Road.

23 The project also includes 25 acres south of 20th Avenue for flood control and habitat
24 areas, as reflected on the Specific Plan Land Use Plan. General Plan Amendment No. 1164
25 is associated with Change of Zone No. 7899, Specific Plan No. 336A1, Fast Track No. 2014-
26 08, and Environmental Impact Report No. 455 Addendum No. 3, which were considered
27 concurrently with this amendment at the public hearings by the Board of Supervisors and
28 tentatively approved on June 7, 2016.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
2 this matter, both written and oral, including Environmental Impact Report No. 455 Addendum No. 3, that:

- 3 1. The site is located in the Western Coachella Valley Area Plan.
- 4 2. The Western Coachella Valley Area Plan Land Use Map establishes the extent,
5 intensity, and location of land uses within the Western Coachella Valley area.
- 6 3. The project site has an existing General Plan Land Use Designation of Open Space:
7 Recreation (OS:R).
- 8 4. General Plan Amendment No. 1164 will result in changing the project site's Land
9 Use Designation to Open Space: Recreation (OS:R) as reflected on the Specific Plan
10 Land Use Plan.
- 11 5. The project site is surrounded by properties having a General Plan Land Use of
12 Community Development: Medium Density Residential (CD:MDR) and Rural
13 Residential to the east, Rural: Rural Desert (R:RD) and Rural Residential to the
14 south and Rural Residential (R:RR) to the north and west.
- 15 6. The project site has an existing zoning classification of Controlled Development
16 Areas (W-2) and Specific Plan (SP).
- 17 7. The project site is surrounded by properties having a zoning classification of
18 Controlled Development Areas (W-2) and City of Desert Hot Springs to the north,
19 One-Family Dwellings (R-1) and W-2 to the east, W-2 to the south, and the City of
20 Desert Hot Springs to the west.
- 21 8. The project site is surrounded by single-family residential to the east, single-family
22 homes and vacant land to the north, vacant land to the west, single-family residential
23 and vacant land to the south.
- 24 9. General Plan Amendment No. 1164 does not conflict with the Riverside County
25 Vision Statement, which provides, in part, "Riverside County is a family of special
26 communities in a remarkable environmental setting." Changing the site's General
27 Plan Land Use Designation to Open Space: Recreation (OS:R) as reflected on the
28 Specific Plan Land Use Plan will create a more compatible land use designation with

1 the existing Specific Plan, and will support future developments in the area by
2 allowing for a wider range of compatible uses while allowing for appreciation of the
3 environmental setting via the maintenance of open space. Furthermore, this change
4 will create additional cohesiveness between the resort, the golf course, and
5 surrounding residences in alignment with the goals of an enhanced, seamless
6 experience to users of both the golf course and resort, as well as residents, as
7 discussed in the Specific Plan.

8 10. General Plan Amendment No. 1164 will not change or conflict with any principle set
9 forth in General Plan Appendix B. Specifically, this General Plan Amendment is
10 consistent with the following principle:

11 a. Principle IV.B.2, a further aspect of community character and identity is the
12 natural topography and unique landforms that must be respected in the pattern
13 of development. Each community or cluster of communities should have
14 distinct edges, parks and open space connections. The project site includes
15 natural drainage areas, including a golf course that has been designed as a
16 dual purpose use for recreation and drainage. Additionally, the area includes
17 a variety of multipurpose trails connecting the golf course and residential area
18 throughout the site to incorporate the natural topography and provide open
19 space connections between communities.

20 11. General Plan Amendment No. 1164 will contribute to achieving the General Plan
21 purpose in the following ways:

22 a. Policy LU 2.1(e) of the General Plan Land Use Element provides,
23 "Concentrate growth near or within existing urban and suburban areas to
24 maintain the rural and open space character of Riverside County to the
25 greatest extent possible." Changing the project site's land use designation to
26 Open Space: Recreation (OS:R) as reflected on the Specific Plan Land Use
27 Plan will result in establishing additional open space area around an existing
28

1 residential area. Residential areas will be connected by multi-use trails to
2 further maintain the open space character.

- 3 b. Policy OS3.5 of the General Plan Multipurpose Open Space Element states,
4 “Integrate water runoff management within planned infrastructure and
5 facilities such as parks, street medians and public landscaped areas, parking
6 lots, streets, etc. where feasible.” The golf course itself was created to serve
7 two functions; namely, a recreational amenity and a drainage channel, taking
8 into consideration of the area’s existing watershed drainage system.

9 12. General Plan Amendment No. 1164 will not change or conflict with any Foundation
10 Component designation because the current Foundation Component is Open Space,
11 and the new Foundation Component will also be Open Space. The proposed project
12 will not require a change in the Foundation Component.

13 13. General Plan Amendment No. 1164 has been reviewed in conjunction with each of
14 the Riverside County General Plan Elements, including Vision, Land Use,
15 Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality,
16 Healthy Communities, and Administration, and it has been determined that this
17 project is in conformance with the policies and objectives of each Element. As a
18 result, this project will not create an internal inconsistency among any of the General
19 Plan Elements.

20 14. New conditions or special circumstances were disclosed during the review process
21 that were not anticipated in preparing the General Plan and subsequently justify
22 modifying the General Plan. Challenges have arisen with regard to the administration
23 of the Specific Plan because the golf course property was treated as a separate
24 entitlement, and was thus not included in the Specific Plan. The golf course property
25 and surrounding residential/resort areas have thus far been treated as a single project
26 for practical use purposes, but are administered by the General Plan and the Specific
27 Plan, respectively. This has created confusion regarding the limits of the Specific
28

1 Plan. Adding the golf course property to the Specific Plan will allow the entire
2 project to be administered by one plan and one zoning ordinance, resulting in a more
3 cohesive community and offering an enhanced, seamless experience to users of both
4 the golf course and the resort.

5 15. Based on the above, General Plan Amendment No. 1164 will not be detrimental to
6 the public health, safety, or welfare.

7 16. This project was analyzed under the third Addendum to EIR No. 455 for the Specific
8 Plan No. 336, which fully addressed the project's potential environmental impact.
9 The project complies with Section 15164 of the State CEQA Guidelines, which
10 provides that it is appropriate to prepare an Addendum to the EIR when only minor
11 technical additions or changes to an EIR are required. No new additional impacts
12 beyond what was previously analyzed will result from this General Plan Amendment.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CONSIDERED** the
14 Addendum No. 3 to certified Environmental Impact Report No. 455 and that it **ADOPTS** General Plan
15 Amendments No. 1164 as described herein and shown on Exhibit 6 titled "CZ07899 GPA01164
16 SP00336A1 Proposed General Plan" attached.

17 C. **General Plan Amendment No. 1168** is a Technical Amendment that proposes to change
18 the project site's General Plan Land Use Designation from Rural: Rural Residential (R:RR)
19 to Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) on two parcels,
20 totaling 4.81-acres, located within the First Supervisorial District, the Mead Valley Area
21 Plan, the Good Hope Zoning Area, located north of Ethanac Road and west of Highway 74,
22 as shown on Exhibit 6 titled, "CZ07904 GPA01168 Proposed General Plan," a copy of which
23 is attached hereto and incorporated herein by reference. General Plan Amendment No. 1168
24 is associated with Change of Zone No. 7904, and Environmental Assessment No. 42886,
25 which were considered concurrently with this amendment at the public hearings before the
26 Planning Commission and the Board of Supervisors. The Planning Commission
27 recommended to the Board of Supervisors approval of General Plan Amendment No. 1168
28

1 on June 1, 2016, approving Resolution No. 2016-007. The Board of Supervisors tentatively
2 approved General Plan Amendment No. 1168 on August 23, 2016.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
4 this matter, both written and oral, including Environmental Assessment No. 42886, that:

- 5 1. The site is located in the Mead Valley Area Plan.
- 6 2. The Mead Valley Area Plan Land Use Map establishes the extent, intensity, and
7 location of land uses within the Mead Valley area.
- 8 3. The project site has an existing General Plan Land Use Designation of Rural: Rural
9 Residential (R:RR).
- 10 4. General Plan Amendment No. 1168 will result in changing the project site's Land
11 Use Designation to Community Development: Light Industrial (CD:LI) (0.25–0.60
12 FAR), as shown on the Exhibit 6 titled, CZ07904 GPA01168 Proposed General
13 Plan," a copy of which is attached hereto and incorporated herein by reference.
- 14 5. The project site is surrounded by properties having a General Plan Land Use of Rural:
15 Rural Residential (R:RR) to north, west and east; and Rural Community: Very Low
16 Density Residential (RC:VLDR) to the south.
- 17 6. The project site has an existing zoning classification of Rural Residential (RR) and
18 Manufacturing-Service Commercial (M-SC).
- 19 7. The project site is surrounded by properties having a zoning classification Rural
20 Residential (R-R) to the north, south, east, and west.
- 21 8. The project site is surrounded by single family residential and light industrial uses.
- 22 9. General Plan No. 1168 is considered a Technical General Plan Amendment, which
23 involves changes to the General Plan of a technical nature, including technical
24 corrections discovered in the process of implementing the General Plan.
25 Documentable errors in the General Plan may include corrections to statistics,
26 mapping error corrections, changes in spheres of influence and city boundaries,
27 changes in unincorporated communities, editorial clarifications, or changes in
28 appendix information. This Technical Amendment involves a correction to the

1 project site's General Plan Foundation Component and General Plan Land Use
2 Designation and is needed to correct an error that resulted in inconsistent land use
3 and zoning across a single parcel, in conflict with the original intent, which was to
4 have the zoning consistent across the entire property.

5 10. In order to be an approved Technical Amendment, the Administration Element of
6 the Riverside County General Plan and Article II Section 2.4(f)(1) of Ordinance No.
7 348, both provide, in pertinent part, that the proposed amendment would not change
8 any policy direction or intent of the General Plan, and an error or omission needs to
9 be corrected.

10 11. General Plan Amendment No. 1168 does not change any policy direction or intent
11 of the General Plan. The Mead Valley Area Plan (MVAP) Policy 4.1 provides,
12 "Existing commercial and industrial uses may be relocated to any location within the
13 Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the
14 Rural Village Land Use Overlay, as necessary in conjunction with the widening of
15 State Highway Route 74." The site's existing manufacturing business was relocated
16 from 24790 Highway 74, Perris, CA. 92570 to the current location at 21638 Ethanac
17 Road, Perris, CA 92570 due to the Highway 74 Expansion. It was originally intended
18 that both parcels associated with the relocated project site were to go through a
19 General Plan Amendment and accompanying Change of Zone, in order to
20 accommodate the relocated manufacturing use. During the original entitlement
21 process, however, only the northern parcel was changed to an industrial zoning
22 classification and the General Plan Amendment was not completed. Consistent with
23 MVAP Policy 4.1, this County initiated General Plan Amendment will result in a
24 technical land use correction to finalize the land use changes to both parcels.

25 12. General Plan Amendment No. 1168 corrects an error or omission in the General Plan.
26 The County of Riverside worked with the Regional Transportation Commission and
27 CalTrans to widen a portion of State Highway Route 74, extending from the City of
28 Perris to the City of Lake Elsinore. In conjunction with the widening, it was

1 necessary to relocate certain commercial and industrial uses that were impacted by
2 the widening due to additional right-of-way acquisition. The project site contains a
3 manufacturing business that was relocated from a site approximately 1.5 miles away
4 to the north. As stated above, Mead Valley Area Plan (MVAP) Policy 4.1 provides
5 for and encourages the relocation of existing businesses that are affected by the
6 widening. The manufacturing business was relocated in conformance with this
7 policy. However, the site's General Plan land use designation and zoning
8 classification for the subject property were not changed entirely, as originally
9 intended, when the property was transferred to the business owner. This General Plan
10 Amendment is a technical correction which will result in a change to both parcel's
11 General Plan Foundation Components and General Plan Land Use Designations to
12 Community Development: Light Industrial. Additionally, the Light Industrial
13 General Plan Land Use Designation allows for a wide variety of industrial and related
14 uses including, "assembly and light manufacturing, repair and other service facilities,
15 warehousing, distribution centers, and supporting retail uses." Since both the
16 proposed General Plan land use designation and zoning classification allow for
17 manufacturing uses, the land use designation, zoning classification and uses will be
18 consistent with each other upon this change.

- 19 13. General Plan Amendment No. 1168 has been reviewed in conjunction with each of
20 the Riverside County General Plan Elements, including Vision, Land Use,
21 Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality,
22 Healthy Communities, and Administration, and it has been determined that this
23 project is in conformance with the policies and objectives of each Element. As a
24 result, this project will not create an internal inconsistency among any of the General
25 Plan Elements.
- 26 14. Based on the above, General Plan Amendment No. 1168 will not be detrimental to
27 the public health, safety, or welfare.
28

1 15. The findings of the Initial Study performed pursuant to Environmental Assessment
2 No. 42886, a copy of which is attached hereto, are incorporated herein by reference.
3 The Initial Study resulted in preparation of a Negative Declaration of environmental
4 effects and a determination that this General Plan Amendment would not have a
5 significant negative effect on the environment.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
7 Declaration for Environmental Assessment No. 42886 and **ADOPTS** General Plan Amendment No. 1168,
8 as described herein and as shown on Exhibit 6 titled, "CZ07904 GPA01168 Proposed General Plan."

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
10 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
11 Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

12
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14
15 ROLL CALL:

16 Ayes: Jeffries, Tavaglione, Washington and Ashley
17 Nays: None
18 Absent: Benoit

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

21 KECIA HARPER-IHEM, Clerk of said Board

22 By  _____

23 Deputy

RESOLUTION NO. 2016-113
ADOPTING
AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 336
(MOVIDA DESERT DUNES)

WHEREAS, pursuant to the provisions of Government Code Section 65450 et seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on June 6, 2016 to consider Amendment No. 1 to Specific Plan No. 336 (Movida Desert Dunes); and,

WHEREAS, a public hearing before the Planning Commission was not required because Amendment No. 1 to Specific Plan No. 336 was granted Fast Track Status (FTA No. 2014-08) by the Economic Development Agency (EDA) on December 18, 2014 pursuant to Board Policy A-32 which allows the project to go directly to the Board of Supervisors; and,

WHEREAS, the Board of Supervisors closed the June 6, 2016 public hearing and tentatively approved Specific Plan No. 336, Amendment No.1; and,

WHEREAS, all the provisions of the California Environmental Quality Act ("CEQA") and the Riverside County CEQA implementing procedures have been satisfied and Addendum No. 3 ("Addendum No. 3") to Environmental Impact Report No. 455 ("EIR No. 455"), which was prepared in connection with this Amendment No. 1 to Specific Plan No. 336 and related cases General Plan Amendment No. 1164, and Change of Zone No. 7899 (collectively referred to alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above referenced Act and implementing procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

///

1 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
2 of the County of Riverside, in regular session assembled on December 6, 2016, that:

3 A. Amendment No. 1 modifies Specific Plan No. 336 by:

4 1. Modifying the Specific Plan boundary to include the 175.4-acre existing Desert
5 Dunes Golf Course (APN 657-490-002), making the total acreage of the project site 649.6
6 acres. The difference in size between Specific Plan No. 336 and the proposed Amendment
7 No. 1 is 175.4 acres, which is a result of including the existing Desert Dunes Golf Course.
8 Thus, Amendment No. 1 updates the Specific Plan boundary to accurately reflect these
9 changes.

10 2. Reconfiguring the Planning Areas to allow single-family homes on the northern
11 portion of the site and resort residential uses and a small boutique hotel, containing up to
12 50 rooms, along the southern portion of the existing Desert Dunes Golf Course.

13 3. Reverting the approved density back to the EIR No. 455-analyzed 2,250 units and
14 removing the active-adult (55+) age-restriction component. The residential land use
15 component will allow up to 1,350 housing units on 281.8 acres in Planning Area 2.
16 Residential units may include single-family homes, paired homes as well as alley loaded,
17 zero-lot line, courtyard cluster, condominium and townhome residential products within
18 the density range of 5 to 8 dwelling units per acre for the overall Planning Area.

19 4. Incorporating the existing Desert Dunes Golf Course into the Commercial Tourist
20 area of the Specific Plan and allowing up to 900 resort residential units and a 50-room
21 boutique hotel on 292.3 acres in Planning Area 1.

22 5. Creating a Commercial Tourist component that will provide up to 900 residential
23 units available for rental, including for periods of 30 days or less.

24 6. Modifying design guidelines and development standards to be consistent with the
25 County-wide Design Standards and Guidelines and with the changes to the Land Use Plan
26 for Specific Plan No. 336.

1 7. Providing a range of amenities including the following: 281.8 acres of residential
2 uses, 292.3 acres of resort residential units, a boutique hotel and existing Desert Dunes
3 Golf Course, 50.6-acres circulation system, 25.0 acres of a flood control/channel outlet
4 facility, other public facilities and open space, and offsite infrastructure improvements
5 including a reservoir site and sewer extension and regional lift station.

6 B. Specific Plan No. 336, Amendment No. 1 is associated with General Plan Amendment No.
7 1164 and Change of Zone No. 7899, which were considered concurrently at the public hearing
8 before the Board of Supervisors.

9 C. The environmental assessment prepared for the project concluded that some changes or
10 additions are necessary but none sufficient to necessitate the preparation of a subsequent EIR, and
11 none of the conditions described in State CEQA Guidelines section 15162 exist. Accordingly,
12 Addendum No. 3 to EIR No. 455 was prepared.

13 D. No potentially significant environmental impacts are associated with the project other than
14 those identified in EIR No. 455 as modified by Addendum No. 3 and those impacts would be
15 avoided or lessened (reduced to a level of insignificance) by the mitigation measures listed in
16 Resolution No. 2006-416 certifying EIR No. 455, as modified in relevant parts by Addendum No.
17 1 and Addendum No. 2, which are all incorporated herein by this reference in their entirety.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to Specific
19 Plan No. 336 is consistent with the intent, design, and mitigation approved for Specific Plan No. 336 as
20 modified through Amendment No. 1 and is consistent with the Riverside County General Plan.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it accepts the findings of
22 Addendum No. 3, on the basis of which the Board of Supervisors finds that no further environmental
23 documentation is required because only minor changes or additions are necessary but none of the
24 conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have
25 occurred.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
27 Addendum No. 3 with EIR No. 455 in evaluating Specific Plan No. 336, Amendment No. 1 and the
28

1 related cases referenced above, that Addendum No. 3 is an accurate and objective statement that complies
2 with CEQA and reflects the County's independent judgment, and that EIR No. 455, as modified in
3 relevant parts by Addendum No. 1 and Addendum No. 2 to EIR No. 455, and Addendum No. 3 are
4 incorporated herein by this reference.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
6 336, Amendment No. 1, on file with the Clerk of the Board, including the final conditions of approval and
7 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and
8 shown in the plan, and said real property shall be developed substantially in accordance with the plan as
9 amended, unless the plan is repealed or further amended by the Board.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
11 336, Amendment No. 1 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
12 Planning Director, and in the Office of the Building and Safety Director, and that no applications for
13 subdivision maps, conditional use permits or other development proposals shall be accepted for the real
14 property described and shown in the plan, as amended, unless such applications are substantially in
15 accordance therewith.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
17 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County of
18 Riverside Planning Department and that such documents are located at 4080 Lemon Street, Riverside,
19 California.

20
21 ROLL CALL:

22 Ayes: Jeffries, Tavaglione, Washington and Ashley
23 Nays: None
24 Absent: Benoit

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

27 KECIA HARPER-IHEM, Clerk of said Board

28 By  Deputy

ORDINANCE NO. 348.4838

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

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Good Hope Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2396, Change of Zone Case No. 7904" which map is made a part of this ordinance.

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

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

By: 

Chairman, Board of Supervisors

JOHN J. BENOIT

ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

By: 

(SEAL)

APPROVED AS TO FORM
November 21, 2016

By: 

MICHELLE CLACK
Deputy County Counsel

MPC:sk
4/27/16

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DEC 06 2016 3.41

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STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 6, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

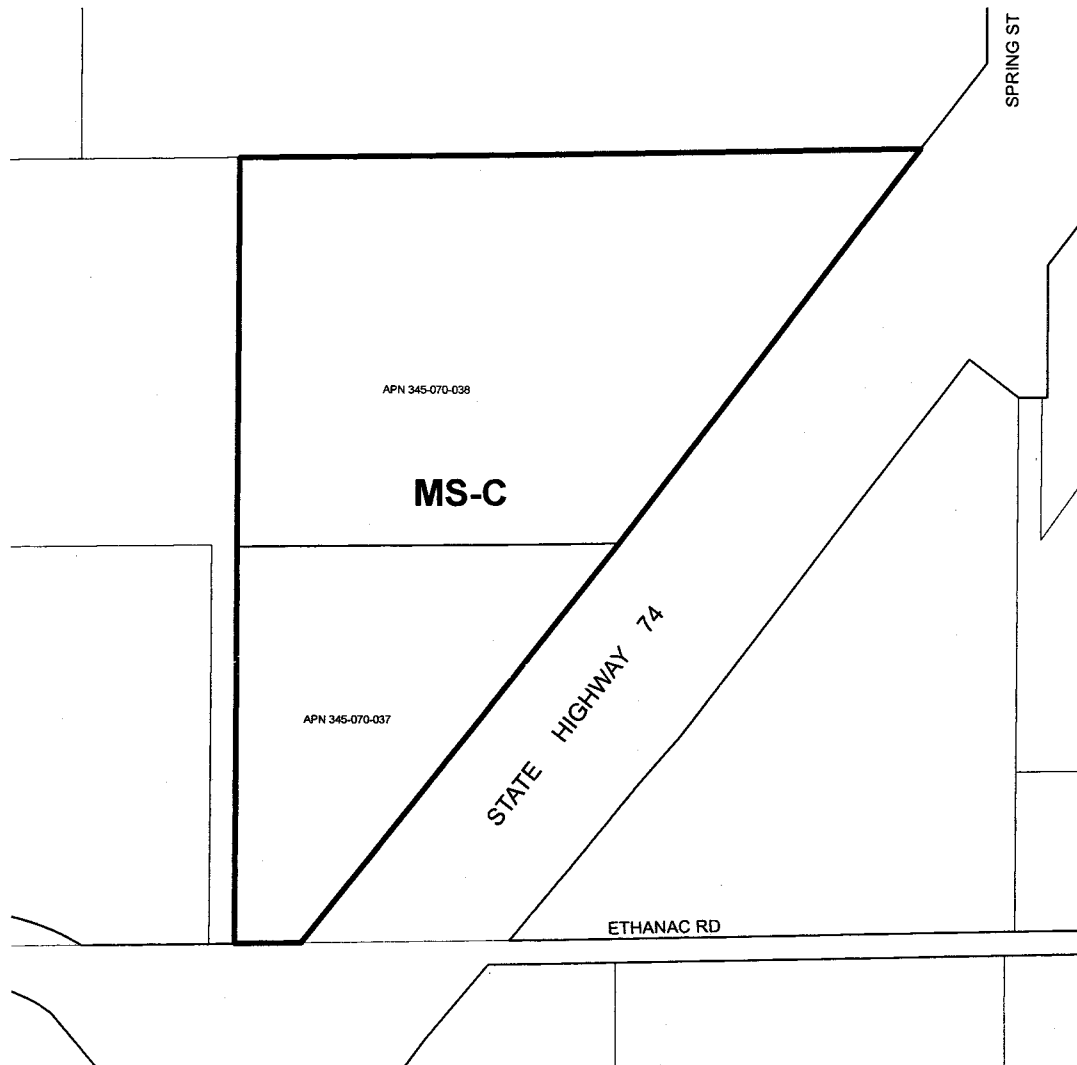
DATE: December 6, 2016

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

GOOD HOPE AREA
SEC. 10 T. 5 S., R. 4 W. S.B.B. & M.

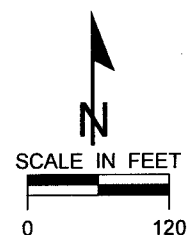


MS-C MANUFACTURING- SERVICE COMMERCIAL

MAP NO. 2.2396
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7904
ADOPTED BY ORDINANCE NO. 348.4838
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



ORDINANCE NO. 348.4839
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.1 of Ordinance 348, and Official Zoning Map No. 58 as amended, are further amended by placing in effect in the Pass and Desert Zoning District, the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 58.095, Change of Zone No. 7899," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.106 to read as follows:

SECTION 17.106 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN
NO. 336

a. Planning Area 1

(1) The uses permitted in Planning Area 1 of Specific Plan No. 336 shall be the same as those uses permitted in Article IXa, Section 9.25 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.25.a. (1) and (2) shall not be permitted. In addition, the uses permitted under Section 9.25 of Ordinance No. 348 shall also include the following:

- A. Resort Residential dwelling units- multi-family dwelling units individually owned but may be rented through a centrally managed rental program, as prescribed by the community's CC&Rs and Ordinance No. 927. Rentals maybe short-term (less than 30 days) or long-term (30+ day intervals).
- B. 18-hole golf course, club house and driving range facility
- C. Active and passive athletic fields.
- D. Trails and paths for walking, jogging, and bicycles.
- E. Active and passive recreation including but not limited to dog parks.

1 (2) The use permitted under Article IXa. Section 9.25.C. shall be deleted and replaced
2 with the following:

3 C. No building or structure shall exceed eighty (80') feet in height.

4 (3) The development standards for Planning Area 1 of Specific Plan No. 336 shall be
5 the same as those standards identified in Article VII, Sections 7.2 through 7.10 and
6 Section 9.25.c. of Ordinance No. 348, except that the development standards set
7 forth in Article VII. Sections 7.2 through 7.10 and 9.25.c. shall be deleted and
8 replaced by the following:

9 A. The minimum front and rear yard setbacks shall be ten (10') feet. No
10 structural encroachments shall be permitted in front and rear yard setbacks
11 except as follows:

12 1. Architectural projections which are exterior ornamentation that do
13 not provide additional floor space within the building may extend
14 into a required yard not to exceed two (2') feet. Eaves may extend
15 into a required yard up to three (3') feet and the street side yard up
16 to two (2') feet. The distance between any architectural projections
17 and a property line shall not be less than three (3') feet. The
18 aggregate length of all architectural projections shall exceed neither
19 a total length of twenty (20') feet nor fifty (50%) percent of the wall
20 in which they are located.

21 2. Ground mounted air conditioner, utility meters and pool or spa
22 equipment; screen walls up to forty-eight (48") inches in height may
23 encroach into a yard setback four (4') feet.

24 B. The minimum side yard setback shall be ten (10') feet. No structural
25 encroachments shall be permitted in side yard setbacks except as follows:

26 1. Architectural projections which are exterior ornamentation that do
27 not provide additional floor space within the building may extend
28 into a required yard not to exceed two (2') feet. Eaves may extend

1 into a required yard up to three (3') feet and the street side yard up
2 to two (2') feet. The distance between any architectural projections
3 and a property line shall not be less than three (3') feet. The
4 aggregate length of all architectural projections shall exceed neither
5 a total length of twenty (20') feet nor fifty (50%) percent of the wall
6 in which they are located.

7 2. Ground mounted air conditioner, utility meters and pool or spa
8 equipment; screen walls up to forty-eight (48") inches in height may
9 encroach into a yard setback four (4') feet.

10 C. No lot shall have more than eighty (80%) percent of its net area covered
11 with buildings or structures.

12 D. All buildings and structures shall not exceed eighty (80') feet in height.

13 E. Automobile storage shall be provided as required by Article XVIII. Section
14 18.12 of Ordinance No. 348

15 (4) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article VII. of Ordinance No. 348.

17 b. **Planning Area 2**

18 (1) The uses permitted in Planning Area 2 of Specific Plan No. 336 shall be the same
19 uses as those permitted in Article VIIIId, Section 8.91. of Ordinance No. 348,
20 except that the uses permitted pursuant to Section 8.91.d., and f. shall not be
21 permitted. In addition, the uses permitted under Section 8.91 shall also include the
22 following:

23 A. Community service areas designed primarily for the use of the residents of
24 the subdivision.

25 (2) The development standards for Planning Area 2 of Specific Plan No. 336 shall be
26 the same as those standards identified in Article VIIIId, Section 8.93, Section 8.94,
27 and Section 8.96 of Ordinance No. 348, except that the development standards
28

1 identified in Article VIId, Section 8.93.a., 8.93.b. and d., 8.94, and 8.96.a.(1) shall
2 be deleted and replaced with the following:

3 a. The minimum lot area for the individual lots used as a residential building
4 site shall be 2,000 square feet.

5 b. Minimum Yard Requirements

6 The minimum yard and building setback requirements are as follows:

7 1. Residential lots shall provide a minimum yard setback of fifteen
8 (15') feet for front yards, five (5') feet for side yards and ten (10')
9 feet for rear yards and street-side side yards.

10 2. Non-residential uses shall have no setback requirements.

11 c. No structural encroachments shall be permitted in side yard setbacks except
12 as follows:

13 1. Architectural projections which are exterior ornamentation that do
14 not provide additional floor space within the building may extend
15 into a required yard not to exceed two (2') feet. Eaves may extend
16 into a required yard up to three (3') feet and the street side yard up
17 to two (2') feet. The distance between any architectural projections
18 and a property line shall not be less than three (3') feet. The
19 aggregate length of all architectural projections shall exceed neither
20 a total length of twenty (20') feet nor fifty (50%) percent of the wall
21 in which they are located.

22 2. Ground mounted air conditioner, utility meters and pool or spa
23 equipment; screen walls up to forty-eight (48") inches in height may
24 encroach into a yard setback four (4') feet.

25 d. Before any multi-family residential structure is erected or multi-family
26 residential use is established, there shall be a subdivision map recorded and
27 a development plan approved as set forth in Section 8.95 of Ordinance No.
28 348.

- 1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VIIIId. of Ordinance No. 348.

3 c. **Planning Area 3**

- 4 (1) The uses permitted in Planning Area 3 of Specific Plan No. 336 shall be the same
5 uses as those permitted in Article XVb, Section 15.200.a. of Ordinance No. 348 (N-
6 A Zone – Natural Assets), except that the uses permitted pursuant to Section
7 15.200.a. (1), (2), (3), (4); b. (3), (4), (5), (6), (7); c. (1), (3), (4), (5), (6), (7), (8), (9)
8 (10), (11), (12), (13), (14), (15); d.; and e. shall not be permitted.
- 9 (2) The development standards for Planning Area 3 of Specific Plan No. 336 shall be the
10 same as those standards identified in Article XVb, Section 15.201 of Ordinance No.
11 348 except that the development standards set forth in Article XVb, Sections
12 15.201.a. and b. shall be deleted and replaced with the following:
13 No minimum lot size.
- 14 a. No minimum yard depths.
- 15 (3) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article XVb of Ordinance No. 348.
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Section 3. This ordinance shall take effect 30 days after its adoption.

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

By:

Chairman, Board of Supervisors
John Benoit

ATTEST:

KECIA HARPER-IHEM

Clerk of the Board

By:

Deputy

(Seal)

APPROVED AS TO FORM AND CONTENT:

November 18, 2016

By:

MELISSA R. CUSHMAN

Deputy County Counsel

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11 STATE OF CALIFORNIA

12 COUNTY OF RIVERSIDE

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14 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
15 held on December 6, 2016, the foregoing ordinance consisting of 3 Sections was adopted
16 by the following vote:

17 AYES: Jeffries, Tavaglione, Washington and Ashley

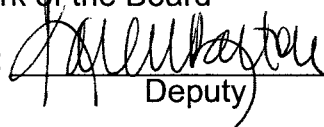
18 NAYS: None

19 ABSENT: Benoit
20

21 DATE: December 6, 2016

22 KECIA HARPER-IHEM
Clerk of the Board

23 BY:


Deputy

24 SEAL
25
26
27
28

Item 3.41



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

December 12, 2016

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

TEL: (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 348.4839

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, December 15, 2016.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Email, TDS-Legals <legals@thedesertsun.com>
Sent: Monday, December 12, 2016 10:39 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4839

Good Morning Cecilia,

Ad received and will publish on date(s) requested.

Charlene Moeller | Customer Care Representative / Legals

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4528 e: legals@thedesertsun.com

Lobby hours are 9am-noon (closed for lunch) 1:30p-4pm

This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Monday, December 12, 2016 9:44 AM
To: Email, TDS-Legals <legals@thedesertsun.com>
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4839

Good morning!

Attached is an Adoption of Ordinance, for publication on Thursday, Dec. 15, 2016. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

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

ORDINANCE NO. 348.4839
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.1 of Ordinance 348, and Official Zoning Map No. 58 as amended, are further amended by placing in effect in the Pass and Desert Zoning District, the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 58.095, Change of Zone No. 7899," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.106 to read as follows:

SECTION 17.106 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 336

a. Planning Area 1

- (1) The uses permitted in Planning Area 1 of Specific Plan No. 336 shall be the same as those uses permitted in Article IXa, Section 9.25 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.25.a. (1) and (2) shall not be permitted. In addition, the uses permitted under Section 9.25 of Ordinance No. 348 shall also include the following:
 - A. Resort Residential dwelling units- multi-family dwelling units individually owned but may be rented through a centrally managed rental program, as prescribed by the community's CC&Rs and Ordinance No. 927. Rentals maybe short-term (less than 30 days) or long-term (30+ day intervals).
 - B. 18-hole golf course, club house and driving range facility
 - C. Active and passive athletic fields.
 - D. Trails and paths for walking, jogging, and bicycles.
 - E. Active and passive recreation including but not limited to dog parks.
- (2) The use permitted under Article IXa. Section 9.25.C. shall be deleted and replaced with the following:
 - C. No building or structure shall exceed eighty (80') feet in height.
- (3) The development standards for Planning Area 1 of Specific Plan No. 336 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.10 and Section 9.25.c. of Ordinance No. 348, except that the development standards set forth in Article VII. Sections 7.2 through 7.10 and 9.25.c. shall be deleted and replaced by the following:

- A. The minimum front and rear yard setbacks shall be ten (10') feet. No structural encroachments shall be permitted in front and rear yard setbacks except as follows:
 - 1. Architectural projections which are exterior ornamentation that do not provide additional floor space within the building may extend into a required yard not to exceed two (2') feet. Eaves may extend into a required yard up to three (3') feet and the street side yard up to two (2') feet. The distance between any architectural projections and a property line shall not be less than three (3') feet. The aggregate length of all architectural projections shall exceed neither a total length of twenty (20') feet nor fifty (50%) percent of the wall in which they are located.
 - 2. Ground mounted air conditioner, utility meters and pool or spa equipment; screen walls up to forty-eight (48") inches in height may encroach into a yard setback four (4') feet.
 - B. The minimum side yard setback shall be ten (10') feet. No structural encroachments shall be permitted in side yard setbacks except as follows:
 - 1. Architectural projections which are exterior ornamentation that do not provide additional floor space within the building may extend into a required yard not to exceed two (2') feet. Eaves may extend into a required yard up to three (3') feet and the street side yard up to two (2') feet. The distance between any architectural projections and a property line shall not be less than three (3') feet. The aggregate length of all architectural projections shall exceed neither a total length of twenty (20') feet nor fifty (50%) percent of the wall in which they are located.
 - 2. Ground mounted air conditioner, utility meters and pool or spa equipment; screen walls up to forty-eight (48") inches in height may encroach into a yard setback four (4') feet.
 - C. No lot shall have more than eighty (80%) percent of its net area covered with buildings or structures.
 - D. All buildings and structures shall not exceed eighty (80') feet in height.
 - E. Automobile storage shall be provided as required by Article XVIII. Section 18.12 of Ordinance No. 348
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII. of Ordinance No. 348.

b. Planning Area 2

- (1) The uses permitted in Planning Area 2 of Specific Plan No. 336 shall be the same uses as those permitted in Article VIII d, Section 8.91. of Ordinance No. 348, except that the uses permitted pursuant to Section 8.91.d., and f. shall not be permitted. In addition, the uses permitted under Section 8.91 shall also include the following:
 - A. Community service areas designed primarily for the use of the residents of the subdivision.
- (2) The development standards for Planning Area 2 of Specific Plan No. 336 shall be the same as those standards identified in Article VIII d, Section 8.93, Section 8.94, and Section 8.96 of Ordinance No. 348, except that the development standards identified in Article VIII d, Section 8.93.a., 8.93.b. and d., 8.94, and 8.96.a.(1) shall be deleted and replaced with the following:
 - a. The minimum lot area for the individual lots used as a residential building site shall be 2,000 square feet.
 - b. Minimum Yard Requirements
The minimum yard and building setback requirements are as follows:
 1. Residential lots shall provide a minimum yard setback of fifteen (15') feet for front yards, five (5') feet for side yards and ten (10') feet for rear yards and street-side side yards.
 2. Non-residential uses shall have no setback requirements.
 - c. No structural encroachments shall be permitted in side yard setbacks except as follows:
 1. Architectural projections which are exterior ornamentation that do not provide additional floor space within the building may extend into a required yard not to exceed two (2') feet. Eaves may extend into a required yard up to three (3') feet and the street side yard up to two (2') feet. The distance between any architectural projections and a property line shall not be less than three (3') feet. The aggregate length of all architectural projections shall exceed neither a total length of twenty (20') feet nor fifty (50%) percent of the wall in which they are located.
 2. Ground mounted air conditioner, utility meters and pool or spa equipment; screen walls up to forty-eight (48") inches in height may encroach into a yard setback four (4') feet.

d. Before any multi-family residential structure is erected or multi-family residential use is established, there shall be a subdivision map recorded and a development plan approved as set forth in Section 8.95 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII d. of Ordinance No. 348.

c. Planning Area 3

(1) The uses permitted in Planning Area 3 of Specific Plan No. 336 shall be the same uses as those permitted in Article XVb, Section 15.200.a. of Ordinance No. 348 (N-A Zone – Natural Assets), except that the uses permitted pursuant to Section 15.200.a. (1), (2), (3), (4); b. (3), (4), (5), (6), (7); c. (1), (3), (4), (5), (6), (7), (8), (9) (10), (11), (12), (13), (14), (15); d.; and e. shall not be permitted.

(2) The development standards for Planning Area 3 of Specific Plan No. 336 shall be the same as those standards identified in Article XVb, Section 15.201 of Ordinance No. 348 except that the development standards set forth in Article XVb, Sections 15.201.a. and b. shall be deleted and replaced with the following:

No minimum lot size.

a. No minimum yard depths.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVb of Ordinance No. 348.

Section 3. This ordinance shall take effect 30 days after its adoption.

John Tavaglione, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 6, 2016** the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

December 8, 2016

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ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL: (951) 368-9225
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4838

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Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, December 13, 2016.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Printed at: 9:05 am
On: Thursday, Dec 08, 2016

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THE PRESS-ENTERPRISE

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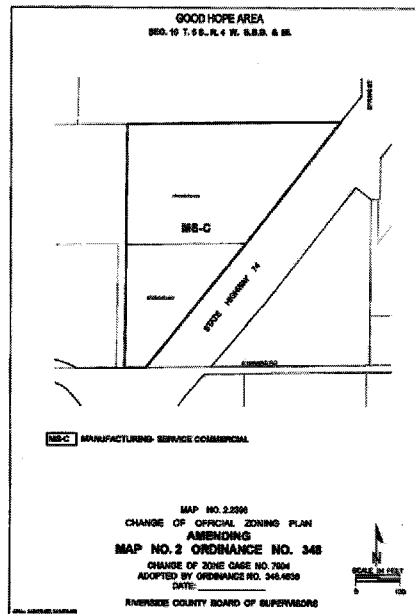
BOARD OF SUPERVISORS OF THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 348.4838
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING
TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Good Hope Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2396, Change of Zone Case No. 7904" which map is made a part of this ordinance.

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



John Tavaglione, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 6, 2016** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

12/13

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

(INSERT ORDINANCE NO. 348,4838)

(INSERT EXHIBIT MAP)

John Tavaglione, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 6, 2016** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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ORDINANCE NO. 348.4838

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

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

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

By: _____
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By: _____

(SEAL)

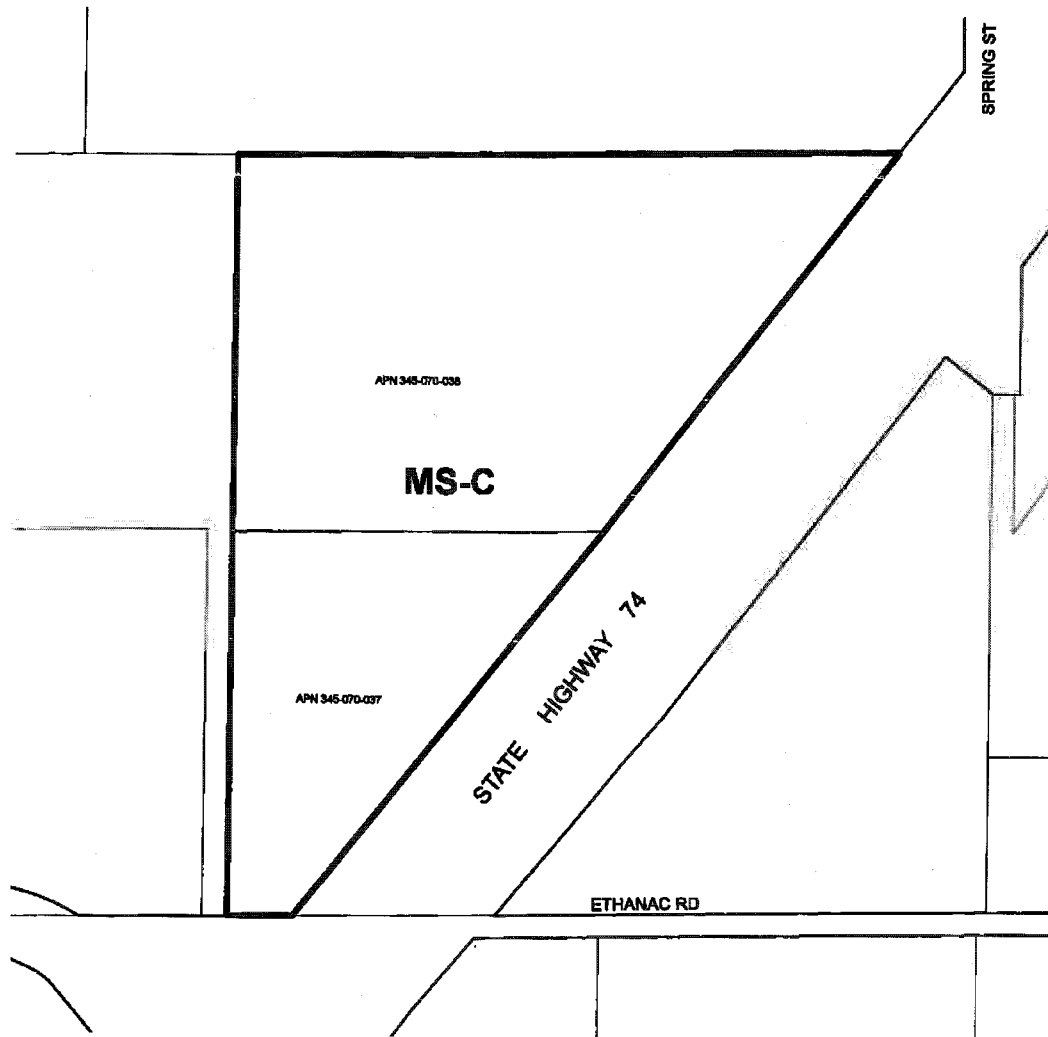
APPROVED AS TO FORM
November 21, 2016

By: 
MICHELLE CLACK
Deputy County Counsel

MPC:sk
4/27/16

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GOOD HOPE AREA
SEC. 10 T. 5 S., R. 4 W. S.B.B. & M.

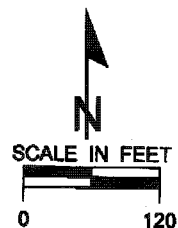


MS-C MANUFACTURING- SERVICE COMMERCIAL

MAP NO. 2.2396
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7904
ADOPTED BY ORDINANCE NO. 348.4838
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



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:

CF/CDG LAKE RANCH VENTURE, LLC
23 CORPORATE PLAZA DRIVE, SUITE 246
NEWPORT BEACH, CA 92660

CEQA CONSULTANT:



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

PUBLIC HEARING DRAFT
MARCH 2ND, 2016

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H2	Phase I Environmental Site Assessment and Limited Phase II Subsurface Investigation
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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
CRMMRP	Cultural Resources Mitigation Monitoring and Reporting Program
CO	Carbon Monoxide
CO ₂ e	Carbon Dioxide Equivalent
CR	Commercial Retail
CWA	Clean Water Act
dBA	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

<u>Acronym</u>	<u>Definition</u>
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

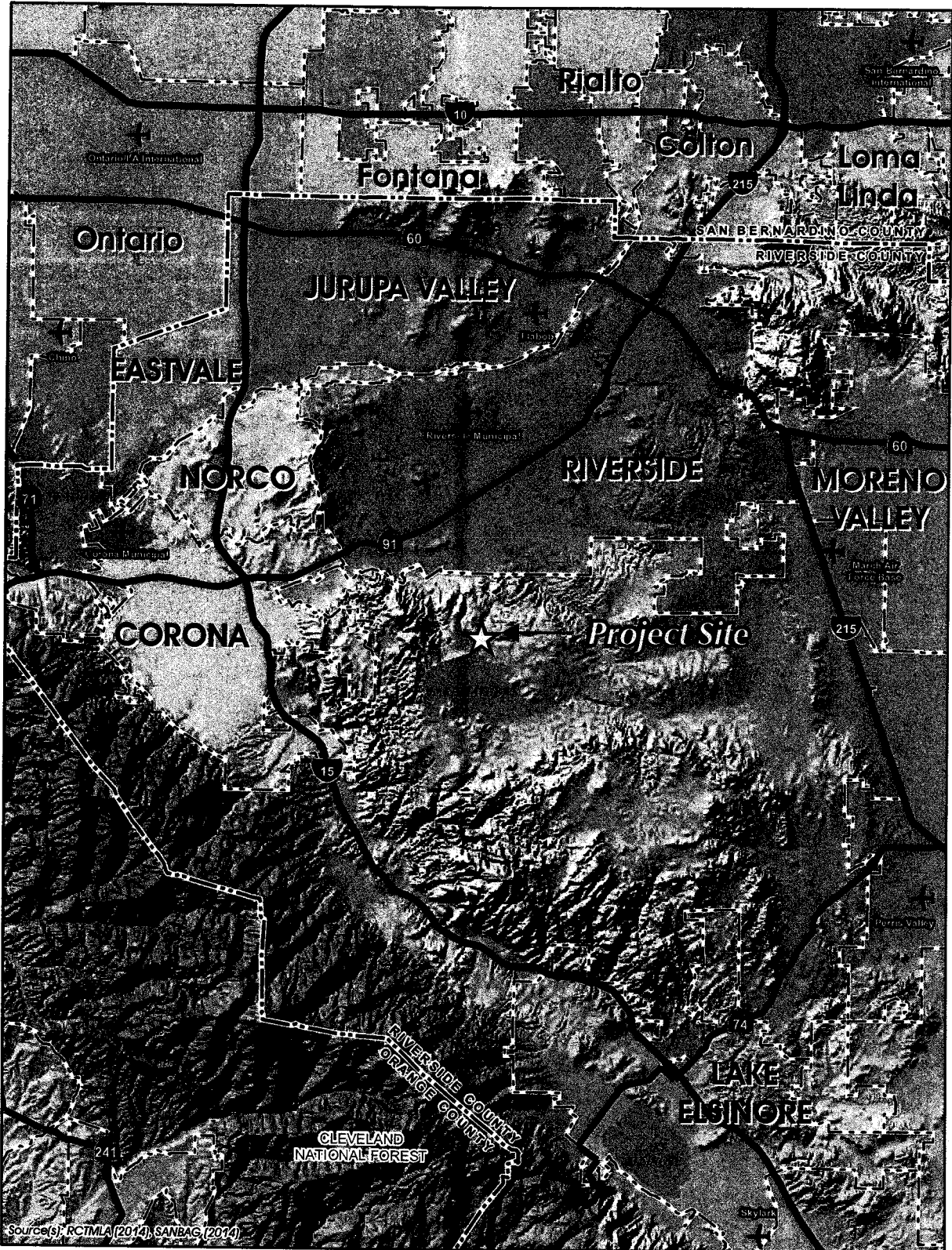
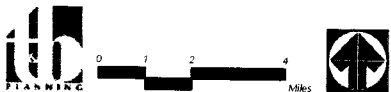


Figure 1-1

REGIONAL MAP



T&B PLANNING, INC.

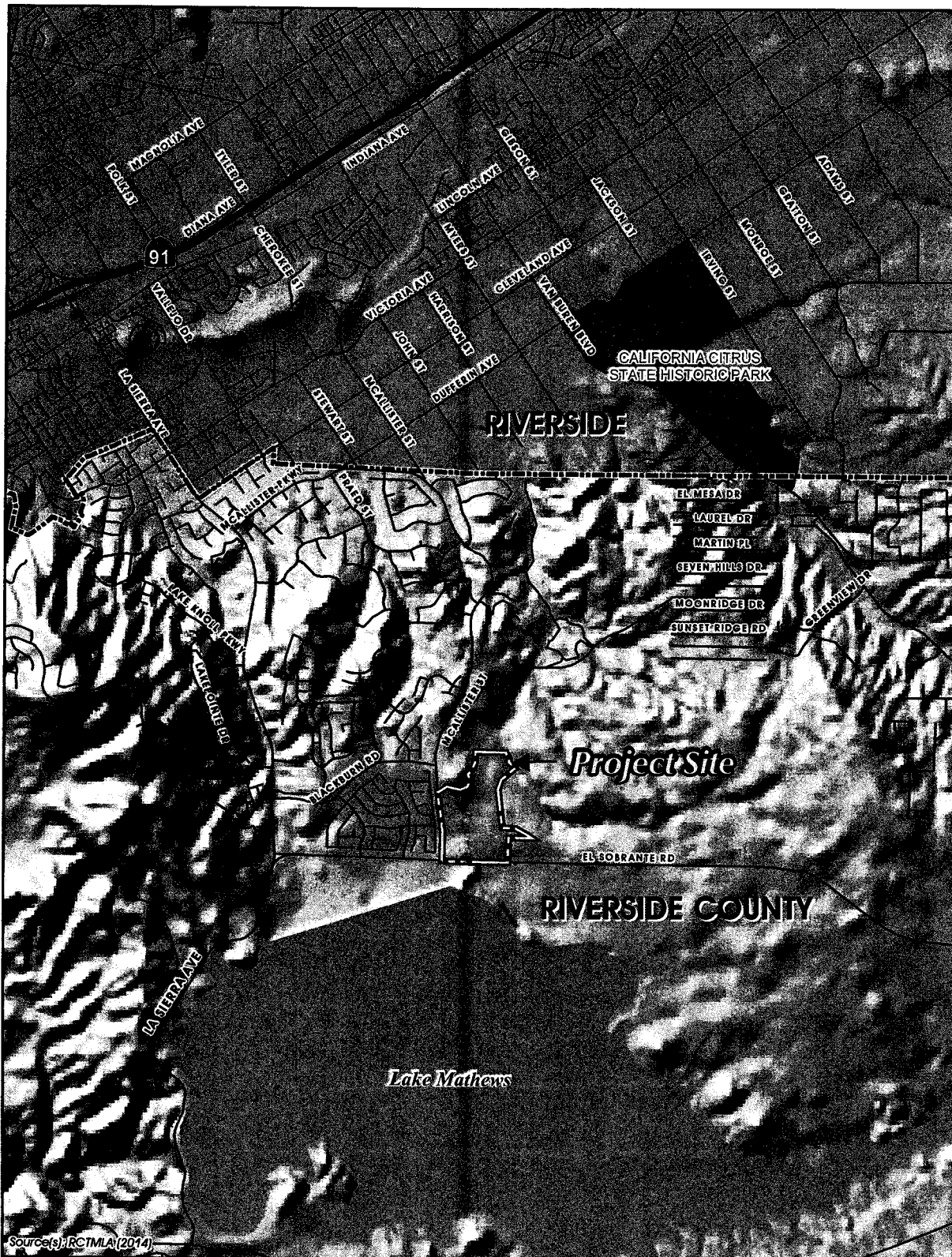


Figure 1-2



T&B PLANNING, INC.



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 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

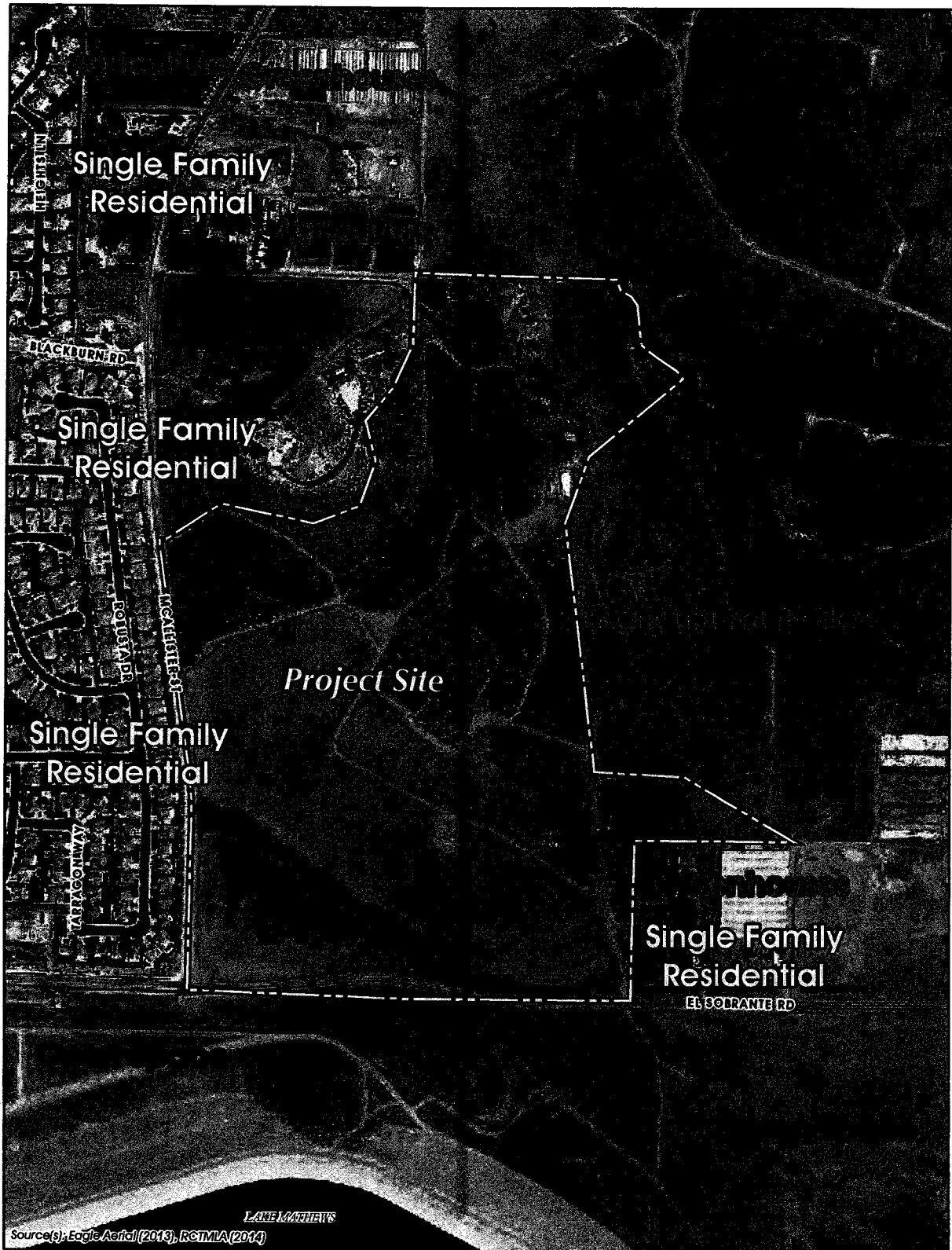


Figure 2-3
SURROUNDING LAND USES
AND DEVELOPMENT

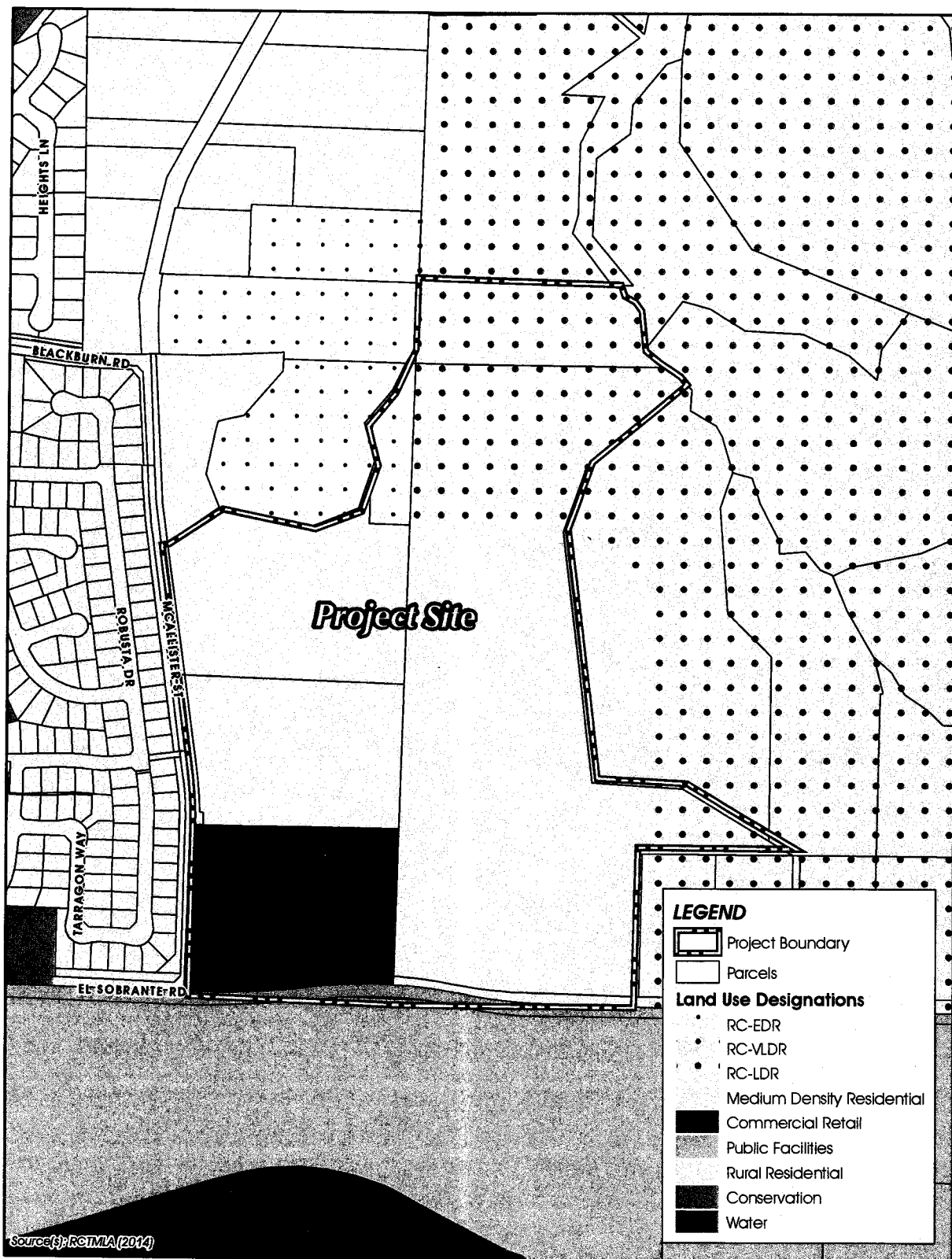


Figure 2-4

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

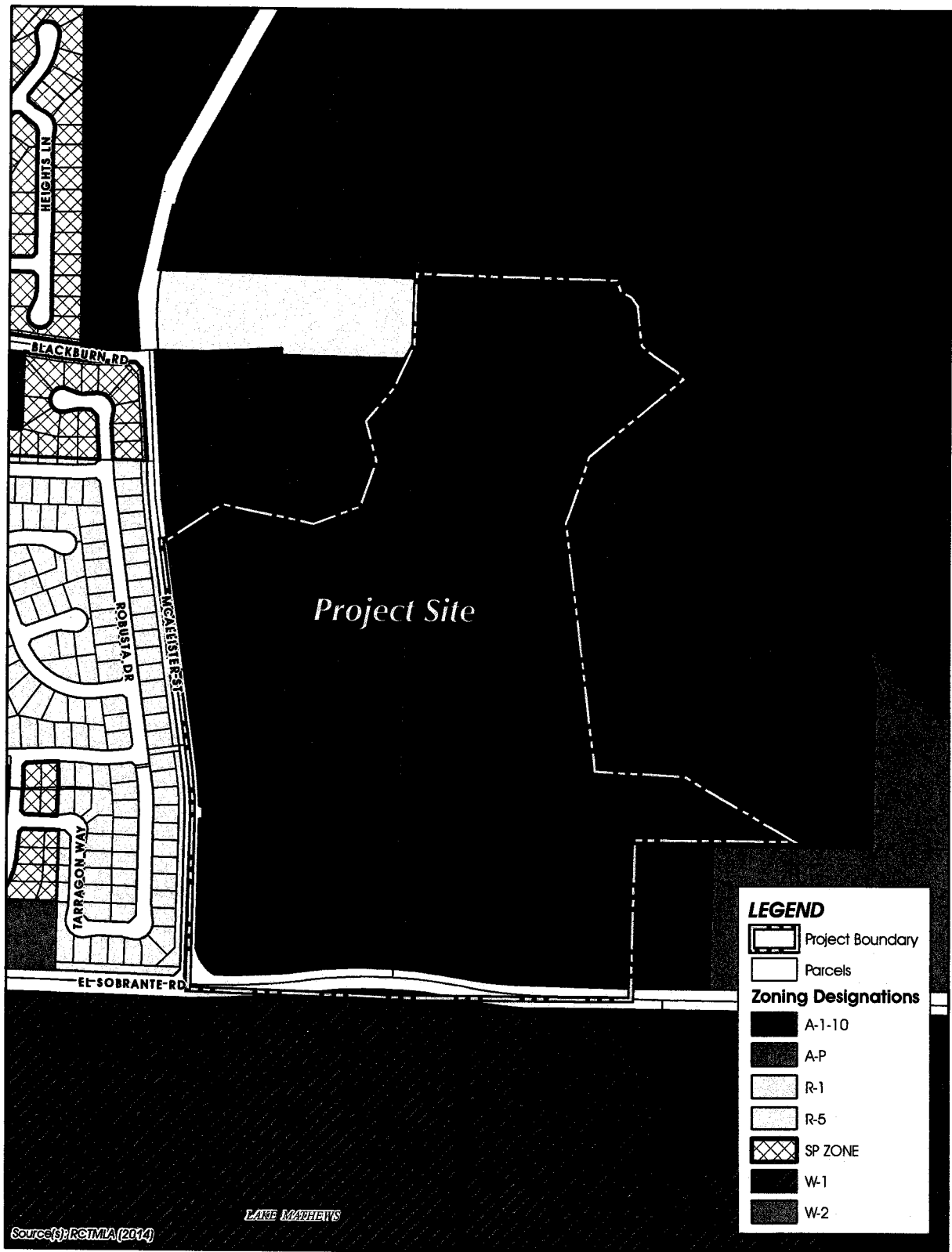


Figure 2-5
EXISTING ON-SITE AND SURROUNDING
ZONING DESIGNATIONS



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)

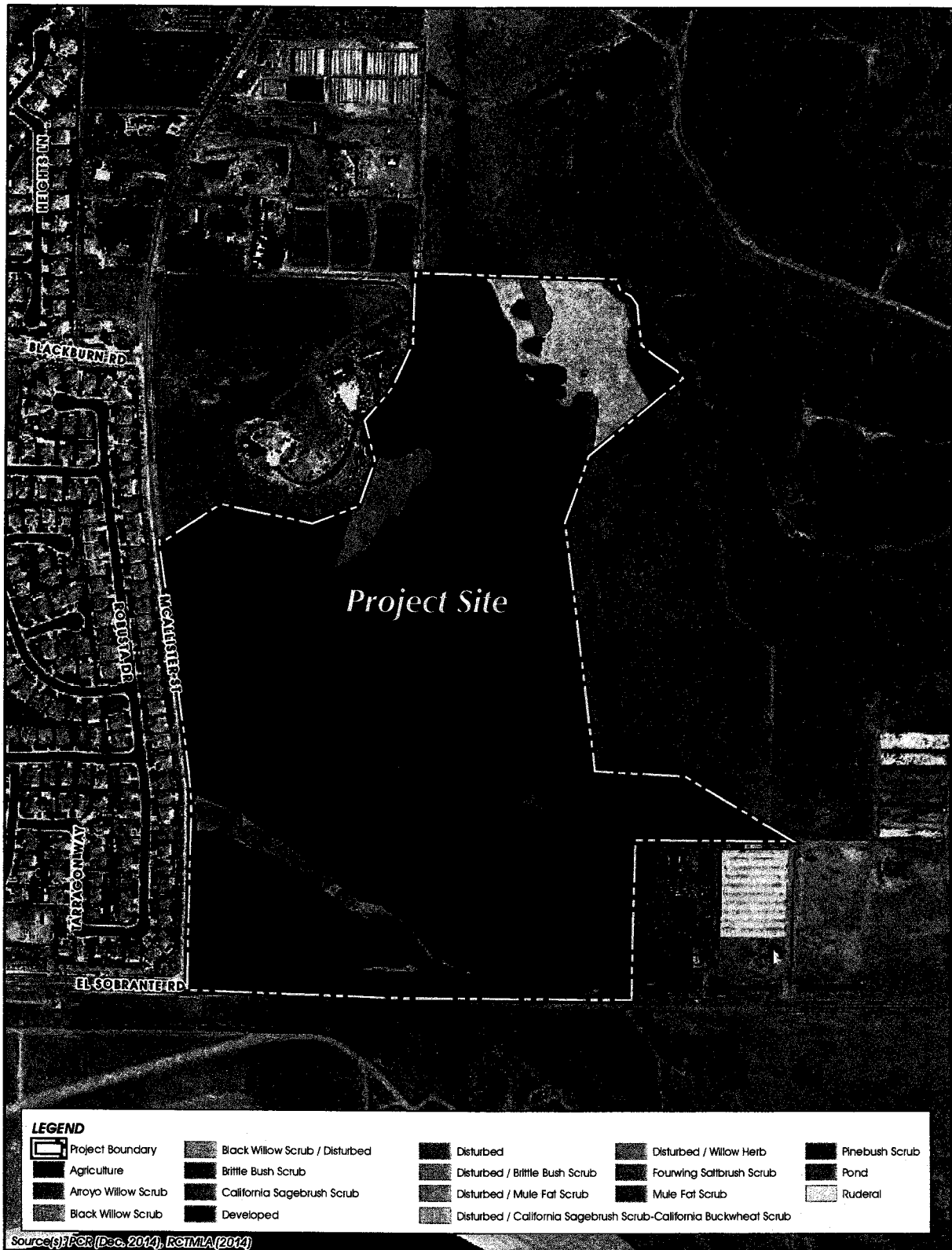


Figure 2-6



EXISTING VEGETATION COMMUNITIES

- **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 (CNDDB), 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 USFW 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

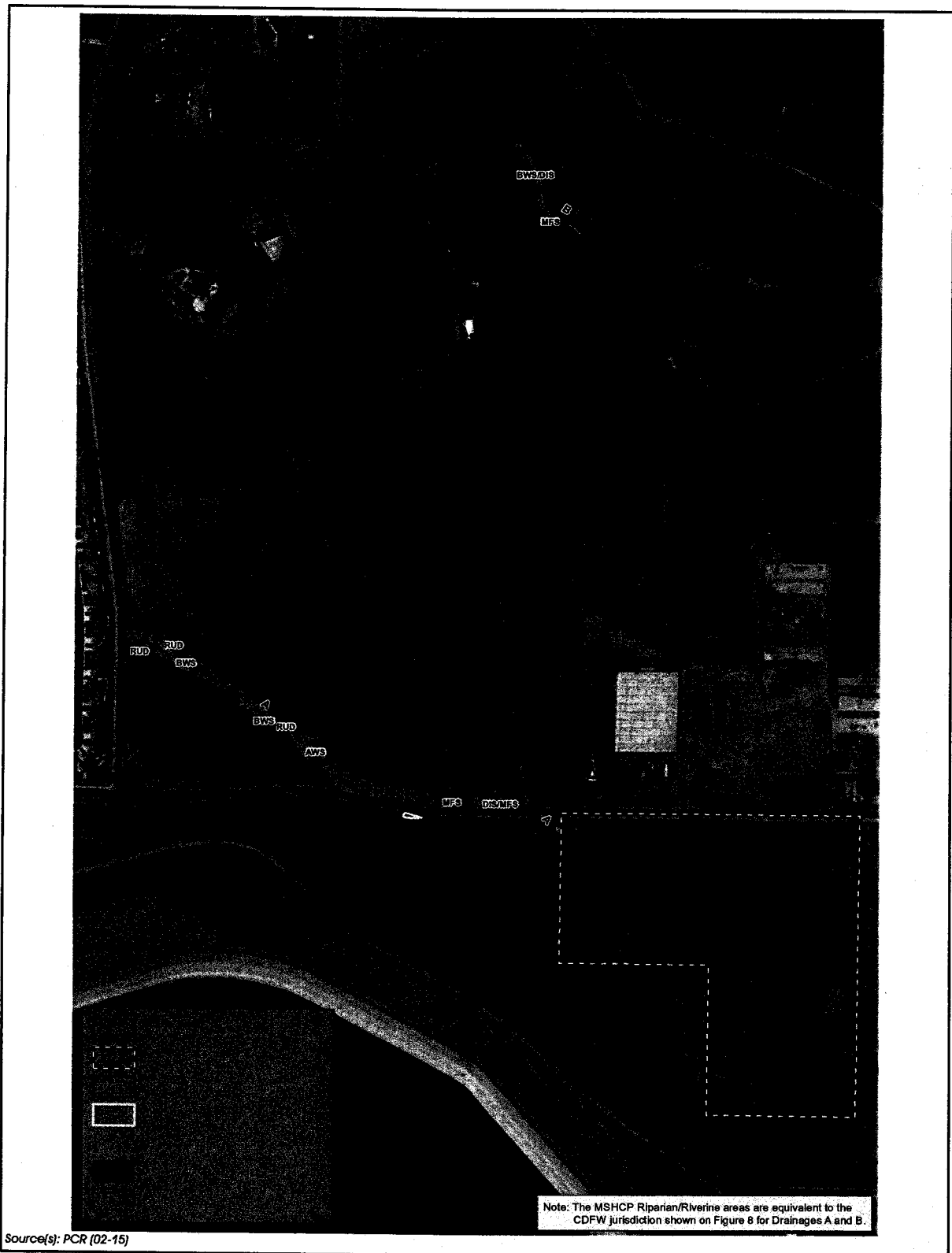


Figure 2-7



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 D1) for a detailed description of the on-site jurisdictional waters and wetlands.

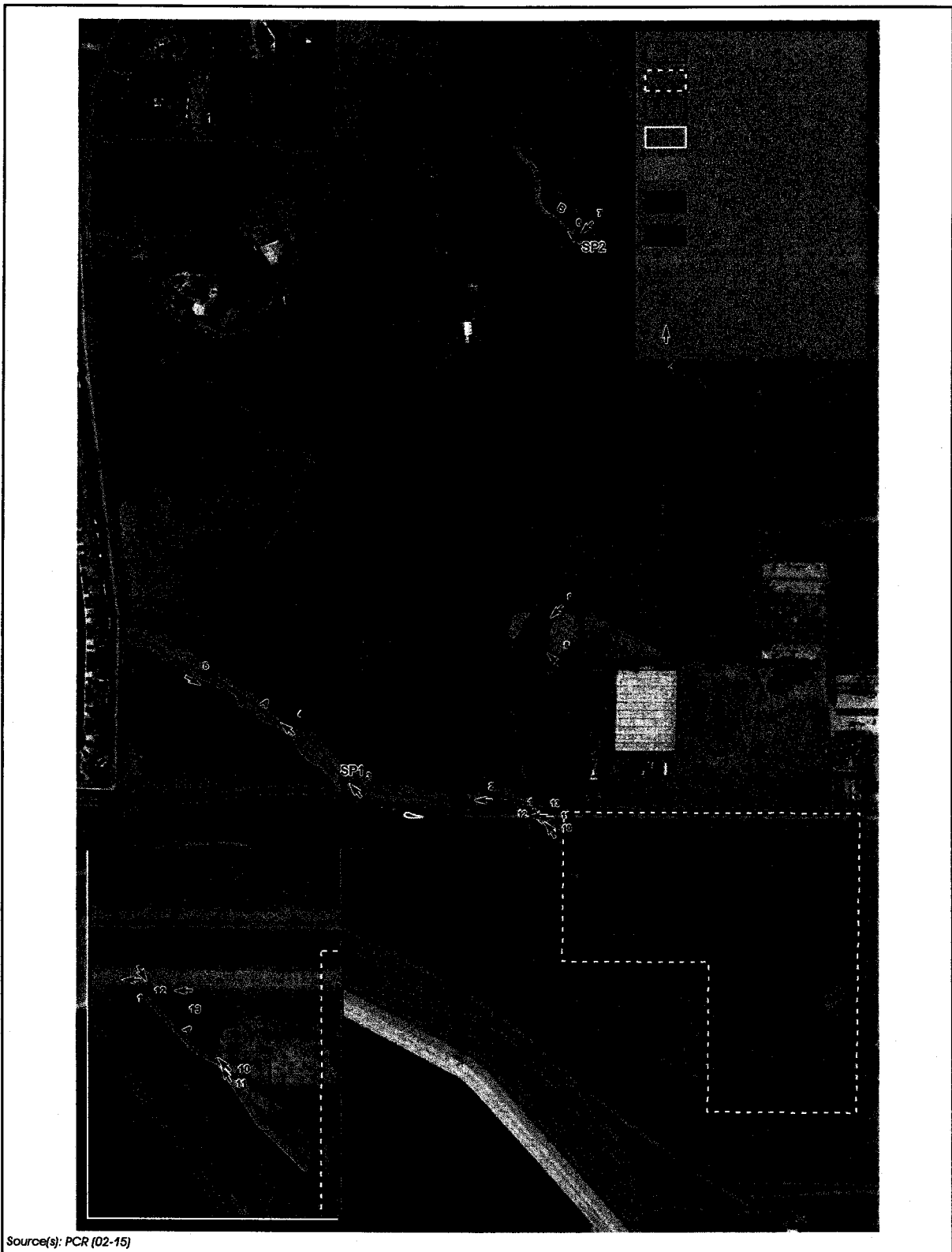
Table 2-1 Jurisdictional Features

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.

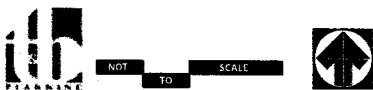
^b The acreage is negligible at 0.000422 acre.

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



Source(s): PCR (02-15)

Figure 2-8



JURISDICTIONAL FEATURES

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,

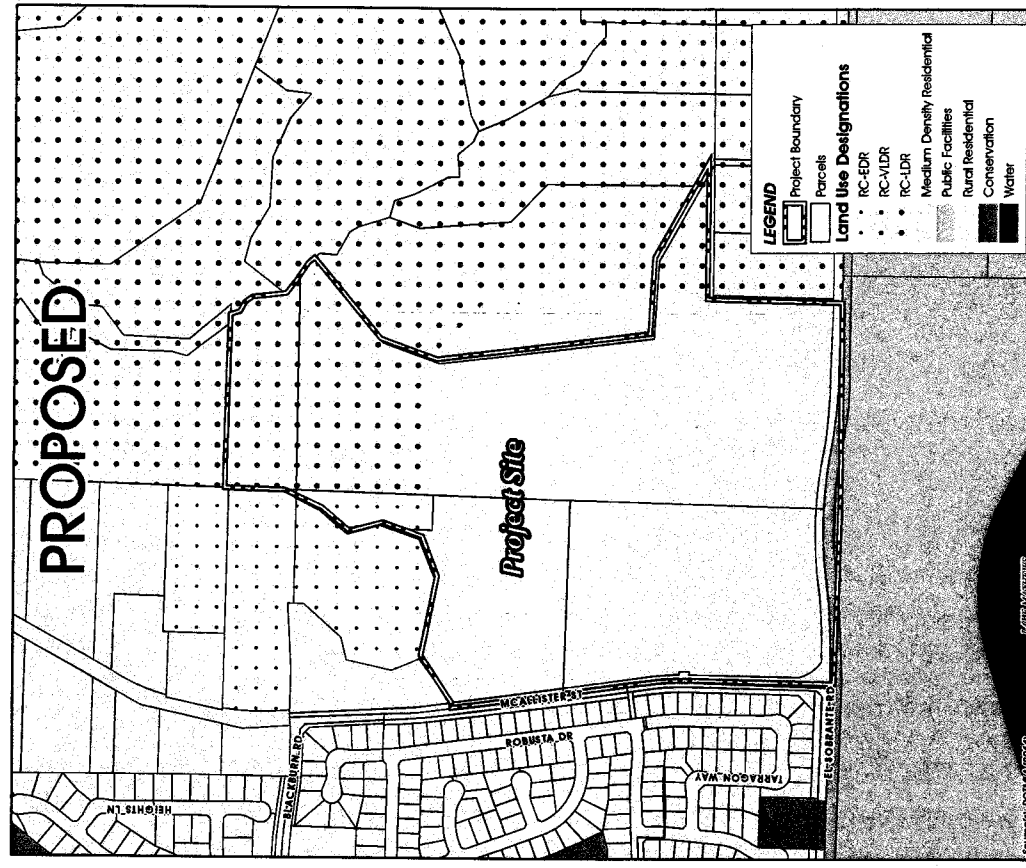
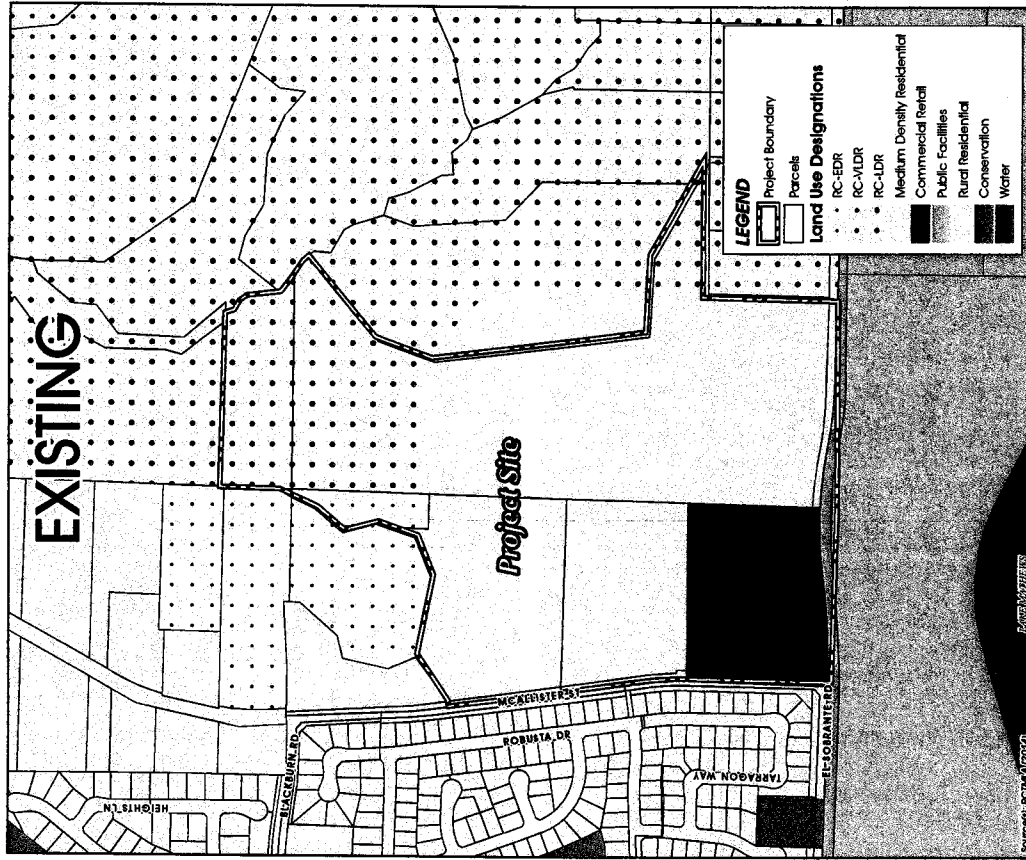


Figure 3-1

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

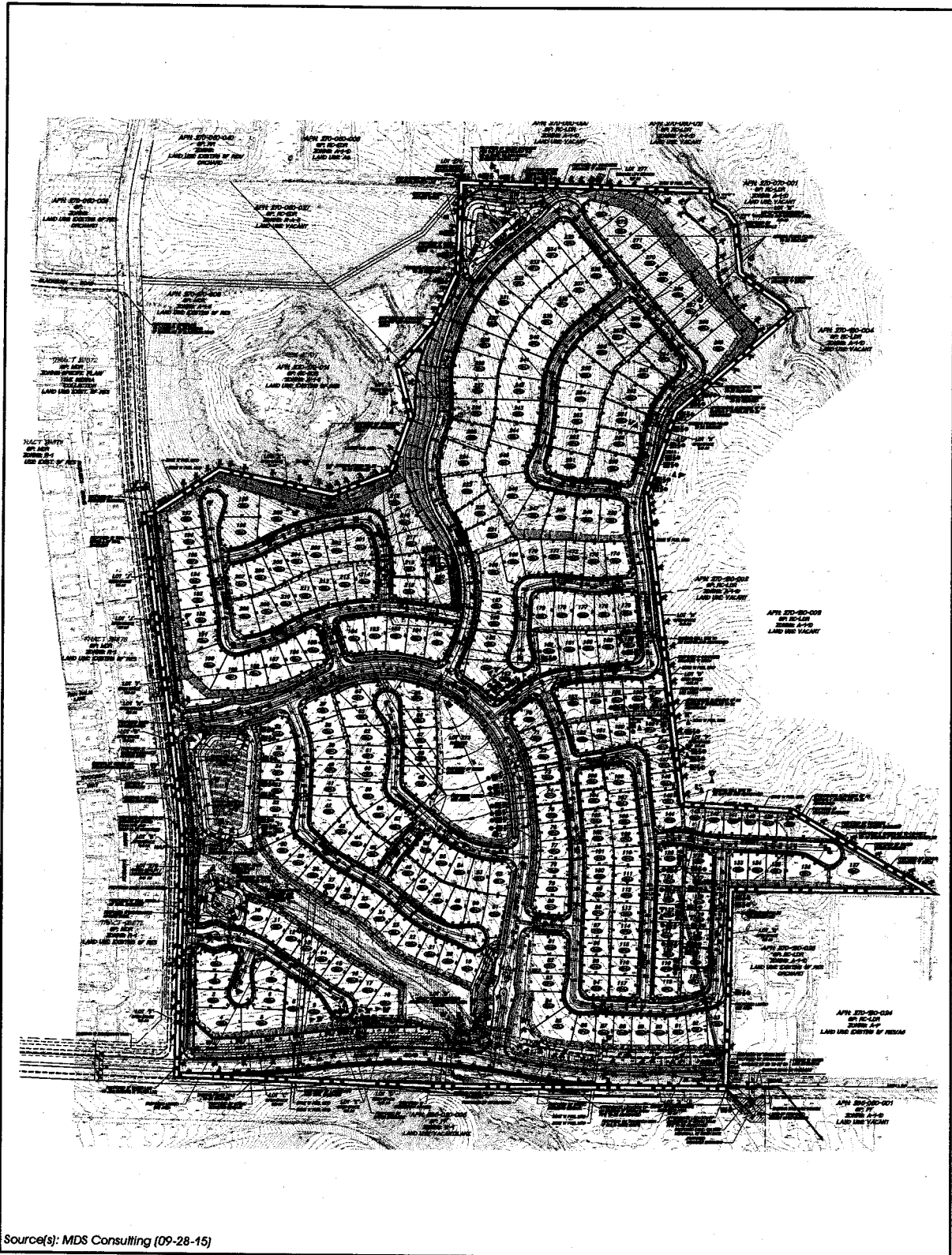
where other types of fence or walls are not identified. Additionally, a Pool Fence is proposed around the proposed community recreation center in Lot 273.

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



T&B PLANNING, INC.

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: 85
 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: 6,775 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)

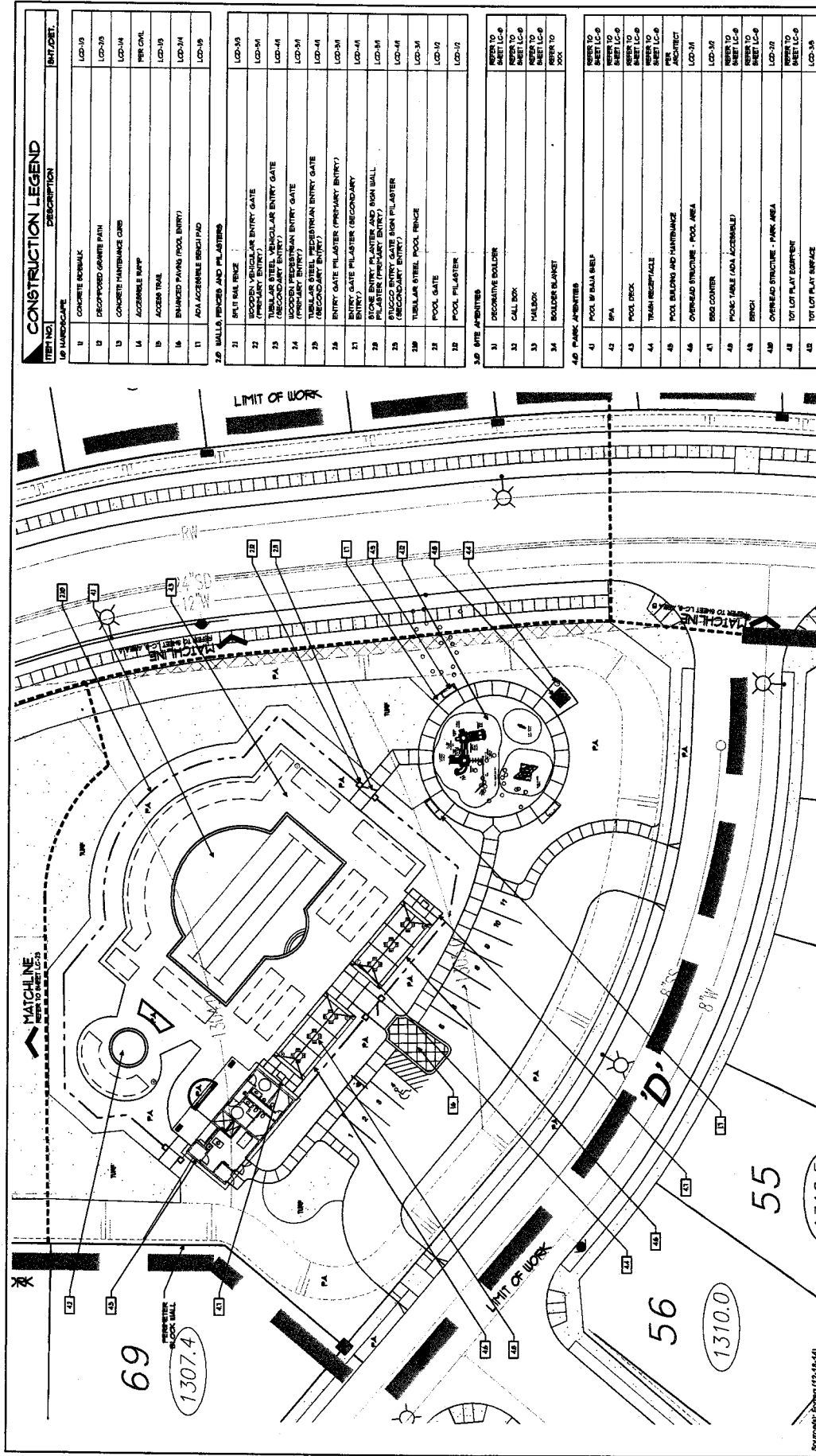
LOTS 221-272

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: 12,034 SF

GROSS ACREAGE: 107.62 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



CONSTRUCTION LEGEND	
ITEM NO.	DESCRIPTION
1.0 HARDSCAPE	
1	CONCRETE CURB
2	DECOMPOSED GRANITE PATH
3	CONCRETE MAINTENANCE CURB
4	ASSEMBLY RAMP
5	ACCESS TRAIL
6	BRICK PAVING (POOL ENTRY)
7	ADA ACCESSIBLE BRICK PAVING
2.0 WALLS, FENCES AND PILASTERS	
8	SPILT RAIL FENCE
9	WOODEN FENCE (VEHICULAR ENTRY GATE)
10	TUBULAR STEEL VEHICULAR ENTRY GATE
11	WOODEN FENCE (SECONDARY ENTRY)
12	WOODEN FENCE (VEHICULAR ENTRY GATE)
13	TUBULAR STEEL VEHICULAR ENTRY GATE
14	WOODEN FENCE (SECONDARY ENTRY)
15	ENTRY GATE PILASTER (PRIMARY ENTRY)
16	ENTRY GATE PILASTER (SECONDARY ENTRY)
17	STONE ENTRY PILASTER (SECONDARY ENTRY)
18	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
19	STONE ENTRY PILASTER (SECONDARY ENTRY)
20	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
21	STONE ENTRY PILASTER (SECONDARY ENTRY)
22	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
23	STONE ENTRY PILASTER (SECONDARY ENTRY)
24	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
25	STONE ENTRY PILASTER (SECONDARY ENTRY)
26	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
27	STONE ENTRY PILASTER (SECONDARY ENTRY)
28	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
29	STONE ENTRY PILASTER (SECONDARY ENTRY)
30	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
31	STONE ENTRY PILASTER (SECONDARY ENTRY)
32	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
33	STONE ENTRY PILASTER (SECONDARY ENTRY)
34	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
35	STONE ENTRY PILASTER (SECONDARY ENTRY)
36	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
37	STONE ENTRY PILASTER (SECONDARY ENTRY)
38	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
39	STONE ENTRY PILASTER (SECONDARY ENTRY)
40	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
41	STONE ENTRY PILASTER (SECONDARY ENTRY)
42	STONE ENTRY PILASTER (VEHICULAR ENTRY GATE)
3.0 SITE UTILITIES	
43	DECORATIVE LIGHTING
44	CALL BOX
45	MAILBOX
46	BOLDER BLANKET
4.0 PARK AMENITIES	
47	POOL W/ BALANCE
48	SPA
49	POOL DECK
50	TRASH RECEPTACLE
51	POOL BUILDING AND MAINTENANCE
52	OVERHEAD STRUCTURE - POOL AREA
53	BBQ CENTER
54	POPCORN TABLE (ADA ACCESSIBLE)
55	BRICK
56	OVERHEAD STRUCTURE - PARK AREA
57	TOT LOT PLAY EQUIPMENT
58	TOT LOT PLAY SURFACE

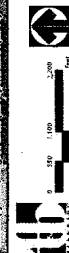
Figure 3-7

PARK SITE PRELIMINARY CONCEPT PLAN



Figure 3-8

PARK LOCATION AND DISTANCES MAP



- **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

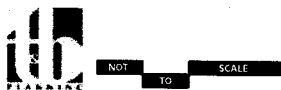
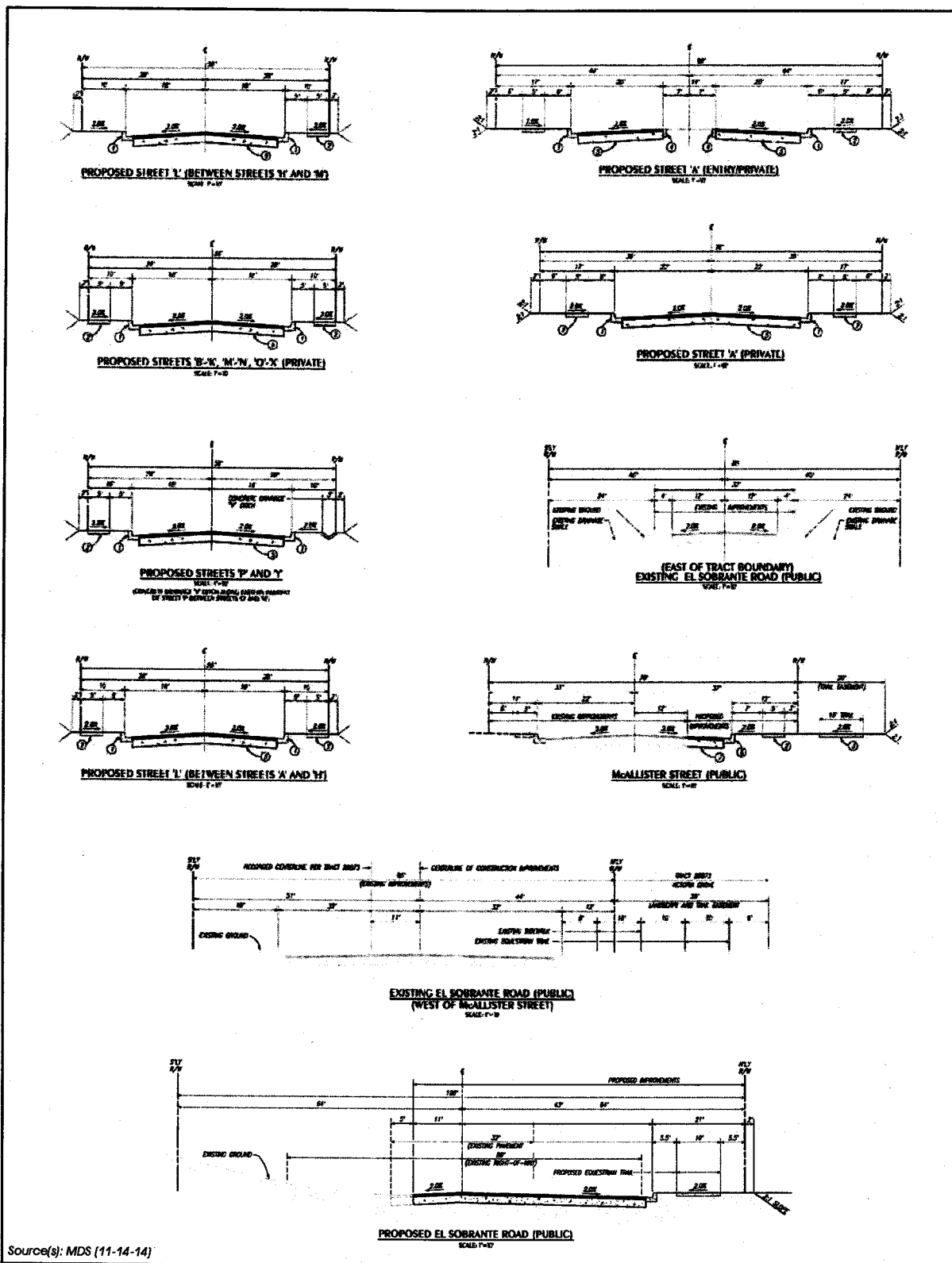


Figure 3-9

ROADWAY CROSS-SECTIONS

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

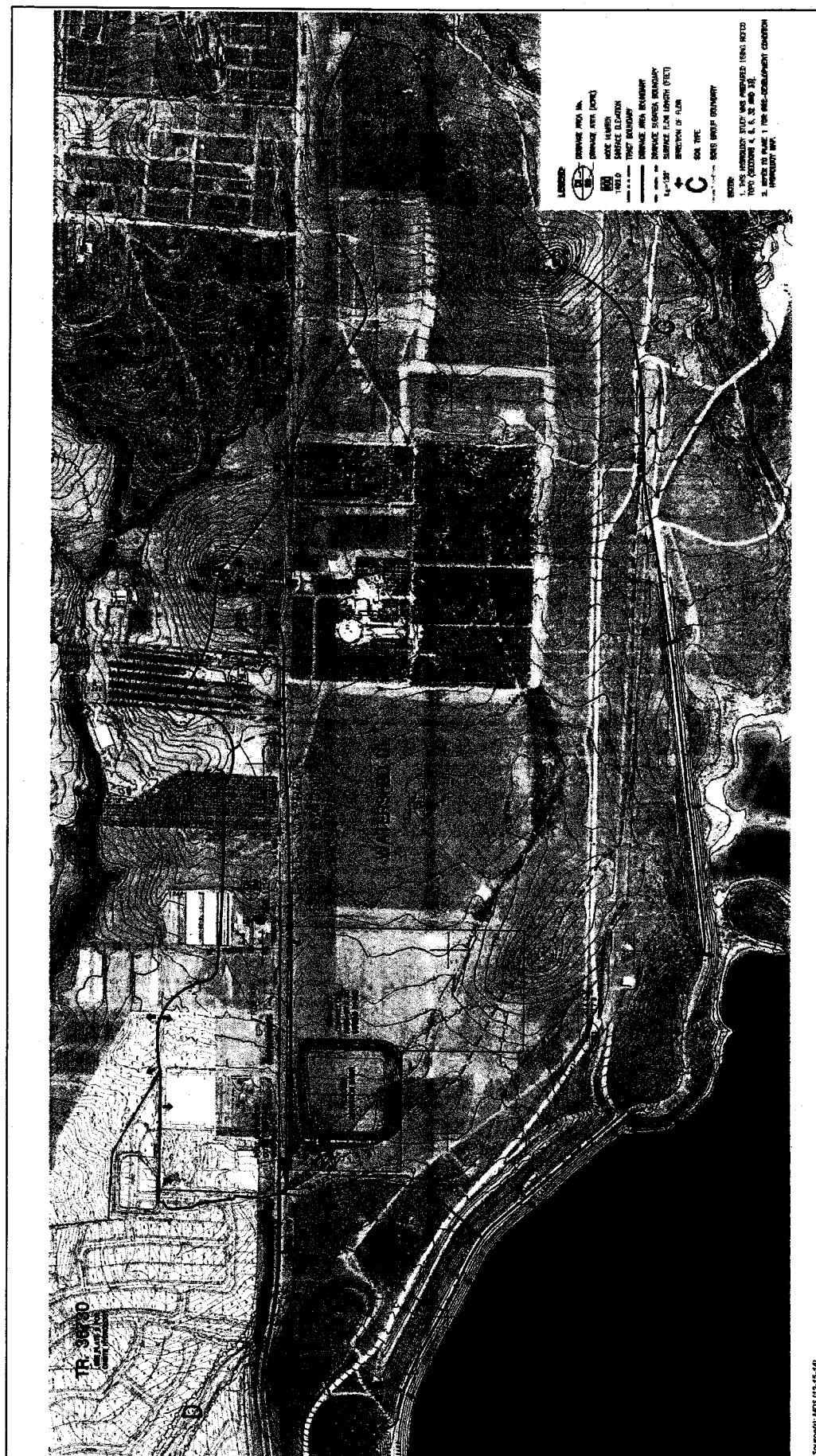


Figure 3-10

PROPOSED OFF-SITE HYDROLOGY MAP



PROPOSED ON-SITE HYDROLOGY MAP

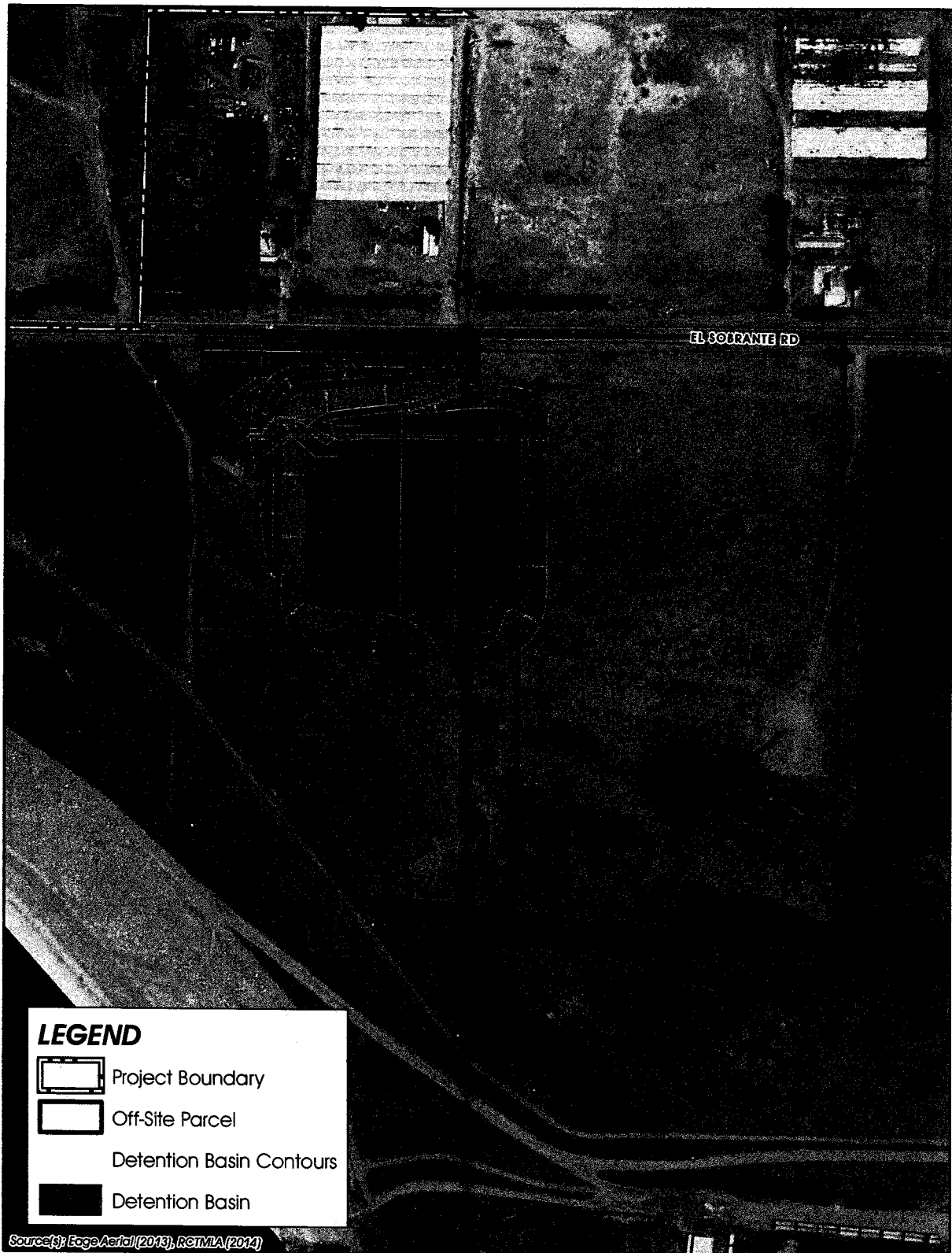


Figure 3-12



along El Sobrante Road. An additional 24.4 cfs of offsite runoff from the south would be collected by an inlet structure with headwalls and would then be conveyed to the 66-inch mainline along El Sobrante Road via a 36-inch storm drain. A diversion structure is proposed at intersection of El Sobrante Road and Street 'A' in order to discharge low flows into the existing drainage channel. The higher flows would by-pass the diversion and the low flows would be conveyed into the channel by an 18-inch storm drain. The 66-inch storm drain continues west on El Sobrante Road making a right and turns north on McAllister Street. The 66-inch storm drain increases to a 72-inch, and eventually a 90-inch due to additional flows.

Additional offsite drainage areas would bypass the onsite storm drain system. Natural areas do not require water treatment and therefore are able to be discharged into the storm drain system downstream. Drainage area B15 (refer to Figure 3-11 for drainage area references) would be collected by a drop inlet and conveyed via an 18 inch storm drain to the 54 inch on-site storm drain at the intersection of McAllister Street and Street 'A'. The runoff from areas A8 and A9 would be collected and conveyed by a concrete swale that runs south-north and discharges downstream of Basin 'A'. The flows would be directed to a riprap energy dissipation structure that would reduce the velocities prior to discharging runoff into a natural drainage course.

An additional 6.8 acres located offsite and adjacent to the project's eastern boundary would be conveyed via concrete swales and would ultimately discharge into a natural drainage course located on the northeastern corner of the project site. (MDS, 2015a, p. 6, Plates 1 through 3).

On-Site Drainage and Water Quality Improvements

As shown on Figure 3-11, under post-developed conditions, the Project site would be separated into three separate watersheds (Watersheds A, B, and C) that largely correspond to the site's existing watersheds, with flows within Lot 'B' comprising a fourth watershed (Watershed D). The majority of first flush runoff within Watershed A, located in the northeastern portion of the Project site, would be collected by catch basins and storm drain pipes ranging in size from 18 to 36 inches. These flows would be conveyed to the proposed extended detention/water quality basin proposed in Lot 276, which would then be discharged following water quality treatment towards the north, where the natural drainage pattern ultimately conveys flows into the existing stream that traverses the northeastern corner of the Project site. Flows from the manufactured slopes within Lot 'M' would be collected by the concrete swale described above under the discussion of off-site drainage improvements, and would be discharged directly into the natural drainage course that traverses the northeastern corner of the Project site.

Most of the first flush runoff from Watershed B, which encompasses the northwest portions and southern +/- half of the Project site (excluding the natural drainage and areas southwest of the drainage) also would be collected by catch basins and storm drain pipes ranging in size from 18 to 54 inches. Street runoff from El Sobrante Road, west of Street 'A' to the eastern project boundary will be collected by a catch basin and diverted into the on-site storm drain system. The on-site first flush will be diverted into the extended detention/water quality basin (Basin 'B'), which is planned on Lot 274. The higher flows will by-pass the diversion and will be conveyed by a 54 inch storm drain that eventually joins with the existing 90 inch storm drain within Avocado Way. Street runoff from McAllister Street will be collected by modified catch basins with diversion structure that will divert the first flush into Basin 'B'. The higher flows will bypass the diversion and will be conveyed by an 18 inch storm drain and discharged into the 54 inch mainline. Following water treatment, the flows will be discharged by a 24 inch storm drain, which joins with the 72 inch at the junction structure located on McAllister Street. The junction structure joins the 24 inch outlet pipe, 72 inch mainline and the existing 90-inch storm drain.

Watershed C encompasses the portion of the Project site located south of the natural drainage in Lot 'B', a small strip along the southern boundary of the site and east of Street 'A', the portions of El Sobrante Road that abut the Project site, and portions of McAllister Street. The majority of flows within Watershed C would be conveyed to the proposed extended detention/water quality basin proposed within Lot 275. A diversion structure will convey the first flush into the basin and the higher flows will by-pass the diversion and discharge into the mainline within McAllister Street. The street runoff along El Sobrante Road, west of Street 'A' will be collected by a flow-by modified catch basin that also has a diversion structure to divert the first flush into Basin 'C'. An 18 inch storm drain will convey the first flush into the basin and the higher flows will by-pass the diversion and discharge into the mainline within McAllister Street. Following water treatment, the flows will be conveyed by a 24 inch storm drain and will discharge into the 72 inch mainline, which ultimately joins with the existing 90 inch storm drain.

On- and off-site flows that would be conveyed through Lot 'B' would be discharged into a proposed drop inlet structure that would abut McAllister Street and into a proposed extension of the existing 90-inch storm drain within McAllister Street and Avocado Way.

D. Proposed Water Service Improvements

Western Municipal Water District (WMWD) would provide domestic water service to the Project site. Domestic water would be provided via two existing points of connection located in Blackburn Road/McAllister Street and El Sobrante Road. The existing line within Blackburn Road/McAllister Street measures 12 inches in diameter, and is oriented in an easterly (Blackburn Road) and northerly (McAllister Street) alignment, with no existing water lines located in McAllister Street southerly of the intersection of Blackburn Road and McAllister Street. The existing water line in El Sobrante Road measures 18 inches in diameter and terminates at the Project's southwestern boundary. A 22-inch water line also occurs within El Sobrante along the frontage of the Project site, although this 22-inch water line would not serve the Project. Additionally, an existing water line measuring between 4-inches and 6-inches in diameter traverses the site and would be abandoned as part of the Project.

Figure 3-13, *Proposed Domestic Water, Recycled Water, and Sewer Improvements*, depicts the water infrastructure improvements planned as part of the Project. As part of the Project, and as depicted on Figure 3-13, a 12-inch water line is proposed to be constructed within the McAllister Street right-of-way between proposed Street 'A' and Blackburn Road. Within El Sobrante Road, the Project would construct an 18-inch water line between the existing point of connection and the eastern boundary of the site. Within the Project site, a 12-inch water line would be constructed within Street 'A' between McAllister Road and El Sobrante Road. 8-inch water lines would be constructed within all remaining on-site roadways to provide water service to individual lots.

E. Proposed Recycled Water Improvements

WMWD also would provide recycled water service to the Project site. Under existing conditions, a 20-inch recycled water line occurs within El Sobrante Road, while a 24-inch recycled water line occurs within McAllister Street. As shown on Figure 3-13, the Project would construct a recycled water line within Street 'A' between the existing 24-inch line in McAllister Street and the 20-inch line in El Sobrante Road. An additional recycled water line would be constructed in Street 'L' to provide recycled water service to the northern portions of the Project site. Recycled water would be utilized for irrigation of common landscaped areas (i.e., the park site, parkways, and slopes) and the landscaping within the public rights-of-way of McAllister Street and El Sobrante Road. Recycled water would not be utilized for irrigation of individual residential lots.