

Gary G. Geuss  
City Attorney  
City of Riverside  
November 27, 2017  
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The appraisal report under review indicates that the intended use of the appraisal is "for property acquisition purposes of the property proposed to be impacted by the proposed 69kV Riverside Transmission Reliability Project (RTRP)." The client and intended users of the Integra appraisal report are City of Riverside, Riverside County Regional Park and Open Space District, and Southern California Edison.

The Integra report also notes that "It is required that land that is greater in value and size, replace the impacted land as a mitigation measure. Note that the replacement properties have been appraised by Integra, (and reviewed by the Review Appraiser), under separate cover.

The Integra report reasonably indicates that "LWCF and UASFLA guidelines require that we value the subject acquisition areas as a single larger parcel assuming private ownership. This results in a hypothetical condition, because in reality, the subject larger parcel is comprised of portions of 11 different parcels near or along the Santa Ana River Watercourse, many of which are not contiguous and under different ownership. In reality, this is a partial acquisition appraisal, however, per LWCF guidelines, the "before and after" appraisal methodology is not utilized."

The Integra report includes an appropriate and reasonable Extraordinary Assumption, as well as certain Hypothetical Conditions, addressing the foregoing atypical assignment conditions, as follows:

**Extraordinary Assumptions and Hypothetical Conditions**

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. Based on our site inspection and review of aerial photographs, we have assumed the larger parcel is landlocked.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. In keeping with the requirements of the UASFLA, we have estimated the market value of the subject as if in private ownership and available for sale in the open market to its highest and best use.
2. In keeping with the requirements of the UASFLA and LWCF, we have valued the subject larger parcel as a single property, assuming it is contiguous and under a single ownership. This is discussed in detail in this appraisal report. However, it is important to recognize that in reality, the subject larger parcel actually consists of portions of 11 different parcels, many of which are non-contiguous and are under different ownership.
3. In reality, this is a partial acquisition appraisal, however, per LWCF guidelines, the "before and after" appraisal methodology is not utilized.

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The following table, as contained in the Integra report, summarizes the land that comprises the larger parcel which is the subject of the Integra report:

| <b>Larger Parcel Identification</b>        |  |                        |              |                |
|--|--|------------------------|--------------|----------------|
| Survey                                     |  | Portions of            | Land Size    | Land Size      |
| Map  | Property Owner                                       | Assessor Parcel Number | (AC)         | (SF)           |
| <b>Page 1</b>                              |  |                        |              |                |
|  | Riverside County Regional Park & Open Space District | 163-300-006            | 0.01         | 436            |
|  | Riverside County Regional Park & Open Space District | 189-110-001            | 2.71         | 118,048        |
|  | County of Riverside                                  | 189-110-010            | 0.42         | 18,295         |
| <b>Page 2</b>                              |  |                        |              |                |
|  | State of California                                  | 155-464-009            | 0.03         | 1,307          |
|  | State of California                                  | 163-300-008            | 1.82         | 79,279         |
|  | State of California                                  | 163-300-009            | 0.41         | 17,860         |
|  | State of California                                  | 163-300-010            | 0.42         | 18,295         |
| <b>Page 3</b>                              |  |                        |              |                |
|  | State of California                                  | 163-290-006            | 0.36         | 15,682         |
|  | State of California                                  | 163-290-008            | 3.34         | 145,490        |
| <b>Page 4</b>                              |  |                        |              |                |
|  | Riverside County Regional Park & Open Space          | 154-410-001            | 0.02         | 871            |
|  | Riverside County Regional Park & Open Space          | 154-410-002            | 1.52         | 66,211         |
| <b>Total</b>                               |  |                        | <b>11.06</b> | <b>481,774</b> |
| Source: Survey maps provided by the client |  |                        |              |                |

The Integra appraisal report adequately demonstrates that the highest and best use of the subject property is an open space use, given zone designations, general plan designations, and location of a number of parcels within, or partially within, a floodway.

The documentation and valuation analyses in the Integra appraisal report under review are appropriate and adequately supported; the valuation conclusion is deemed reasonable, credible, and in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the applicable portions of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), as set forth in the LWCF Manual.

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Based on the review of the subject appraisal report, the undersigned accepts and approves the appraisal report, and estimate of market value stated therein, subject to the Extraordinary Assumption and Hypothetical Conditions employed in the Integra report, as of October 8, 2017, of:

\$60,000.

Further, note that the review appraiser has determined that there has not been a measurable change in market conditions between the effective date of value in the Integra report of October 8, 2017 and the current date of November 27, 2017 and, therefore the foregoing estimates of market value are approved and deemed appropriate.

The reader is referred to the Preface and Appraisal Review Sections in the following portion of this report. There are no revision requirements for the formal appraisal report which is the subject of this review.

This Appraisal Review has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Uniform Appraisal Standards for Federal Land Acquisitions. A single copy of this Appraisal Review is submitted, plus as an electronic PDF copy; a file copy has been retained. If you have any questions it would be appreciated if you would contact the undersigned at your convenience.

Very truly yours,

R. P. LAURAIN & ASSOCIATES, INC.



John P. Laurain, MAI, ASA  
Certified General Real Estate Appraiser  
California Certification No. AG 025754  
JPL:cl

## PREFACE

**APPRAISAL REPORT REVIEWED**

APPRAISAL FIRM: Integra Realty Resources Los Angeles

APPRAISERS: Beth Finestone, MAI, AI-GRS, FRICS, CRE and Aaron S. You (Certified General Appraiser)

TYPE OF REPORT: Appraisal Report

INTENDED USER: City of Riverside, Riverside County Regional Park and Open Space District, and Southern California Edison.

INTENDED USE: Property acquisition purposes of the property impacted by the proposed RTRP

EFFECTIVE DATE OF VALUE: October 8, 2017

DATE OF REPORT: November 15, 2017

PROPERTY ADDRESS: None; vacant land  
Portions of 11 Parcels Near or Along Santa Ana River Watercourse, Riverside, CA 92503

ASSESSOR'S PARCEL NO.: Portions of 11 APNs; see Summary on Page 3 of the Transmittal Letter.

APPARENT VESTEE: Riverside County Regional Park and Open Space District, County of Riverside, and State of California.

PRESENT USE: Vacant land.

PROPERTY RIGHTS: Fee simple

MARKET VALUE: \$60,000.

**REVIEW APPRAISAL**

REVIEW APPRAISAL FIRM: R. P. Laurain & Associates, Inc.

REVIEW APPRAISER: John P. Laurain, MAI, ASA

DATE OF REVIEW: November 27, 2017

TYPE OF REVIEW: Technical field review

## **PURPOSE OF THE REVIEW APPRAISAL**

The purpose of this review appraisal report is to develop an opinion of the appraisal under review pertaining to the market value of the subject property based on a full fee acquisition as to (1) the completeness of the appraisal report under review, (2) the adequacy and relevancy of the market data and any adjustments thereto, (3) the appropriateness of the appraisal methods and techniques, as well as any reasons for disagreement of said method and techniques, (4) whether the analyses, opinions, and conclusions in the appraisal report are appropriate and reasonable, and to develop any reasons for disagreement thereof, and (5) conformance of the appraisal report to the Uniform Standards of Professional Appraisal Practice (USPAP) and the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA).

The review appraisal is also intended to report whether the appraised value contained in the appraisal under review is (1) accepted and approved as to the Market Value estimate, (2) accepted as meeting all requirements, but not approved as the recommended amount of Market Value, or (3) not accepted due to a failure to meet applicable requirements and/or the value opinion is not considered adequately supported.

Further, it is the purpose of this review appraisal report to provide an outline of certain factual and inferential information which was compiled and considered in the process of reviewing the appraisal report.

## **INTENDED USER OF REVIEW APPRAISAL**

It is understood that the intended user of this review appraisal will be the City of Riverside, Riverside County Regional Park and Open Space District, and Southern California Edison as well as applicable State agencies.

## **INTENDED USE OF REVIEW APPRAISAL**

The review appraisal will be utilized by the intended users to determine if the appraisal report under review is complete, adequately supported, and credible, and to evaluate the support and reasonableness of valuation conclusion(s) and final estimate of market value set forth in the appraisal under review.

## **CERTIFICATION**

The undersigned does hereby certify that:

I have completed a technical field review of the appraisal report under review; the review appraiser inspected the subject property and the comparable sale properties from an adjacent public right-of-way and/or via aerial GIS photography. I have not independently verified the factual data presented in the appraisal report under review. I have no personal interest or bias with respect to the subject matter of this review appraisal report, or the parties involved in this assignment.

My engagement in this assignment and the amount of compensation are not contingent upon the reporting or development of predetermined values or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of predetermined or stipulated results, or the occurrence of a subsequent event directly related to the intended use of this appraisal. Also, to the best of my knowledge and belief the statements of fact contained in this review appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.

This review appraisal report sets forth all of the assumptions and limiting conditions (imposed by the terms of this assignment or by the undersigned), affecting my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

The analyses, opinions, and conclusions, were developed, and this review report has been prepared, in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), except to the extent that the UASFLA required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the Uniform Appraisal Standards for Federal Land Acquisitions with respect to the date of the appraisal and date of review, and any subsequent change in value. Note that, as indicated in the accompanying review, the estimate of market value indicated in the appraisal report under review is accepted and approved as of the date of the review appraisal.

As of the date of this report I have completed the continuing education program for Designated Members of the Appraisal Institute, the State of California and the American Society of Appraisers; note that duly authorized representatives of said organizations have the right to review this report. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

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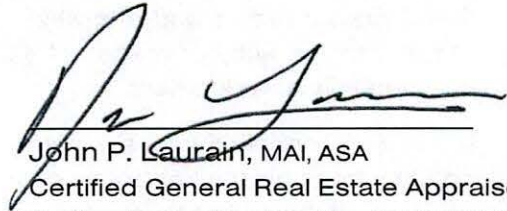
R . P . LAURAIN  
& ASSOCIATES  
APPRAISERS - ANALYSTS

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**CERTIFICATION** (Continued)

No one other than the undersigned prepared the analyses, conclusions, and opinions for this review appraisal study; no other person provided significant professional assistance.

That the value(s) expressed in the appraisal report under review were not changed in any manner. The estimate of market value for the full acquisition of the subject property in the amount of \$60,000 is accepted and approved.



John P. Laurain, MAI, ASA  
Certified General Real Estate Appraiser  
California Certification No. AG 025754  
Renewal Date April 16, 2019

Date: November 27, 2017



## **SCOPE OF THE APPRAISAL REVIEW**

The review appraiser, in connection with the following review appraisal study, has:

1. Been retained, and has accepted the assignment, to conduct an objective review appraisal, without bias, to determine if the estimate of market value and/or just compensation contained in the appraisal report under review is credible.
2. Completed a technical review, inclusive of a thorough review and analysis of the information and valuation analyses contained in the appraisal report under review, and a careful examination of the internal logic and consistency therein. The appraiser limited the examination to the information and analysis presented in the appraisal report under review.
3. Attempted to visualize the subject property as it would be viewed by a willing and informed buyer, as well as a willing and informed seller.
4. Reviewed the opinion of the highest and best use applicable to the subject property, as contained in appraisal under review.
5. Reviewed the estimates of market value and/or just compensation as of the date of value expressed in the appraisal report under review, for the subject property.
6. Developed and formed an opinion as to the completeness of the appraisal report under review and the conformance of said report with the Uniform Standards of Professional Appraisal Practice and any other applicable standards.
7. Developed and formed an opinion as to the adequacy and relevance of the market data, and any adjustments thereto, in the appraisal report under review.
8. Developed and formed an opinion as to the appropriateness of the appraisal methods and techniques.
9. Developed and formed an opinion as to whether the analyses, conclusions, opinions, and value estimates in the appraisal under review are appropriate and reasonable.

**SCOPE OF THE APPRAISAL REVIEW** (Continued)

10. Considered the market data, conclusions, opinions, and value estimates in the appraisal report under review, in the context of market conditions as of the effective date of the report. Information available to the review appraiser, that could not have been available to the appraiser as of, or subsequent to, the effective date of value has not been considered in developing an opinion as to the quality or conclusions in the appraisal under review.
11. Personally inspected and viewed the subject property, and the comparable sale properties, from the adjacent public rights of way and/or via aerial GIS photography.
12. Prepared and delivered this review appraisal report in accordance with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisitions, and in summation of all the activities outlined above.

## **ASSUMPTIONS AND LIMITING CONDITIONS**

This review appraisal is made with the following understanding as set forth in items No. 1 through 15, inclusive:

1. This review appraisal report is intended to comply with reporting requirements set forth in the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice as well as the Uniform Appraisal Standards for Federal Land Acquisitions.
2. That title to the subject property is assumed to be good and merchantable. Liens and encumbrances, if any, have not been deducted from the final estimate of value. The vesting is as set forth in the appraisal report and has been relied upon as being accurate. The subject property has been reviewed as though under responsible ownership. The legal description is assumed accurate.
3. That the review appraiser assumes there are no hidden or unapparent conditions of the subject property, subsoil, structures, or other improvements, if any, which would render it more or less valuable, unless otherwise stated. Further, the appraiser assumes no responsibility for such conditions or for the engineering which might be required to discover such conditions. The property reviewed is assumed to meet all governmental codes, requirements, and restrictions, unless otherwise stated.
4. That no soils report or topographical mapping was provided to the review appraiser; therefore information, if any, provided by other sources pertaining to these matters is believed accurate, but no liability is assumed for such matters. Further, information, estimates and opinions furnished by others and contained in this report, or in the appraisal report under review, pertaining to the subject property and market data were obtained from sources considered reliable and are believed to be true and correct. No responsibility, however, for the accuracy of such items can be assumed by the review appraiser.

## **ASSUMPTIONS AND LIMITING CONDITIONS** (Continued)

5. That unless otherwise stated in the review appraisal report, it is assumed there are no encroachments, easements, soil toxics/contaminants, or other physical conditions adversely affecting the value of the subject property.
6. That no opinion is expressed regarding matters which are legal in nature or which require specialized investigation or knowledge ordinarily not employed by real estate appraisers, even though such matters may be mentioned in the appraisal report, and review appraisal report.
7. That no oil rights have been included in the opinion of value expressed herein. Further, that oil rights, if existing, are assumed to be at least 500 feet below the surface of the land, without the right of surface entry.
8. That the review appraiser has conducted a technical field review. The review appraiser limited the examination of the appraisal report under review to the information, data, and analyses presented therein. The review appraiser inspected the subject property, and market data used in the appraisal under review, from the adjacent public rights-of-way.
9. That the review appraiser, by reason of this review appraisal, is not required to give testimony in court or at any governmental or quasi-governmental hearing with reference to the property appraised, unless contractual arrangements have been previously made therefor.
10. That drawings, plats, maps, and other exhibits contained in the appraisal report under review are for illustration purposes only and are not necessarily prepared to standard engineering or architectural scale.
11. That this review report is effective only when considered in its entire form, as delivered to the client. No portion of this report will be considered binding if taken out of context.
12. That possession of this review report, or copies thereof, does not carry with it the right of publication, nor shall the contents of this report be copied or conveyed to the public through advertising, public relations, sales, news, or other media,

## **ASSUMPTIONS AND LIMITING CONDITIONS** (Continued)

without the written consent and approval of Ronald P. Laurain or John P. Laurain, particularly with regard to the valuation review of the property appraised and the identity of the appraiser, or the firm with which he is connected, or any reference to the Appraisal Institute, or the American Society of Appraisers, or designations conferred by said organizations.

13. That the form, format, and phraseology utilized in this review report, except the Certification, shall not be provided to, copied, or used by, any other real estate appraiser, real estate economist, real estate broker, real estate salesperson, property manager, valuation consultant, investment counselor, or others, without the written consent and approval of Ronald P. Laurain or John P. Laurain.
14. That this review appraisal incorporates, by reference, all of the assumptions and limiting conditions contained in the appraisal under review.
15. That this review appraisal study is considered completely confidential and will not be disclosed or discussed, in whole or in part, with anyone other than the client, or persons designated by the client, or duly authorized representatives of governmental or private organizations, which have the right to review this report.

## **EXTRAORDINARY ASSUMPTION**

The following Extraordinary Assumption, as set forth in the Integra report under review, is extended to this Appraisal Review:

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. Based on our site inspection and review of aerial photographs, we have assumed the larger parcel is landlocked.

## **HYPOTHETICAL CONDITIONS**

The following Hypothetical Conditions, as set forth in the Integra report under review, are extended to this Appraisal Review:

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. In keeping with the requirements of the UASFLA, we have estimated the market value of the subject as if in private ownership and available for sale in the open market to its highest and best use.
2. In keeping with the requirements of the UASFLA and LWCF, we have valued the subject larger parcel as a single property, assuming it is contiguous and under a single ownership. This is discussed in detail in this appraisal report. However, it is important to recognize that in reality, the subject larger parcel actually consists of portions of 11 different parcels, many of which are non-contiguous and are under different ownership.
3. In reality, this is a partial acquisition appraisal, however, per LWCF guidelines, the "before and after" appraisal methodology is not utilized.

**APPRAISAL REVIEW**

## APPRAISAL REVIEW

### GENERAL CREDIBILITY

### Accepted

|  |   |
|--|---|
| Correctly employ recognized methods and techniques | Y |
| Not commit errors of omission or commission        | Y |
| Not commit careless or negligent series of errors  | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The appraisal report under review has been prepared as a full Appraisal Report and is deemed to be in compliance with Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). The report is also in conformance with the applicable portions of the Uniform Appraisal Standards for Federal Land Acquisitions, subject to the Land and Water Conservation Fund (LWCF) guidelines, and employs the appropriate valuation methods as discussed in the following portion of this review. The appraisal report under review is deemed appropriate and credible. There are no errors of omission or commission, nor negligent errors which individually, or in the aggregate, are misleading or inappropriate given the context of the appraisal report under review. Minor typographical, grammatical, or mathematical errors, if any, do not impact the reliability of the appraisal report under review.

### FORMAT AND DELINEATION OF ASSIGNMENT

### Accepted

|   |   |
|---|---|
| Type of report – acceptable and appropriate                 | Y |
| Consistency of Executive Summary and Letter of transmittal: | Y |
| Supporting reports of technical specialists                 | Y |
| Certification of appraiser                                  |   |
| USPAP/UASFLA compliant Certification                        | Y |
| Assumptions and limiting conditions                         | Y |
| Extraordinary assumptions and hypothetical conditions       | Y |
| Purpose of appraisal  | Y |
| Definition of value   | Y |
| Address and/or identification of property                   | Y |
| Classification of property                                  | Y |
| Intended user and intended use                              | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The Appraisal Report format is appropriate and acceptable given the Scope of Work and intended users. The assumptions and limiting conditions are appropriate. The Certification is included on Pages 1 and 2 of the report, and is in accordance with USPAP and UASFLA guidelines.



**APPRAISAL REVIEW** (Continued)

The Executive Summary is consistent with the larger report and Transmittal Letter. The property is adequately identified. Note that a Jurisdictional Exception to USPAP is appropriately employed which precludes any consideration of marketing exposure, per the UASFLA requirements. The appropriate definition of market value from the UASFLA is utilized in the report. The intended users and intended use of the report is also accurately noted in the Integra report. The Integra report appropriately includes an Extraordinary Assumption and Hypothetical Condition, both of which are extended to this Appraisal Review, as follows:

***Extraordinary Assumption:***

“Based on our review of assessor parcel maps, Google Earth aerial photography, and conversations with Donald Crow of Riverside County Regional Park and Open Space District, we have assumed that the subject properties are landlocked.”

***Hypothetical Condition:***

“In keeping with the requirements of the USFLA, we have estimated the market value of the two subject properties as if in private ownership and available for sale in the open market.”

**GENERAL DATA**

**Accepted**

|                                     |   |
|-------------------------------------|---|
| Regional and neighborhood area data | Y |
| Real estate market conditions       | Y |
| Availability of utilities           | Y |
| Street improvement description      | Y |
| Favorable and unfavorable factors   | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The Economic Analysis in the Integra report contains a larger Riverside County Area Analysis and a Surrounding Area (neighborhood) description which is deemed adequate, and appropriately describes the immediate and general subject environs. Although certain of the County Area Analysis could be deemed “boilerplate” regional data (to be excluded under UASFLA standards), the Economic Analysis section concludes with an overall relevant outlook and conclusion as applicable to the subject market. The general data contained in the Integra report includes an adequate discussion of access/linkages to the area, demand generators, demographics, and a land use discussion.

**APPRAISAL REVIEW** (Continued)

| <u>PROPERTY DATA</u>                        | <u>Accepted</u> |
|---|-----------------|
| Ownership                                   | Y               |
| Title/acquisition data                      | Y               |
| Legal description                           | Y               |
| Site description                            |                 |
| Location                                    | Y               |
| Land dimensions and area                    | Y               |
| Topography                                  | Y               |
| Soil contamination                          | Y               |
| Easements and encumbrances identified       | O               |
| Off-site improvements                       | Y               |
| Zoning                                      | Y               |
| Present use                                 | Y               |
| Improvements                                |                 |
| Type and use of building(s)                 | N.A.            |
| Age and condition                           | N.A.            |
| Structural and construction detail          | N.A.            |
| Mechanical equipment                        | N.A.            |
| Other on-site improvements                  | N.A.            |
| Demolition and clearing                     | N.A.            |
| Non-realty fixtures and equipment excluded  | N.A.            |
| Personal property excluded                  | N.A.            |
| Sale history and listing information        | Y               |
| Assessed value and annual real estate taxes | Y               |
| Plot plan drawing, plat map, photographs    | Y               |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The subject property location, ownership, and title information is adequately described in the Property Analysis section. The Larger Parcel is considered to be portions 11 different APNs, appraised as a single larger parcel, in accordance with the LWCF guidelines and as set forth in Hypothetical Condition Nos. 2 and 3. Aerial mapping of the larger parcel general area is included in the report, and the land areas applicable to each of the 11 parcels is based on survey mapping contained in Addendum C. The Integra report notes that Preliminary Title Reports were not provided for the subject parcels, however, potential physical easements are noted (i.e. power lines and Santa Ana River Trail). The 11 parcels have differing zoning and general plan land use designations. Further, a number of the parcels (all or portions thereof) are located within a floodway, as summarized in the Integra report.

## **APPRAISAL REVIEW** (Continued)

### **PROPERTY DATA** (Continued)

The Integra report accurately identifies the individual parcels comprising the subject larger parcel, as follows:

- A portion of APN 163-300-006 which contains 0.01 acres or 436 square feet in size. This property is zoned PF; Public Facilities. A metes and bounds legal description was requested, but not provided. However, it may be legally described as a portion of the south ½ of Sec 25 T2S R6W.
- A portion of APN 189-110-001 which contains 2.71 acres or 118,048 square feet in size. This property is zoned M-H; Manufacturing - Heavy. A metes and bounds legal description was requested, but not provided. However, it may be legally described as a portion of the west ½ of Sec 30 T2S R5W.
- A portion of APN 189-110-010 which contains 0.42 acres or 18,295 square feet in size. This property is zoned M-H; Manufacturing - Heavy. A metes and bounds legal description was requested, but not provided. However, it may be legally described as a portion of the southwest ¼ of Sec 29 T2S R5W and portion of Sec 30 T2S R5WS.
- A portion of APN 155-464-009 which contains 0.03 acres or 1,307 square feet in size. This property is zoned RE; Residential Estate. A metes and bounds legal description was requested, but not provided. However, it may be legally described as a portion of lot 1 BLK 3 MB 016/039 Randolph Sub.
- A portion of APN 163-300-008 which contains 1.82 acres or 79,279 square feet in size. This property is zoned RE; Residential Estate. A metes and bounds legal description was requested, but not provided. However, it may be legally described as a portion of the south ½ of Sec 25 T2S R6W.
- A portion of APN 163-300-009 which contains 0.41 acres or 17,860 square feet in size. This property is zoned RE; Residential Estate. A metes and bounds legal description was requested, but not provided. However, it may be legally described as a portion of the south ½ of Sec 25 T2S R6W.
- A portion of APN 163-300-010 which contains 0.42 acres or 18,295 square feet in size. This property is zoned RE; Residential Estate. A metes and bounds legal description was requested, but not provided. However, it may be legally described as a portion of the south ½ of Sec 25 T2S R6W.

## **APPRAISAL REVIEW** (Continued)

### **PROPERTY DATA** (Continued)

- A portion of APN 163-290-006 which contains 0.36 acres or 15,682 square feet in size. This property is zoned W-1; Watercourse Area. A metes and bounds legal description was requested, but not provided. However, it may be legally described as a portion of the southeast ¼ of Sec 26 T2S R6W.

A portion of APN 163-290-008 which contains 3.34 acres or 145,490 square feet in size. This property is zoned PF; Public Facilities. A metes and bounds legal description was requested, but not provided. However, it may be legally described as a portion of the southeast ¼ of Sec 26 T2S R6W.

- A portion of APN 154-410-001 which contains 0.02 acres or 871 square feet in size. This property is zoned W-1; Watercourse Area. A metes and bounds legal description was requested, but not provided. However, it may be legally described as a portion of the northeast ¼ of Sec 33 T2S R6W.

- A portion of APN 154-410-002 which contains 1.52 acres or 66,211 square feet in size. This property is zoned RA-5-sp; Residential Agricultural - Specific Plan. A metes and bounds legal description was requested, but not provided. However, it may be legally described as a portion of the northeast ¼ of Sec 33 T2S R6W.

The Integra report notes that the LWCF guidelines requires the appraiser to ignore the actual zoning if said zoning is based on a non-economic use, however, that highest and best use appropriately concludes that open space use is the only land use which is feasible.

Likewise, note that the Integra report appropriately assumes there are no environmental hazards (such as soil contamination) and that the subject soil bearing capacity is assumed to be adequate, as an environmental assessment report and soils report were not provided for review. The value conclusion in the Integra report, and this review appraisal, assumes the subject property is free and clear of any environmental hazards.

The report adequately describes the site characteristics. The physical characteristics, existing use, lack of access, utilities and, zoning are all accurately noted. The larger parcel is appropriately identified; in accordance with the LWCF guidelines and Hypothetical Condition No. 3, while the Integra report is a partial acquisition appraisal, the "before and after" methodology is not used.

## **APPRAISAL REVIEW** (Continued)

### **HIGHEST AND BEST USE ANALYSIS**

Accepted

|                              |   |
|------------------------------|---|
| Analysis of legal factors    | Y |
| Analysis of physical factors | Y |
| Analysis of economic factors | Y |
| Reasonableness of conclusion | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The highest and best use of the subject property as presently vacant takes into consideration legal factors (zoning and general plan), the physical characteristics of the site, location of large portions of the sites within a floodway, the landlocked nature of the subject property, and land use patterns in the area. The final conclusion in the Integra report that an open space use is the highest and best use is adequately supported, reasonable, and credible.

### **SALES COMPARISON APPROACH - LAND**

Accepted

|  |   |
|--|---|
| Adequate and relevant sales data                   | Y |
| Date and condition of sales employed               | Y |
| Date of sale considered                            | Y |
| Analysis and comparison with subject property      | Y |
| Reasonableness of conclusions                      | Y |
| Unit value indication (\$ per sq. ft., acre, etc.) | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The appraisal report under review utilizes five land sales properties, located in the greater Inland Empire and Orange County, which is deemed appropriate given the limited number and availability of open space land sales. The sale properties took place between July 2014 and October 2016; Sale 5 is currently in escrow. The indicated rate per acre of the various sale properties ranges widely from \$1,952 to \$10,350. Quantitative adjustments are applied to the sale properties for market conditions based on a rate of 3% per year; the adjustment is supported by sound logical reasoning and taking into consideration general real estate market trends as well as the open space nature of the subject and sale properties. The market conditions adjustment is deemed reasonable, and is applied to the various sale properties on a percentage basis, rounded to the nearest whole percentage point. Data 5 is reasonably adjusted downward 10% as it is currently in escrow (as opposed to a consummated sale transaction).

## **APPRAISAL REVIEW** (Continued)

### **SALES COMPARISON APPROACH - LAND** (Continued)

The Integra report also accurately notes that Data 1 represents a Trustee sale, that the buyer did not realize the property had steeply sloping topography, and that the property is currently listed for sale well below the Trustee's Deed sale price. Data 1, therefore, is appropriately adjusted downward 35% for Conditions of Sale (prior to application of an upward market conditions adjustment).

After applying the foregoing quantitative adjustments, the Integra report accurately notes the rates per acre range from \$1,747 to \$7,469.

The Integra report applies qualitative adjustments for the various elements of comparability. The qualitative adjustments are discussed narratively, and supported by sound logical reasoning. The Integra report also includes an Adjustment Grid, summarizing the various elements of comparability, as well as the overall comparability adjustment applicable to each sale property.

An array was utilized in the analysis of the various land sale properties wherein each sale property was rated with respect to overall comparability. The array reasonably brackets the subject property, and concludes a value for the subject property ranging between \$5,470 (Data 3) and \$5,965 (Data 2), however, certain other sales also bracket the subject property.

The final estimate of market value is reasonably concluded to be \$5,500 per acre. Based on a land size of 11.06 acres, the indicated value of the subject larger parcel is \$60,830, adjusted to \$60,000.

Further, per the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) the review appraiser also considered additional market trends subsequent to the date of value in the Integra report of October 8, 2017, which indicated an effectively stable market in the immediate subject area. Further, there were no additional sale properties noted that would reasonably impact the value of the subject properties. As such, the foregoing value is accepted and approved as of the date of the appraisal review of November 27, 2017.

.. Continued

**APPRAISAL REVIEW** (Continued)

**SALES COMPARISON APPROACH - IMPROVED**

Accepted

|   |      |
|---|------|
| Adequate and relevant sales data                    | N.A. |
| Date and condition of sales employed                | N.A. |
| Date of sale considered                             | N.A. |
| Analysis and comparison with subject property       | N.A. |
| Reasonableness of conclusions                       | N.A. |
| Unit value indications (\$ per sq. ft., unit, etc.) | N.A. |

**COST APPROACH TO VALUE**

Accepted

|  |      |
|--|------|
| Cost estimates used                      | N.A. |
| Reasonableness of estimates              | N.A. |
| Estimate of accrued depreciation         | N.A. |
| Contributory value of other improvements | N.A. |
| Summation value                          | N.A. |
| Reasonableness of conclusion             | N.A. |

**INCOME CAPITALIZATION APPROACH TO VALUE**

Accepted

|   |      |
|---|------|
| Annual rent by comparison                         | N.A. |
| Vacancy and credit loss estimate                  | N.A. |
| Operating expenses                                | N.A. |
| Reserves for replacements                         | N.A. |
| Gross and/or net operating income                 | N.A. |
| Capitalization rate and/or multiplier – justified | N.A. |

**RECONCILIATION**

Accepted

|                                      |      |
|--------------------------------------|------|
| Correlation of estimates             | N.A. |
| Weight applied to various approaches | N.A. |
| Value conclusion - justified         | N.A. |
| Soundness of reasoning               | N.A. |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The Sales Comparison (as improved), Cost, and Income Capitalization Approaches are appropriately excluded from the Integra report as the subject property is vacant land. A reconciliation is not applicable as the Sale Comparison Approach was the only approach utilized to estimate the land value.

MARKET DATA

Accepted

Sales data

|                               |   |
|-------------------------------|---|
| Land description              | Y |
| Improvement description       | Y |
| Grantor/grantee documentation | Y |
| Financing and terms of sale   | Y |
| Confirmation sources          | Y |
| Adequate photographs          | Y |
| Market data map               | Y |

Rental data

|                                       |      |
|---------------------------------------|------|
| Land description                      | N.A. |
| Improvement description               | N.A. |
| Confirmation of rental rate and terms | N.A. |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

Market data sheets are contained in Addendum B of the report. The sales data includes all applicable location information, sale information including confirmation sources, improvement data, Assessor's mapping, photographs, and additional comments. The information contained in the Integra report regarding the various sale properties, and confirmation sources therein, are deemed adequate, especially with respect to the analysis process.

OVERALL EFFECTIVENESS

Accepted

|  |   |
|--|---|
| Appraisal problem clearly stated                   | Y |
| Accuracy of supporting data                        | Y |
| Accuracy of mathematical computations              | Y |
| Proper approaches utilized                         | Y |
| Appropriate and reasonable final estimate of value | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The appraisal report under review utilizes adequate and sufficient market data and the mathematical computations therein are accurate. The appraisal problem is clearly stated. The Sales Comparison Approach is appropriately utilized as the only relevant approach to land value, and the final estimate of value is adequately supported and reasonable. As stated, in accordance with UASFLA market exposure is not considered in the analysis; the appropriate Jurisdictional Exception is employed.



## **APPRAISAL REVIEW** (Continued)

### **CONCLUSION**

The report is accepted as meeting the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA).

The appraisal report under review is accepted and approved as to the market values stated therein of \$60,000, as of the effective date of the appraisal of October 8, 2017, subject to (1) the Assumptions and Limiting Conditions contained in the appraisal report under review, (2) the additional Assumptions and Limiting Conditions contained in this review appraisal, and (3) applicable conditions or comments contained herein.

Further, note that the review appraiser has determined that there has not been a measurable change in market conditions between the effective date of value in the Integra report of October 8, 2017 and the current date of November 27, 2017 and, therefore the foregoing estimates of market value are approved as appropriate estimates of market value. Consideration of market conditions after the effective date of value, by the review appraiser, is deemed appropriate under the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Section C-5, considered a Jurisdictional Exception to Standard Rule 3-1(c) of the Uniform Appraisal Standards of Professional Appraisal Practice (USPAP).

**QUALIFICATIONS  
OF  
APPRAISER**

**R. P. LAURAIN  
& ASSOCIATES**  
APPRAISERS - ANALYSTS

## **BACKGROUND AND QUALIFICATIONS**

John P. Laurain, MAI, ASA  
Certified General Real Estate Appraiser  
California Certification No. AG 025754

### ***PRESIDENT:***

R. P. Laurain & Associates, Inc.  
3353 Linden Avenue, Suite 200  
Long Beach, California 90807  
Office: (562) 426-0477 - Fax: (562) 988-2927  
rpla@rplaurain.com

### ***PROFESSIONAL ORGANIZATION AFFILIATIONS:***

The Appraisal Institute  
MAI Designated Member

American Society of Appraisers  
Senior member; hold professional endorsement and  
designation "ASA" in urban real estate.

American Arbitration Association  
Associate arbitrator in title insurance matter.

Certified General Real Estate Appraiser by the  
Office of Real Estate Appraisers, State of California.  
Certification No. AG 025754.

### ***APPRAISAL BACKGROUND:***

Real estate appraisal and valuation consultation services conducted for public purposes include eminent domain studies, street widening and grade separation (bridge) projects, public school and university expansion projects, relocation studies, housing and public loan programs, Navy housing, senior housing, public bond measures, leasing of publicly-owned properties, Quimby Act park fee studies, Fair Political Practices Commission analyses, budgetary studies, and transfers (exchanges) of properties between public agencies. Private real estate appraisal services have been conducted for lending institutions, insurance companies, attorneys, estates for tax and donation purposes, private subdivision development studies, and other private uses.

## **BACKGROUND AND QUALIFICATIONS** (Continued)

### ***APPRAISAL BACKGROUND:*** (Continued)

#### ***Residential Property:***

Residential properties appraised include single family, condominiums, own-your-own, townhouse, low and medium density multiple family, 100+ unit apartment complexes, waterfront properties, boat docks, mobile home parks, vacant single family lot and acreage parcels, and low to high density vacant land parcels.

#### ***Commercial and Industrial Property:***

Commercial property appraisal studies have included single and multi-tenant retail, strip centers, shopping centers, low-rise and high-rise office buildings, medical offices, restaurants and fast-food developments, nightclubs, convenience stores, theaters, automobile repair and service facilities, service stations, truck fueling and washing stations, car wash facilities, automobile sales, mixed-use properties including single resident occupancy (SRO) developments, as well as hotel and motel properties, and vacant land.

Industrial property appraisals have included warehouses, light and heavy manufacturing, distribution and transit facilities, food processing, cold storage, lumber yards, recycling centers, open storage, vacant land, remnant and landlocked parcels, properties encumbered with oil and water injection wells, sites with soil contamination and land fill properties.

#### ***Special Purpose and Special Use Properties:***

Appraisal services and valuation studies of public, quasi-public, special use, and nonprofit facilities include, among others, seaport properties, airport properties (FBO, hangars, warehouse, office, land, etc.), submerged land, river rights-of-way, reservoirs, agricultural land, conservation/mitigation and wetland properties, utility and railroad rights-of-way, flood control channels, city hall buildings and civic center complexes, courthouses, libraries, fire and police stations, post offices, public parking structures, parks, public and private schools, adult learning centers, athletic facilities and gyms, bowling alleys, tennis centers, youth homes, after school facilities, daycare facilities, hospitals, skilled nursing facilities, churches, meeting halls and veteran facilities.

#### ***Valuation Methodologies:***

In addition to the three conventional valuation methods (Sales Comparison Approach, Cost-Summation Approach, and Income Capitalization Approach), valuation methodologies have included discounted cash flow analyses, leased fee, and leasehold analyses, absorption discounts, deferred maintenance, cost-to-cure, bonus value, excess rent, across-the-fence, value-in-use, fractional interests, hypothetical valuations, and reuse studies.

**BACKGROUND AND QUALIFICATIONS** (Continued)

***APPRAISAL BACKGROUND:*** (Continued)

***Valuation Methodologies:*** (Continued)

Property interests appraised for eminent domain purposes include full and partial takings, as well as severance damage and project benefit studies. Valuation of various types of easements have included permanent surface, street, temporary construction, slope, utility, pipeline and subsurface, aerial, bridge structure, signal light, exclusive and nonexclusive surface rights, multi-layered, battered pilings, tie-back, railroad, drainage ditch, and flood control easements.

***Clients:***

Real estate research, analysis and appraisal services performed on projects for the following public agencies and private corporations while associated with R. P. Laurain & Associates, Inc., since 1986:

***Cities/Redevelopment/Successor Agencies:***

|                        |                          |                          |
|------------------------|--------------------------|--------------------------|
| City of Alhambra       | City of El Monte         | City of Palmdale         |
| City of Artesia        | City of El Segundo       | City of Palm Springs     |
| City of Azusa          | City of Glendale         | City of Paramount        |
| City of Baldwin Park   | City of Hawaiian Gardens | City of Pasadena         |
| City of Bell           | City of Huntington Beach | City of Riverside        |
| City of Bell Gardens   | City of Huntington Park  | City of Rosemead         |
| City of Bellflower     | City of Industry         | City of San Juan         |
| City of Buena Park     | City of Irwindale        | Capistrano               |
| City of Burbank        | City of La Mirada        | City of Santa Ana        |
| City of Carson         | City of Lawndale         | City of Santa Fe Springs |
| City of Cathedral City | City of Long Beach       | City of Seal Beach       |
| City of Chino Hills    | City of Los Alamitos     | City of Signal Hill      |
| City of Compton        | City of Los Angeles      | City of South El Monte   |
| City of Covina         | City of Monrovia         | City of South Gate       |
| City of Cudahy         | City of Monterey Park    | City of Tustin           |
| City of Cypress        | City of Newport Beach    | City of Upland           |
| City of Diamond Bar    | City of Norwalk          | City of West Hollywood   |
| City of Downey         | City of Ontario          | City of Whittier         |

**BACKGROUND AND QUALIFICATIONS** (Continued)

***APPRAISAL BACKGROUND:*** (Continued)

***Other Public and Quasi-Public Agencies:***

Alameda Corridor Engineering Team  
Alameda Corridor Transportation Authority  
California High Speed Rail Authority  
Caltrans  
Castaic Lake Water Agency  
Hawthorne School District  
Kern County  
Long Beach Community College District  
Long Beach Airport  
Long Beach Unified School District  
Long Beach Water Department  
Los Angeles County Department of Beaches and Harbors  
Los Angeles County Chief Executive Office  
Los Angeles County Internal Services Department  
Los Angeles County Metropolitan Transportation Authority  
Los Angeles County Public Works  
Los Angeles Unified School District  
Los Angeles World Airports  
Lynwood Unified School District  
Orange County Transportation Authority  
Orange County Public Works  
Port of Los Angeles  
Port of Long Beach  
Riverside County Transportation Commission  
San Bernardino County  
Southern California Edison  
State of California, Santa Monica Mountains Conservancy  
U. S. Department of the Navy  
U. S. Postal Service

***Other:***

Various attorneys, corporations, lending institutions, and private individuals.

***Gold Coast Appraisals, Inc.:***

Associate appraiser, as independent contractor, during portions of 1991 and 1992, specializing in appraisal of single family residential through four-unit residential properties.

**BACKGROUND AND QUALIFICATIONS** (Continued)

***EXPERT WITNESS:***

Qualified as an expert witness in the Los Angeles County Superior Court, Central District.

Qualified as an expert witness Orange County Superior Court.

Qualified as an expert witness in an arbitration matter before Judicial Arbitration and Mediation Services in the Counties of Los Angeles and Orange.

Provided testimony as an expert witness in conjunction with eminent domain matters before the San Bernardino and Riverside County Superior Courts.

***ACADEMIC BACKGROUND:***

Cypress Community College - Basic curriculum.

Long Beach Community College - Basic curriculum.

Real estate and related courses taken through and at various Community Colleges, Universities, the Appraisal Institute, and business schools, in accordance with the Continuing Education Requirements of the State of California, as follows:

- Fundamentals of Real Estate Appraisal
- Appraisal Principles and Techniques
- California Real Estate Principles
- Real Estate Appraisal: Residential
- Principles of Economics
- California Real Estate Economics
- Basic Income Capitalization Approach
- Advanced Income Capitalization Approach
- Advanced Market Analysis and Highest & Best Use
- Advanced Applications
- Advanced Concepts and Case Studies
- Real Estate Escrow
- California Real Estate Law
- Uniform Standards of Professional Appraisal Practice, Part A
- Uniform Standards of Professional Appraisal Practice, Part B
- Federal and State Laws and Regulations
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
- Valuation of Conservation Easements

REPLACEMENT PROPERTY

R . P . L A U R A I N  
& A S S O C I A T E S

INCORPORATED



3353 LINDEN AVENUE, SUITE 200  
LONG BEACH, CALIFORNIA 90807  
TELEPHONE (562) 426-0477  
FACSIMILE (562) 988-2927  
RPLA@RPLAURAIN.COM

November 27, 2017

Gary G. Geuss  
City Attorney  
City of Riverside  
3900 Main Street  
Riverside, California 92522

Subject: Appraisal Review  
Santa Ana River Watercourse Replacement Land  
W/O Santa Ana River Trail; N/O Arlington Avenue  
Riverside, California 92503

Mr. Geuss:

In accordance with your request and authorization, I have personally completed an Appraisal Review of the formal appraisal report pertaining to the above-referenced project, prepared by Beth Finestone, MAI, AI-GRS, FRICS, CRE and Aaron S. You (Certified General Appraisers) of Integra Realty Resources Los Angeles (Integra), dated November 15, 2017, and bearing an effective date of value of October 8, 2017.

The purpose of the appraisal review study is to express comments and develop opinions regarding (1) the completeness of the appraisal report under review, (2) the adequacy and relevancy of the data, and any adjustments to said data, (3) the appropriateness of the appraisal methods and techniques, (4) whether the analyses, opinions and value conclusions are appropriate and reasonable, and (5) conformance of the appraisal report under review with the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the applicable portions of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), as set forth in the Appraisal Standards of the Land and Water Conservation Fund (LWCF) Manual.

The Appraisal Review has been prepared as a technical field review. The purpose of a technical review is to form an opinion as to whether the analyses, opinions, and conclusion(s) in the appraisal report under review are appropriate, reasonable, and credible. A field review involves an inspection of the subject property and sale properties, a thorough review of the information and analysis contained in the appraisal report under review, and a careful examination of the internal logic and consistency, as well as an exterior inspection of the subject property and, typically, the comparable sale properties.



Gary G. Geuss  
City Attorney  
City of Riverside  
November 27, 2017  
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The appraisal report under review indicates that the purpose of the appraisal is “to develop an opinion of the market value of the fee simple interest in the two subject properties that have been identified as possible mitigation sites, as of the effective date of the appraisal.” The client and intended users of the Integra appraisal report are City of Riverside, Riverside County Regional Park and Open Space District, and Southern California Edison. The Integra report states that the “appraisal focuses on valuing two sites that have been identified as possible mitigation or replacement sites for the land impacted by the RTRP” (Riverside Transmission Reliability Project). “The appraisal will be utilized by the intended users to aid in determining if the proposed replacement property(s) meet the requirement of being greater in value and size than the impacted property. Note that the impacted mitigation land is appraised by Integra (and reviewed by the Review Appraiser), under separate cover.

Per the Integra report, note that the replacement sites that are the subject of the appraisal are both located within the City of Riverside. Both properties are jointly owned by the City of Riverside (40% interest) and Riverside County Regional Park and Open Space District (60% interest). For the purposes of the report, each site is valued separately. The subject properties are identified as **Parcel 1** and Parcel 2, in the Integra report, as follows:

“Parcel 1 is identified as assessor parcel number 153-240-030 and is 16.35 acres or 712,206 square feet in size. This property is zoned A-1-5, Light Agriculture. A metes and bounds legal description was requested, but not provided. However, the subject may be legally described as a portion of Parcel 2, Sec. 28 33 T. 2S., R. 6W, in the City of Riverside.”

“Parcel 2 is identified as assessor parcel number 153-240-032 and is 19.90 acres or 866,844 square feet in size. This property is zoned RA-5, Residential Agricultural. A metes and bounds legal description was requested, but not provided. However, the subject may be legally described as a portion of Parcel 2, Sec. 28 33 T. 2S., R. 6W, in the City of Riverside.”

The Integra report also reasonably notes that “the subject properties are only accessible from Santa Ana River Trail, which is a private road located on adjacent properties. The Santa Ana River Trail is currently used as a private road for the Hidden Valley Wildlife Area. Based on our conversation with Donald Crow with the Riverside County Regional Park and Open Space District there are no easements in favor of the subject properties in terms of access from Santa Ana River Trail.”

Gary G. Geuss  
City Attorney  
City of Riverside  
November 27, 2017  
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"We were not provided a title report, therefore, we have assumed that there is no access easement for the subject properties and the subject properties are considered landlocked if sold on the open market." Note that the Integra report appropriately employs an extraordinary assumption regarding the landlocked nature of the subject properties.

The Integra appraisal report adequately demonstrates that the highest and best use of the subject property is an open space use of both properties.

The documentation and valuation analyses in the Integra appraisal report under review are appropriate and adequately supported; the valuation conclusion is deemed reasonable, credible, and in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the applicable portions of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), as set forth in the LWCF Manual.

***Extraordinary Assumption:***

The extraordinary assumption employed in the Integra report, and extended to this Appraisal Review, is as follows:

"Based on our review of assessor parcel maps, Google Earth aerial photography, and conversations with Donald Crow of Riverside County Regional Park and Open Space District, we have assumed that the subject properties are landlocked."

***Hypothetical Condition:***

The hypothetical condition employed in the Integra report, and extended to this Appraisal Review, is as follows:

"In keeping with the requirements of the UASFLA, we have estimated the market value of the two subject properties as if in private ownership and available for sale in the open market."

Gary G. Geuss  
City Attorney  
City of Riverside  
November 27, 2017  
Page 4

Based on the review of the subject appraisal report, the undersigned accepts and approves the appraisal report, and estimates of market value stated therein, as of October 8, 2017, of:

Parcel 1: \$106,000.

Parcel 2: \$140,000.

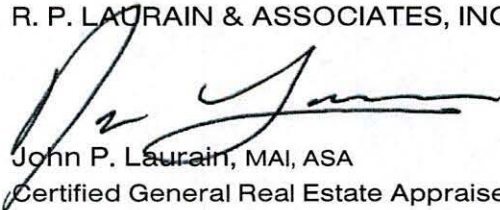
Further, note that the review appraiser has determined that there has not been a measurable change in market conditions between the effective date of value in the Integra report of October 8, 2017 and the current date of November 27, 2017 and, therefore the foregoing estimates of market value are approved and deemed appropriate.

The reader is referred to the Preface and Appraisal Review Sections in the following portion of this report. There are no revision requirements for the formal appraisal report which is the subject of this review.

This Appraisal Review has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Uniform Appraisal Standards for Federal Land Acquisitions. A single copy of this Appraisal Review is submitted, plus as an electronic PDF copy; a file copy has been retained. If you have any questions it would be appreciated if you would contact the undersigned at your convenience.

Very truly yours,

R. P. LAURAIN & ASSOCIATES, INC.



John P. Laurain, MAI, ASA  
Certified General Real Estate Appraiser  
California Certification No. AG 025754  
JPL:cl

## PREFACE

**APPRAISAL REPORT REVIEWED**

APPRAISAL FIRM: Integra Realty Resources Los Angeles

APPRAISERS: Beth Finestone, MAI, AI-GRS, FRICS, CRE and Aaron S. You (Certified General Appraiser)

TYPE OF REPORT: Appraisal Report

INTENDED USER: City of Riverside, Riverside County Regional Park and Open Space District, and Southern California Edison.

INTENDED USE: Valuing two sites that have been identified as possible mitigation or replacement sites.

EFFECTIVE DATE OF VALUE: October 8, 2017

DATE OF REPORT: November 15, 2017

PROPERTY ADDRESS: None; vacant land  
W/O Santa Ana River Trail; N/O Arlington Avenue Drive; Riverside, California 92503

ASSESSOR'S PARCEL NO.: 153-240-030 and 032

APPARENT VESTEE: City of Riverside and Riverside County Regional Park and Open Space District

PRESENT USE: Vacant land.

PROPERTY RIGHTS: Fee simple

MARKET VALUE: Parcel 1: \$106,000.  
Parcel 2: \$140,000.

**REVIEW APPRAISAL**

REVIEW APPRAISAL FIRM: R. P. Laurain & Associates, Inc.

REVIEW APPRAISER: John P. Laurain, MAI, ASA

DATE OF REVIEW: November 27, 2017

TYPE OF REVIEW: Technical field review

## **PURPOSE OF THE REVIEW APPRAISAL**

The purpose of this review appraisal report is to develop an opinion of the appraisal under review pertaining to the market value of the subject property based on a full fee acquisition as to (1) the completeness of the appraisal report under review, (2) the adequacy and relevancy of the market data and any adjustments thereto, (3) the appropriateness of the appraisal methods and techniques, as well as any reasons for disagreement of said method and techniques, (4) whether the analyses, opinions, and conclusions in the appraisal report are appropriate and reasonable, and to develop any reasons for disagreement thereof, and (5) conformance of the appraisal report to the Uniform Standards of Professional Appraisal Practice (USPAP) and the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA).

The review appraisal is also intended to report whether the appraised value contained in the appraisal under review is (1) accepted and approved as to the Market Value estimate, (2) accepted as meeting all requirements, but not approved as the recommended amount of Market Value, or (3) not accepted due to a failure to meet applicable requirements and/or the value opinion is not considered adequately supported.

Further, it is the purpose of this review appraisal report to provide an outline of certain factual and inferential information which was compiled and considered in the process of reviewing the appraisal report.

## **INTENDED USER OF REVIEW APPRAISAL**

It is understood that the intended user of this review appraisal will be the City of Riverside, Riverside County Regional Park and Open Space District, and Southern California Edison as well as applicable State agencies.

## **INTENDED USE OF REVIEW APPRAISAL**

The review appraisal will be utilized by the intended users to determine if the appraisal report under review is complete, adequately supported, and credible, and to evaluate the support and reasonableness of valuation conclusion(s) and final estimate of market value set forth in the appraisal under review.

## **CERTIFICATION**

The undersigned does hereby certify that:

I have completed a technical field review of the appraisal report under review; the review appraiser inspected the subject property (both Parcels 1 and 2); the comparable sale properties were inspected from an adjacent public right-of-way and/or via aerial GIS photography. I have not independently verified the factual data presented in the appraisal report under review. I have no personal interest or bias with respect to the subject matter of this review appraisal report, or the parties involved in this assignment.

My engagement in this assignment and the amount of compensation are not contingent upon the reporting or development of predetermined values or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of predetermined or stipulated results, or the occurrence of a subsequent event directly related to the intended use of this appraisal. Also, to the best of my knowledge and belief the statements of fact contained in this review appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.

This review appraisal report sets forth all of the assumptions and limiting conditions (imposed by the terms of this assignment or by the undersigned), affecting my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

The analyses, opinions, and conclusions, were developed, and this review report has been prepared, in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), except to the extent that the UASFLA required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the Uniform Appraisal Standards for Federal Land Acquisitions with respect to the date of the appraisal and date of review, and any subsequent change in value. Note that, as indicated in the accompanying review, the estimate of market value indicated in the appraisal report under review is accepted and approved as of the date of the review appraisal.

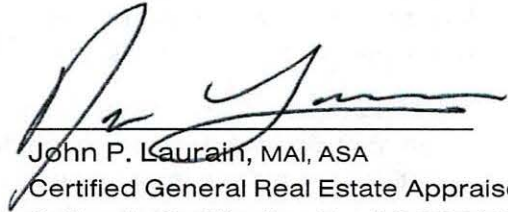
As of the date of this report I have completed the continuing education program for Designated Members of the Appraisal Institute, the State of California and the American Society of Appraisers; note that duly authorized representatives of said organizations have the right to review this report. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

R. P. LAURAIN  
& ASSOCIATES  
APPRAISERS - ANALYSTS

**CERTIFICATION** (Continued)

No one other than the undersigned prepared the analyses, conclusions, and opinions for this review appraisal study; no other person provided significant professional assistance.

That the value(s) expressed in the appraisal report under review were not changed in any manner. The estimate of market value for the full acquisition of the subject property in the amount of \$106,000 for Parcel 1 and \$140,000 for Parcel 2 is accepted and approved.



John P. Laurain, MAI, ASA  
Certified General Real Estate Appraiser  
California Certification No. AG 025754  
Renewal Date April 16, 2019

Date: November 27, 2017



## **SCOPE OF THE APPRAISAL REVIEW**

The review appraiser, in connection with the following review appraisal study, has:

1. Been retained, and has accepted the assignment, to conduct an objective review appraisal, without bias, to determine if the estimate of market value and/or just compensation contained in the appraisal report under review is credible.
2. Completed a technical review, inclusive of a thorough review and analysis of the information and valuation analyses contained in the appraisal report under review, and a careful examination of the internal logic and consistency therein. The appraiser limited the examination to the information and analysis presented in the appraisal report under review.
3. Attempted to visualize the subject property as it would be viewed by a willing and informed buyer, as well as a willing and informed seller.
4. Reviewed the opinion of the highest and best use applicable to the subject property, as contained in appraisal under review.
5. Reviewed the estimates of market value and/or just compensation as of the date of value expressed in the appraisal report under review, for the subject property.
6. Developed and formed an opinion as to the completeness of the appraisal report under review and the conformance of said report with the Uniform Standards of Professional Appraisal Practice and any other applicable standards.
7. Developed and formed an opinion as to the adequacy and relevance of the market data, and any adjustments thereto, in the appraisal report under review.
8. Developed and formed an opinion as to the appropriateness of the appraisal methods and techniques.
9. Developed and formed an opinion as to whether the analyses, conclusions, opinions, and value estimates in the appraisal under review are appropriate and reasonable.

**SCOPE OF THE APPRAISAL REVIEW** (Continued)

10. Considered the market data, conclusions, opinions, and value estimates in the appraisal report under review, in the context of market conditions as of the effective date of the report. Information available to the review appraiser, that could not have been available to the appraiser as of, or subsequent to, the effective date of value has not been considered in developing an opinion as to the quality or conclusions in the appraisal under review.
11. Personally inspected and viewed the subject property, and the comparable sale properties, from the adjacent public rights of way and/or via aerial GIS photography.
12. Prepared and delivered this review appraisal report in accordance with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisitions, and in summation of all the activities outlined above.

## **ASSUMPTIONS AND LIMITING CONDITIONS**

This review appraisal is made with the following understanding as set forth in items No. 1 through 15, inclusive:

1. This review appraisal report is intended to comply with reporting requirements set forth in the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice as well as the Uniform Appraisal Standards for Federal Land Acquisitions.
2. That title to the subject property is assumed to be good and merchantable. Liens and encumbrances, if any, have not been deducted from the final estimate of value. The vesting is as set forth in the appraisal report and has been relied upon as being accurate. The subject property has been reviewed as though under responsible ownership. The legal description is assumed accurate.
3. That the review appraiser assumes there are no hidden or unapparent conditions of the subject property, subsoil, structures, or other improvements, if any, which would render it more or less valuable, unless otherwise stated. Further, the appraiser assumes no responsibility for such conditions or for the engineering which might be required to discover such conditions. The property reviewed is assumed to meet all governmental codes, requirements, and restrictions, unless otherwise stated.
4. That no soils report or topographical mapping was provided to the review appraiser; therefore information, if any, provided by other sources pertaining to these matters is believed accurate, but no liability is assumed for such matters. Further, information, estimates and opinions furnished by others and contained in this report, or in the appraisal report under review, pertaining to the subject property and market data were obtained from sources considered reliable and are believed to be true and correct. No responsibility, however, for the accuracy of such items can be assumed by the review appraiser.

## **ASSUMPTIONS AND LIMITING CONDITIONS** (Continued)

5. That unless otherwise stated in the review appraisal report, it is assumed there are no encroachments, easements, soil toxics/contaminants, or other physical conditions adversely affecting the value of the subject property.
6. That no opinion is expressed regarding matters which are legal in nature or which require specialized investigation or knowledge ordinarily not employed by real estate appraisers, even though such matters may be mentioned in the appraisal report, and review appraisal report.
7. That no oil rights have been included in the opinion of value expressed herein. Further, that oil rights, if existing, are assumed to be at least 500 feet below the surface of the land, without the right of surface entry.
8. That the review appraiser has conducted a technical field review. The review appraiser limited the examination of the appraisal report under review to the information, data, and analyses presented therein. The review appraiser inspected the subject property, and market data used in the appraisal under review, from the adjacent public rights-of-way.
9. That the review appraiser, by reason of this review appraisal, is not required to give testimony in court or at any governmental or quasi-governmental hearing with reference to the property appraised, unless contractual arrangements have been previously made therefor.
10. That drawings, plats, maps, and other exhibits contained in the appraisal report under review are for illustration purposes only and are not necessarily prepared to standard engineering or architectural scale.
11. That this review report is effective only when considered in its entire form, as delivered to the client. No portion of this report will be considered binding if taken out of context.
12. That possession of this review report, or copies thereof, does not carry with it the right of publication, nor shall the contents of this report be copied or conveyed to the public through advertising, public relations, sales, news, or other media,

## **ASSUMPTIONS AND LIMITING CONDITIONS** (Continued)

without the written consent and approval of Ronald P. Laurain or John P. Laurain, particularly with regard to the valuation review of the property appraised and the identity of the appraiser, or the firm with which he is connected, or any reference to the Appraisal Institute, or the American Society of Appraisers, or designations conferred by said organizations.

13. That the form, format, and phraseology utilized in this review report, except the Certification, shall not be provided to, copied, or used by, any other real estate appraiser, real estate economist, real estate broker, real estate salesperson, property manager, valuation consultant, investment counselor, or others, without the written consent and approval of Ronald P. Laurain or John P. Laurain.
14. That this review appraisal incorporates, by reference, all of the assumptions and limiting conditions contained in the appraisal under review.
15. That this review appraisal study is considered completely confidential and will not be disclosed or discussed, in whole or in part, with anyone other than the client, or persons designated by the client, or duly authorized representatives of governmental or private organizations, which have the right to review this report.

### ***Extraordinary Assumption:***

The extraordinary assumption employed in the Integra report, and extended to this Appraisal Review, is as follows:

“Based on our review of assessor parcel maps, Google Earth aerial photography, and conversations with Donald Crow of Riverside County Regional Park and Open Space District, we have assumed that the subject properties are landlocked.”

### ***Hypothetical Condition:***

The hypothetical condition employed in the Integra report, and extended to this Appraisal Review, is as follows:

“In keeping with the requirements of the UASFLA, we have estimated the market value of the two subject properties as if in private ownership and available for sale in the open market.”

**APPRAISAL REVIEW**

## APPRAISAL REVIEW

### GENERAL CREDIBILITY

Accepted

|  |   |
|--|---|
| Correctly employ recognized methods and techniques | Y |
| Not commit errors of omission or commission        | Y |
| Not commit careless or negligent series of errors  | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The appraisal report under review has been prepared as a full Appraisal Report and is deemed to be in compliance with Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). The report is also in conformance with the applicable portions of the Uniform Appraisal Standards for Federal Land Acquisitions, subject to the Land and Water Conservation Fund (LWCF) guidelines, and employs the appropriate valuation methods as discussed in the following portion of this review. The appraisal report under review is deemed appropriate and credible. There are no errors of omission or commission, nor negligent errors which individually, or in the aggregate, are misleading or inappropriate given the context of the appraisal report under review. Minor typographical, grammatical, or mathematical errors, if any, do not impact the reliability of the appraisal report under review.

### FORMAT AND DELINEATION OF ASSIGNMENT

Accepted

|   |   |
|---|---|
| Type of report – acceptable and appropriate                 | Y |
| Consistency of Executive Summary and Letter of transmittal: | Y |
| Supporting reports of technical specialists                 | Y |
| Certification of appraiser                                  |   |
| USPAP/UASFLA compliant Certification                        | Y |
| Assumptions and limiting conditions                         | Y |
| Extraordinary assumptions and hypothetical conditions       | Y |
| Purpose of appraisal  | Y |
| Definition of value   | Y |
| Address and/or identification of property                   | Y |
| Classification of property                                  | Y |
| Intended user and intended use                              | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The Appraisal Report format is appropriate and acceptable given the Scope of Work and intended users. The assumptions and limiting conditions are appropriate. The Certification is included on Pages 1 and 2 of the report, and is in accordance with USPAP and UASFLA guidelines.

**APPRAISAL REVIEW** (Continued)

The Executive Summary is consistent with the larger report and Transmittal Letter. The property is adequately identified. Note that a Jurisdictional Exception to USPAP is appropriately employed which precludes any consideration of marketing exposure, per the UASFLA requirements. The appropriate definition of market value from the UASFLA is utilized in the report. The intended users and intended use of the report is also accurately noted in the Integra report. The Integra report appropriately includes an Extraordinary Assumption and Hypothetical Condition, both of which are extended to this Appraisal Review, as follows:

***Extraordinary Assumption:***

“Based on our review of assessor parcel maps, Google Earth aerial photography, and conversations with Donald Crow of Riverside County Regional Park and Open Space District, we have assumed that the subject properties are landlocked.”

***Hypothetical Condition:***

“In keeping with the requirements of the UASFLA, we have estimated the market value of the two subject properties as if in private ownership and available for sale in the open market.”

**GENERAL DATA**

**Accepted**

|                                     |   |
|-------------------------------------|---|
| Regional and neighborhood area data | Y |
| Real estate market conditions       | Y |
| Availability of utilities           | Y |
| Street improvement description      | Y |
| Favorable and unfavorable factors   | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The Economic Analysis in the Integra report contains a larger Riverside County Area Analysis and a Surrounding Area (neighborhood) description which is deemed adequate, and appropriately describes the immediate and general subject environs. Although certain of the County Area Analysis could be deemed “boilerplate” regional data (to be excluded under UASFLA standards), the Economic Analysis section concludes with an overall relevant outlook and conclusion as applicable to the subject market. The general data contained in the Integra report includes an adequate discussion of access/linkages to the area, demand generators, demographics, and a land use discussion.



**APPRAISAL REVIEW** (Continued)

| <u>PROPERTY DATA</u>                        | <u>Accepted</u> |
|---|-----------------|
| Ownership                                   | Y               |
| Title/acquisition data                      | Y               |
| Legal description                           | Y               |
| Site description                            |                 |
| Location                                    | Y               |
| Land dimensions and area                    | Y               |
| Topography                                  | Y               |
| Soil contamination                          | Y               |
| Easements and encumbrances identified       | O               |
| Off-site improvements                       | Y               |
| Zoning                                      | Y               |
| Present use                                 | Y               |
| Improvements                                |                 |
| Type and use of building(s)                 | N.A.            |
| Age and condition                           | N.A.            |
| Structural and construction detail          | N.A.            |
| Mechanical equipment                        | N.A.            |
| Other on-site improvements                  | N.A.            |
| Demolition and clearing                     | N.A.            |
| Non-realty fixtures and equipment excluded  | N.A.            |
| Personal property excluded                  | N.A.            |
| Sale history and listing information        | Y               |
| Assessed value and annual real estate taxes | Y               |
| Plot plan drawing, plat map, photographs    | Y               |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The subject property location, ownership, and title information is adequately described in the Property Analysis section. The Integra reports notes that Preliminary Title Reports were not provided for the subject parcels, however, potential physical easements are noted (i.e. power lines). The report reasonably concludes the subject parcels are landlocked, as set forth in the Extraordinary Assumption. Likewise, note that the Integra report appropriately assumes there are no environmental hazards (such as soil contamination) and that the subject soil bearing capacity is assumed to be adequate, as an environmental assessment report and soils report were not provided for review. The value conclusion in the Integra report, and this review appraisal, assumes the subject property is free and clear of any environmental hazards.

**APPRAISAL REVIEW** (Continued)

**PROPERTY DATA** (Continued)

The report adequately describes the site characteristics. The physical characteristics, existing use and access, street frontage, utilities and, zoning are all accurately noted. The larger parcel is appropriately identified, however, note that **Parcel 1** and Parcel 2 are appraised separately, as individual parcels. The Integra report also includes consideration of the sales history and notes that there have been no sales of the subject property within the last five years. As stated, the subject properties accurately and identified as **Parcels 1** and 2 in the Integra report, as follows:

“Parcel 1 is identified as assessor parcel number 153-240-030 and is 16.35 acres or 712,206 square feet in size. This property is zoned A-1-5, Light Agriculture. A metes and bounds legal description was requested, but not provided. However, the subject may be legally described as a portion of Parcel 2, Sec. 28 33 T. 2S., R. 6W, in the City of Riverside.”

“Parcel 2 is identified as assessor parcel number 153-240-032 and is 19.90 acres or 866,844 square feet in size. This property is zoned RA-5, Residential Agricultural. A metes and bounds legal description was requested, but not provided. However, the subject may be legally described as a portion of Parcel 2, Sec. 28 33 T. 2S., R. 6W, in the City of Riverside.”

The subject properties are vacant land parcels; there are no site improvements. There are adequate photographs and mapping in the Integra report, consistent with UASFLA guidelines.

**HIGHEST AND BEST USE ANALYSIS**

**Accepted**

|                              |   |
|------------------------------|---|
| Analysis of legal factors    | Y |
| Analysis of physical factors | Y |
| Analysis of economic factors | Y |
| Reasonableness of conclusion | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The highest and best use of the subject property as presently vacant takes into consideration legal factors (zoning), the physical characteristics of the site, including the landlocked nature of the subject property, and land use patterns in the area. The final conclusion in the Integra report that an open space use is the highest and best use of both subject properties is adequately supported, reasonable, and credible.

**APPRAISAL REVIEW** (Continued)

**SALES COMPARISON APPROACH - LAND**

**Accepted**

|  |   |
|--|---|
| Adequate and relevant sales data                   | Y |
| Date and condition of sales employed               | Y |
| Date of sale considered                            | Y |
| Analysis and comparison with subject property      | Y |
| Reasonableness of conclusions                      | Y |
| Unit value indication (\$ per sq. ft., acre, etc.) | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The appraisal report under review utilizes five land sales properties, located in the greater Inland Empire and Orange County, which is deemed appropriate given the limited number and availability of open space land sales. The sale properties took place between July 2014 and October 2016; Sale 5 is currently in escrow. The indicated rate per acre of the various sale properties ranges widely from \$1,952 to \$10,350. Quantitative adjustments are applied to the sale properties for market conditions based on a rate of 3% per year; the adjustment is supported by sound logical reasoning and taking into consideration general real estate market trends as well as the open space nature of the subject and sale properties. The market conditions adjustment is deemed reasonable, and is applied the various sale properties on a percentage basis, rounded to the nearest whole percentage point. Data 5 is reasonably adjusted downward 10% as it is currently in escrow (as opposed to a consummated sale transaction). The Integra report also accurately notes that Data 1 represents a Trustee sale, that the buyer did not realize the property had steeply sloping topography, and that the property is currently listed for sale well below the Trustee's Deed sale price. Data 1, therefore, is appropriately adjusted downward 35% for Conditions of Sale (prior to application of an upward market conditions adjustment).

After applying the foregoing quantitative adjustments, the Integra report accurately notes the rates per acre range from \$1,747 to \$7,469.

The Integra report applies qualitative adjustments for the various elements of comparability. The qualitative adjustments are discussed narratively, and supported by sound logical reasoning. The Integra report also includes an Adjustment Grid, summarizing the various elements of comparability, as well as the overall comparability adjustment applicable to each sale property.

**APPRAISAL REVIEW** (Continued)

**SALES COMPARISON APPROACH - LAND** (Continued)

An array was utilized in the analysis of the various land sale properties wherein each sale property was rated with respect to overall comparability. The array reasonably brackets the subject property, and concludes a value for the subject property ranging between \$5,965 (Data 2) and \$7,050 (Data 1), however, certain other sales also bracket the subject property.

***Parcel 1 Conclusion:***

In the primary analysis, the value of Parcel 1 is reasonably concluded to be \$6,500 per acre. Based on a land size of 16.35 acres, the indicated value of Parcel 1 is \$106,275, adjusted to \$106,000.

***Parcel 2 Conclusion:***

In the analysis of Parcel 2, the Integra report reasonably notes that Parcel 2 is located closer to Arlington Avenue, with a better chance of obtaining an access easement. As such, the value of Parcel 2 is reasonably concluded at a slightly higher rate of \$7,000 per acre. Based on a land size of 19.90 acres, the indicated value of Parcel 2 is \$139,300, adjusted to \$140,000.

Further, per the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) the review appraiser also considered additional market trends subsequent to the date of value in the Integra report of October 8, 2017, which indicated an effectively stable market in the immediate subject area. Further, there were no additional sale properties noted that would reasonably impact the value of the subject properties. As such, the foregoing value is accepted and approved as of the date of the appraisal review of November 27, 2017.

Continued. . . .

**APPRAISAL REVIEW** (Continued)

**SALES COMPARISON APPROACH - IMPROVED**

Accepted

|   |      |
|---|------|
| Adequate and relevant sales data                    | N.A. |
| Date and condition of sales employed                | N.A. |
| Date of sale considered                             | N.A. |
| Analysis and comparison with subject property       | N.A. |
| Reasonableness of conclusions                       | N.A. |
| Unit value indications (\$ per sq. ft., unit, etc.) | N.A. |

**COST APPROACH TO VALUE**

Accepted

|  |      |
|--|------|
| Cost estimates used                      | N.A. |
| Reasonableness of estimates              | N.A. |
| Estimate of accrued depreciation         | N.A. |
| Contributory value of other improvements | N.A. |
| Summation value                          | N.A. |
| Reasonableness of conclusion             | N.A. |

**INCOME CAPITALIZATION APPROACH TO VALUE**

Accepted

|   |      |
|---|------|
| Annual rent by comparison                         | N.A. |
| Vacancy and credit loss estimate                  | N.A. |
| Operating expenses                                | N.A. |
| Reserves for replacements                         | N.A. |
| Gross and/or net operating income                 | N.A. |
| Capitalization rate and/or multiplier – justified | N.A. |

**RECONCILIATION**

Accepted

|                                      |      |
|--------------------------------------|------|
| Correlation of estimates             | N.A. |
| Weight applied to various approaches | N.A. |
| Value conclusion - justified         | N.A. |
| Soundness of reasoning               | N.A. |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The Sales Comparison (as improved), Cost, and Income Capitalization Approaches are appropriately excluded from the Integra report as the subject property is vacant land. A reconciliation is not applicable as the Sale Comparison Approach was the only approach utilized to estimate the land value.

MARKET DATA

Accepted

|                                       |      |
|---------------------------------------|------|
| Sales data                            |      |
| Land description                      | Y    |
| Improvement description               | Y    |
| Grantor/grantee documentation         | Y    |
| Financing and terms of sale           | Y    |
| Confirmation sources                  | Y    |
| Adequate photographs                  | Y    |
| Market data map                       | Y    |
| Rental data                           |      |
| Land description                      | N.A. |
| Improvement description               | N.A. |
| Confirmation of rental rate and terms | N.A. |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

Market data sheets are contained in Addendum B of the report. The sales data includes all applicable location information, sale information including confirmation sources, improvement data, Assessor's mapping, photographs, and additional comments. The information contained in the Integra report regarding the various sale properties, and confirmation sources therein, are deemed adequate, especially with respect to the analysis process.

OVERALL EFFECTIVENESS

Accepted

|  |   |
|--|---|
| Appraisal problem clearly stated                   | Y |
| Accuracy of supporting data                        | Y |
| Accuracy of mathematical computations              | Y |
| Proper approaches utilized                         | Y |
| Appropriate and reasonable final estimate of value | Y |

Accepted: Yes (Y), No (N), Not Applicable (N.A.), Other (O).

The appraisal report under review utilizes adequate and sufficient market data and the mathematical computations therein are accurate. The appraisal problem is clearly stated. The Sales Comparison Approach is appropriately utilized as the only relevant approach to land value, and the final estimate of value is adequately supported and reasonable. As stated, in accordance with UASFLA market exposure is not considered in the analysis; the appropriate Jurisdictional Exception is employed.

## **APPRAISAL REVIEW** (Continued)

### **CONCLUSION**

The report is accepted as meeting the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA).

The appraisal report under review is accepted and approved as to the market values stated therein of **\$106,000 for Parcel 1** and \$140,000 for Parcel 2, as of the effective date of the appraisal of October 8, 2017, subject to (1) the Assumptions and Limiting Conditions contained in the appraisal report under review, (2) the additional Assumptions and Limiting Conditions contained in this review appraisal, and (3) applicable conditions or comments contained herein.

Further, note that the review appraiser has determined that there has not been a measurable change in market conditions between the effective date of value in the Integra report of October 8, 2017 and the current date of November 27, 2017 and, therefore the foregoing estimates of market value are approved as appropriate estimates of market value. Consideration of market conditions after the effective date of value, by the review appraiser, is deemed appropriate under the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Section C-5, considered a Jurisdictional Exception to Standard Rule 3-1(c) of the Uniform Appraisal Standards of Professional Appraisal Practice (USPAP).

**QUALIFICATIONS  
OF  
APPRAISER**

**R. P. LAURAIN  
& ASSOCIATES**  
APPRAISERS - ANALYSTS



## **BACKGROUND AND QUALIFICATIONS**

John P. Laurain, MAI, ASA  
Certified General Real Estate Appraiser  
California Certification No. AG 025754

### ***PRESIDENT:***

R. P. Laurain & Associates, Inc.  
3353 Linden Avenue, Suite 200  
Long Beach, California 90807  
Office: (562) 426-0477 - Fax: (562) 988-2927  
rpla@rplaurain.com

### ***PROFESSIONAL ORGANIZATION AFFILIATIONS:***

The Appraisal Institute  
MAI Designated Member

American Society of Appraisers  
Senior member; hold professional endorsement and  
designation "ASA" in urban real estate.

American Arbitration Association  
Associate arbitrator in title insurance matter.

Certified General Real Estate Appraiser by the  
Office of Real Estate Appraisers, State of California.  
Certification No. AG 025754.

### ***APPRAISAL BACKGROUND:***

Real estate appraisal and valuation consultation services conducted for public purposes include eminent domain studies, street widening and grade separation (bridge) projects, public school and university expansion projects, relocation studies, housing and public loan programs, Navy housing, senior housing, public bond measures, leasing of publicly-owned properties, Quimby Act park fee studies, Fair Political Practices Commission analyses, budgetary studies, and transfers (exchanges) of properties between public agencies. Private real estate appraisal services have been conducted for lending institutions, insurance companies, attorneys, estates for tax and donation purposes, private subdivision development studies, and other private uses.

## **BACKGROUND AND QUALIFICATIONS** (Continued)

### ***APPRAISAL BACKGROUND:*** (Continued)

#### ***Residential Property:***

Residential properties appraised include single family, condominiums, own-your-own, townhouse, low and medium density multiple family, 100+ unit apartment complexes, waterfront properties, boat docks, mobile home parks, vacant single family lot and acreage parcels, and low to high density vacant land parcels.

#### ***Commercial and Industrial Property:***

Commercial property appraisal studies have included single and multi-tenant retail, strip centers, shopping centers, low-rise and high-rise office buildings, medical offices, restaurants and fast-food developments, nightclubs, convenience stores, theaters, automobile repair and service facilities, service stations, truck fueling and washing stations, car wash facilities, automobile sales, mixed-use properties including single resident occupancy (SRO) developments, as well as hotel and motel properties, and vacant land.

Industrial property appraisals have included warehouses, light and heavy manufacturing, distribution and transit facilities, food processing, cold storage, lumber yards, recycling centers, open storage, vacant land, remnant and landlocked parcels, properties encumbered with oil and water injection wells, sites with soil contamination and land fill properties.

#### ***Special Purpose and Special Use Properties:***

Appraisal services and valuation studies of public, quasi-public, special use, and nonprofit facilities include, among others, seaport properties, airport properties (FBO, hangars, warehouse, office, land, etc.), submerged land, river rights-of-way, reservoirs, agricultural land, conservation/mitigation and wetland properties, utility and railroad rights-of-way, flood control channels, city hall buildings and civic center complexes, courthouses, libraries, fire and police stations, post offices, public parking structures, parks, public and private schools, adult learning centers, athletic facilities and gyms, bowling alleys, tennis centers, youth homes, after school facilities, daycare facilities, hospitals, skilled nursing facilities, churches, meeting halls and veteran facilities.

#### ***Valuation Methodologies:***

In addition to the three conventional valuation methods (Sales Comparison Approach, Cost-Summation Approach, and Income Capitalization Approach), valuation methodologies have included discounted cash flow analyses, leased fee, and leasehold analyses, absorption discounts, deferred maintenance, cost-to-cure, bonus value, excess rent, across-the-fence, value-in-use, fractional interests, hypothetical valuations, and reuse studies.

**BACKGROUND AND QUALIFICATIONS** (Continued)

***APPRAISAL BACKGROUND:*** (Continued)

***Valuation Methodologies:*** (Continued)

Property interests appraised for eminent domain purposes include full and partial takings, as well as severance damage and project benefit studies. Valuation of various types of easements have included permanent surface, street, temporary construction, slope, utility, pipeline and subsurface, aerial, bridge structure, signal light, exclusive and nonexclusive surface rights, multi-layered, battered pilings, tie-back, railroad, drainage ditch, and flood control easements.

***Clients:***

Real estate research, analysis and appraisal services performed on projects for the following public agencies and private corporations while associated with R. P. Laurain & Associates, Inc., since 1986:

***Cities/Redevelopment/Successor Agencies:***

|                        |                          |                          |
|------------------------|--------------------------|--------------------------|
| City of Alhambra       | City of El Monte         | City of Palmdale         |
| City of Artesia        | City of El Segundo       | City of Palm Springs     |
| City of Azusa          | City of Glendale         | City of Paramount        |
| City of Baldwin Park   | City of Hawaiian Gardens | City of Pasadena         |
| City of Bell           | City of Huntington Beach | City of Riverside        |
| City of Bell Gardens   | City of Huntington Park  | City of Rosemead         |
| City of Bellflower     | City of Industry         | City of San Juan         |
| City of Buena Park     | City of Irwindale        | Capistrano               |
| City of Burbank        | City of La Mirada        | City of Santa Ana        |
| City of Carson         | City of Lawndale         | City of Santa Fe Springs |
| City of Cathedral City | City of Long Beach       | City of Seal Beach       |
| City of Chino Hills    | City of Los Alamitos     | City of Signal Hill      |
| City of Compton        | City of Los Angeles      | City of South El Monte   |
| City of Covina         | City of Monrovia         | City of South Gate       |
| City of Cudahy         | City of Monterey Park    | City of Tustin           |
| City of Cypress        | City of Newport Beach    | City of Upland           |
| City of Diamond Bar    | City of Norwalk          | City of West Hollywood   |
| City of Downey         | City of Ontario          | City of Whittier         |

**BACKGROUND AND QUALIFICATIONS** (Continued)

***APPRAISAL BACKGROUND:*** (Continued)

***Other Public and Quasi-Public Agencies:***

Alameda Corridor Engineering Team  
Alameda Corridor Transportation Authority  
California High Speed Rail Authority  
Caltrans  
Castaic Lake Water Agency  
Hawthorne School District  
Kern County  
Long Beach Community College District  
Long Beach Airport  
Long Beach Unified School District  
Long Beach Water Department  
Los Angeles County Department of Beaches and Harbors  
Los Angeles County Chief Executive Office  
Los Angeles County Internal Services Department  
Los Angeles County Metropolitan Transportation Authority  
Los Angeles County Public Works  
Los Angeles Unified School District  
Los Angeles World Airports  
Lynwood Unified School District  
Orange County Transportation Authority  
Orange County Public Works  
Port of Los Angeles  
Port of Long Beach  
Riverside County Transportation Commission  
San Bernardino County  
Southern California Edison  
State of California, Santa Monica Mountains Conservancy  
U. S. Department of the Navy  
U. S. Postal Service

***Other:***

Various attorneys, corporations, lending institutions, and private individuals.

***Gold Coast Appraisals, Inc.:***

Associate appraiser, as independent contractor, during portions of 1991 and 1992, specializing in appraisal of single family residential through four-unit residential properties.

**BACKGROUND AND QUALIFICATIONS** (Continued)

***EXPERT WITNESS:***

Qualified as an expert witness in the Los Angeles County Superior Court, Central District.

Qualified as an expert witness Orange County Superior Court.

Qualified as an expert witness in an arbitration matter before Judicial Arbitration and Mediation Services in the Counties of Los Angeles and Orange.

Provided testimony as an expert witness in conjunction with eminent domain matters before the San Bernardino and Riverside County Superior Courts.

***ACADEMIC BACKGROUND:***

Cypress Community College - Basic curriculum.

Long Beach Community College - Basic curriculum.

Real estate and related courses taken through and at various Community Colleges, Universities, the Appraisal Institute, and business schools, in accordance with the Continuing Education Requirements of the State of California, as follows:

- Fundamentals of Real Estate Appraisal
- Appraisal Principles and Techniques
- California Real Estate Principles
- Real Estate Appraisal: Residential
- Principles of Economics
- California Real Estate Economics
- Basic Income Capitalization Approach
- Advanced Income Capitalization Approach
- Advanced Market Analysis and Highest & Best Use
- Advanced Applications
- Advanced Concepts and Case Studies
- Real Estate Escrow
- California Real Estate Law
- Uniform Standards of Professional Appraisal Practice, Part A
- Uniform Standards of Professional Appraisal Practice, Part B
- Federal and State Laws and Regulations
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
- Valuation of Conservation Easements

**Attachment B-2: Project Proponent Replacement Property Purchase Offer Letter of Intent**

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*Sent via Electronic Mail*

May 11, 2018

Mr. David Welch  
City of Riverside  
3900 Main St.  
Riverside, CA 92522

Ms. Erin Gettis  
Riverside County Regional Park Open Space District  
4600 Crestmore Rd.  
Riverside, CA 92509

Re: Offer to Purchase Assessor's Parcel Number: 153-240-030 (16.35 acres)

Dear Mr. Welch and Ms. Gettis:

Southern California Edison (SCE) in partnership with the City of Riverside (City) is building the 220kV/69kV Riverside Transmission Reliability Project. The project is designed to increase electrical reliability to and accommodate increased load forecast for City of Riverside.

A portion of the project impacts land that was purchased with money from the Federal Land and Water Conservation Fund (LWCF). As such, SCE is required to replace the land with land that is equal to or greater in relative environmental and economic value and acreage.

SCE along with the City and the Riverside County Regional Park Open Space District (County) identified the parcel listed above as a possible replacement candidate. The Office of Grants and General Services has indicated the characteristics of the parcel meet the LWCF criteria for suitable replacement property.

SCE appraised the replacement property to determine its fair market value using both the Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisitions. Based on the valuation analysis, the value of the property was determined to be \$106,000.

An independent review appraiser was also hired to validate the accuracy of the appraisal and confirmed the market value stated is accurate.



The mitigation parcel is jointly owned by the City and County with the City owning 40% interest and the County 60% interest. Based on this, SCE is offering to purchase the property from each party as follows:

City of Riverside at  $\$106,000 \times .4 = \$42,400$

Riverside County Regional Parks Open Space District at  $\$106,000 \times .6 = \$63,300$

The appraisal review is enclosed for your examination. If you have any questions or would like to discuss this offer, please feel free to contact me at 714.425.2500 or by e-mail at [ann.gildersleeve@sce.com](mailto:ann.gildersleeve@sce.com).

Sincerely,



Ann Gildersleeve  
Real Estate Advisor  
Southern California Edison

ENCL:  
Appraisal Review

## **ATTACHMENT C PROJECT MAPS**

**Attachment C-1:** Project Location and LWCF Section 6(f)(3) Boundary

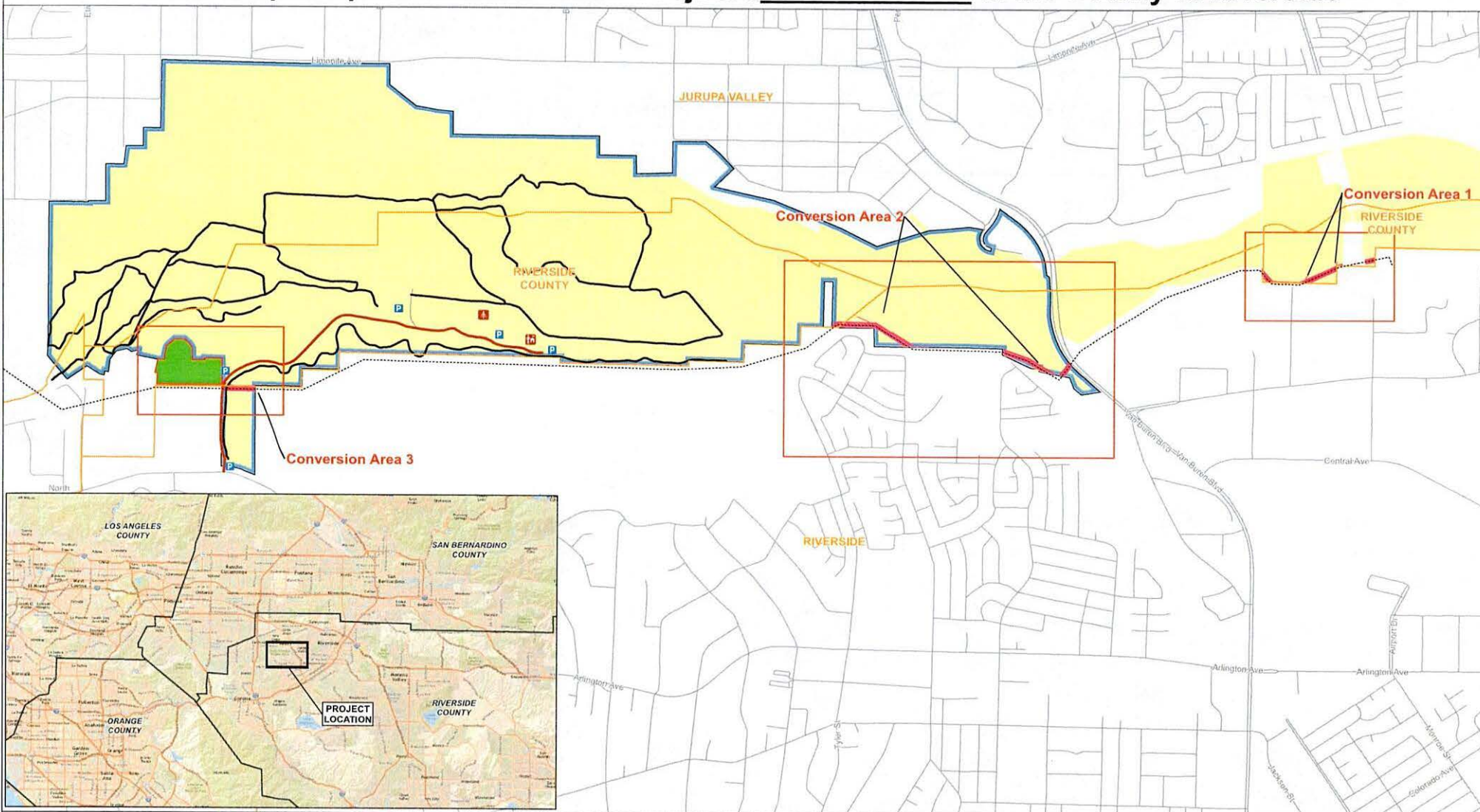
**Attachment C-2:** LWCF Section 6(f)(3) Conversion Area and Replacement Property Detail

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**ATTACHMENT C-1: PROJECT LOCATION AND SECTION 6(F)(3) BOUNDARY**

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# LWCF Section 6(f)(3) Boundary Map for Hidden Valley Wildlife Area, Riverside County Regional Park & Open Space District. LWCF Project # \_\_\_\_\_ in the County of Riverside



- |  |  |                                 |
|--|--|---------------------------------|
| ..... Project Centerline                     | ■ LWCF Section 6(f)                    | ■ Section 6(f) Conversion Areas |
| ▭ City/County Boundaries                     | ■ Hidden Valley Wildlife Area Features | ■ Hidden Valley Wildlife Area   |
| ▭ Conversion Area Index                      | ■ Nature Center                        | ■ Park Road                     |
| ▭ Road                                       | ■ Parking Lot                          | ■ Trail                         |
| ▭ Section 6(f) Replacement Property Boundary | ■ Ranger Station                       |                                 |

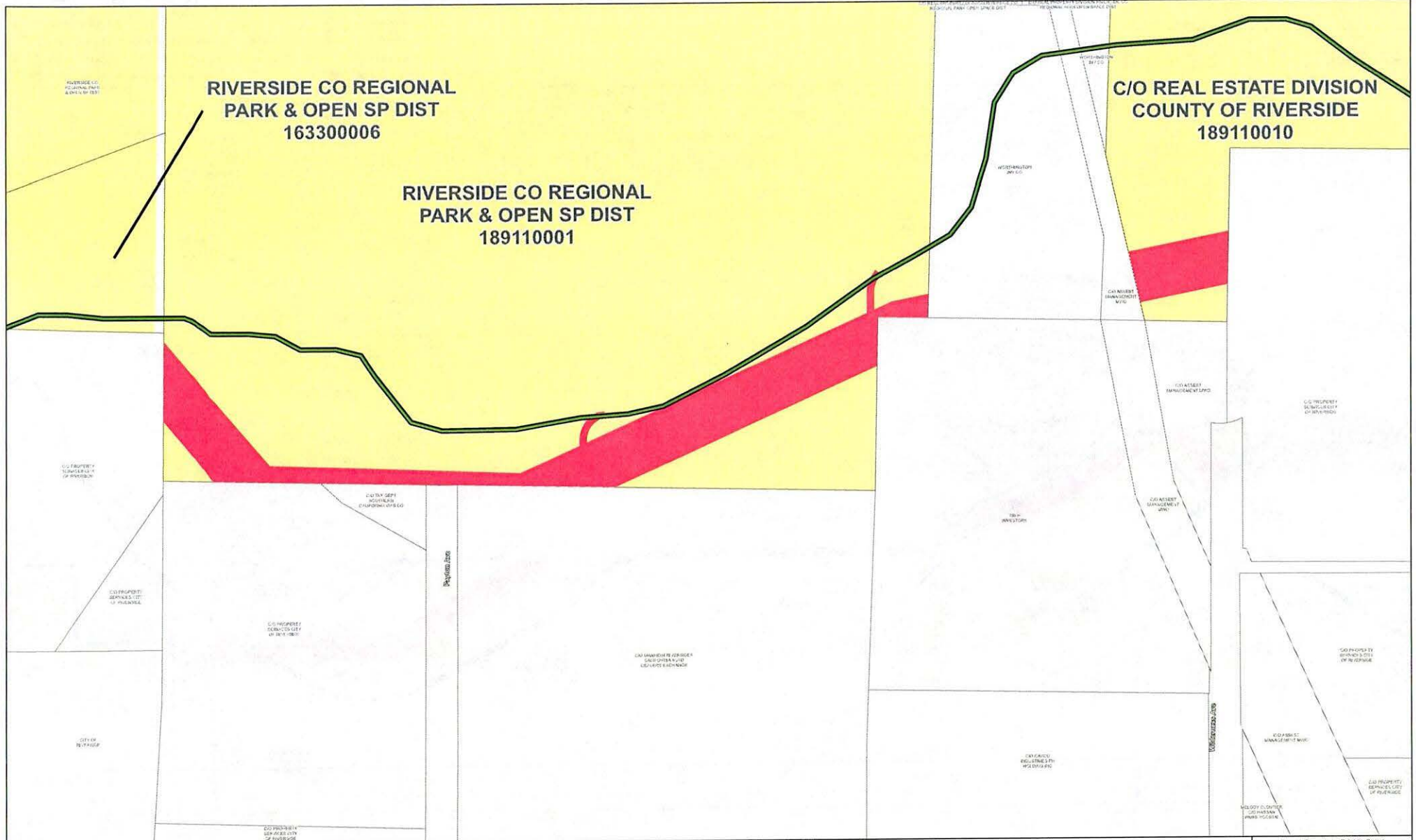
**DRAFT**

Note: Scale: 1 inch = 750 feet  
 When printed on 36 x 24 in. sheet

Riverside Transmission Reliability Project  
 Attachment C-1: Project Location and  
 LWCF Section 6(f) Boundary Map  
 Overview



Date: 11/2/2017



- Section 6(f) Replacement Property Boundary
- Area Excluded from Proposed Section 6(f) Designation (5.53 acres)
- Area Proposed for Section 6(f) Designation (10.82 acres)
- Parcel Boundary
- Section 6(f) Conversion Areas
- Intact Section 6(f) Lands
- Santa Ana River National Recreation Trail

**DRAFT**

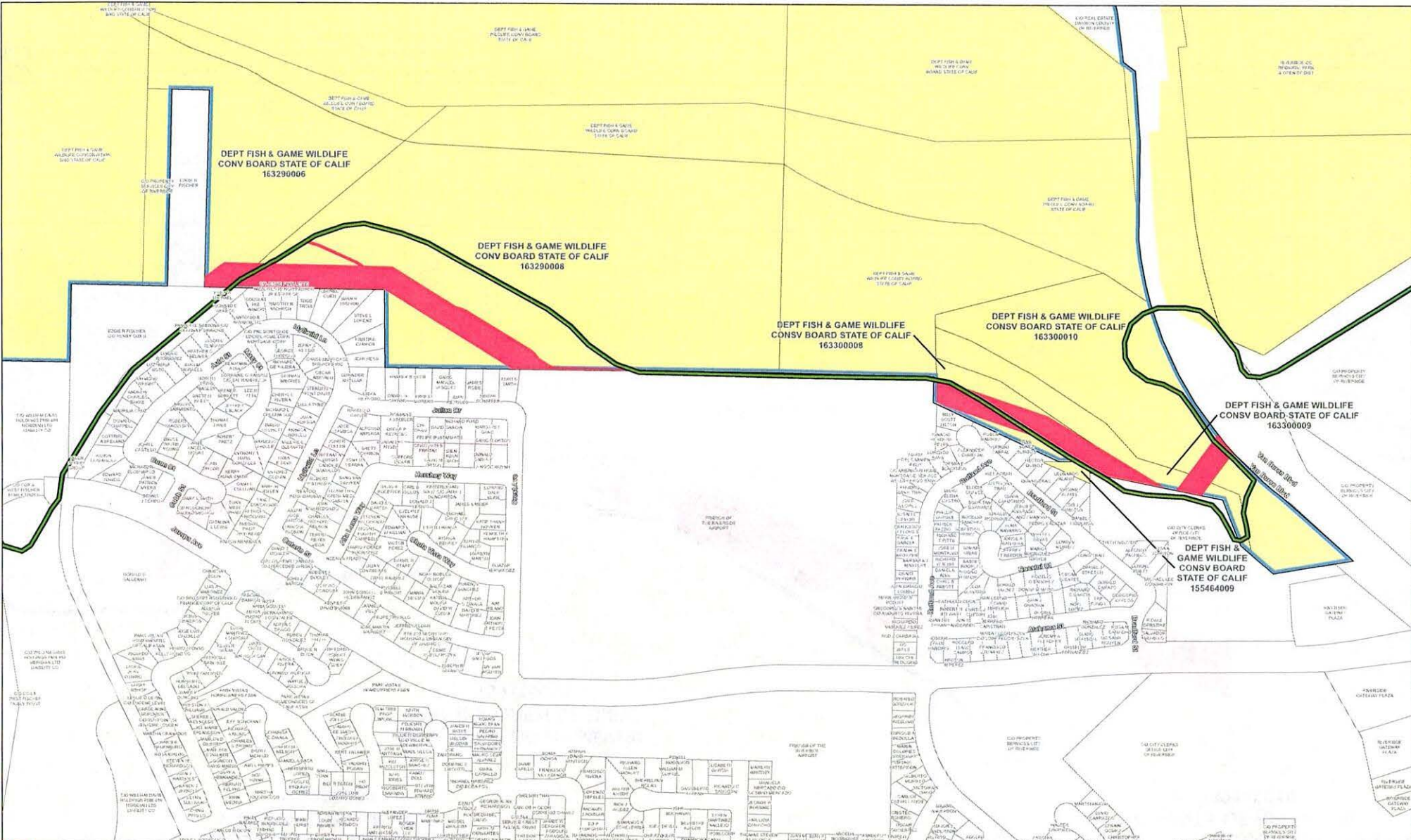
Note: Scale: 1 inch = 75 feet  
When Printed on 36 x 24 in Sheet

Riverside Transmission Reliability Project

**Attachment C-1: Project Location and  
LWCF Section 6(f) Boundary Map**

Conversion Area 1

Date: 10/27/2011



- Section 6(f) Replacement Property Boundary
- Section 6(f) Conversion Areas
- Area Excluded from Proposed Section 6(f) Designation (5.53 acres)
- Intact Section 6(f) Lands
- Area Proposed for Section 6(f) Designation (10.82 acres)
- Santa Ana River National Recreation Trail
- Hidden Valley Wildlife Area
- Parcel Boundary

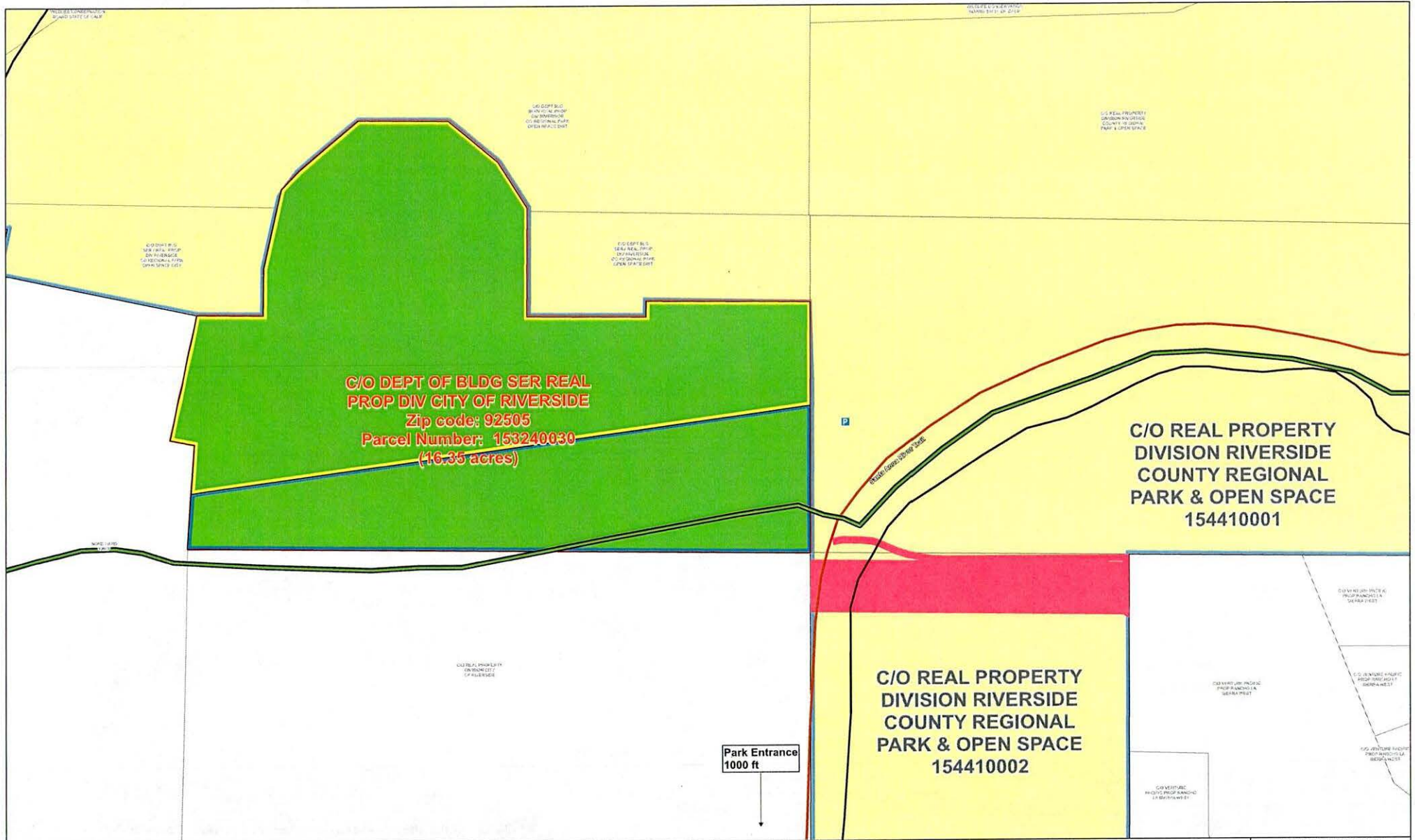
**DRAFT**

North Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet  
 0 25 50 75 100 Feet

Riverside Transmission Reliability Project  
 Attachment C-1: Project Location and LWCF Section 6(f) Boundary Map  
 Conversion Area 2

Date: 10/27/2011





|   |   |                             |
|---|---|-----------------------------|
| Section 6(f) Replacement Property Boundary                        | Section 6(f) Conversion Areas             | Park Road                   |
| Area Excluded from Proposed Section 6(f) Designation (5.53 acres) | Intact Section 6(f) Lands                 | Trail                       |
| Area Proposed for Section 6(f) Designation (10.82 acres)          | Santa Ana River National Recreation Trail | Hidden Valley Wildlife Area |
| Parcel Boundary   | Hidden Valley Wildlife Area Features      | Parking Lot                 |

**DRAFT**

Riverside Transmission Reliability Project  
 Attachment C-1: Project Location and  
 LWCF Section 6(f) Boundary Map  
 Conversion Area 3 & Replacement Property

Note: Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in. Sheet

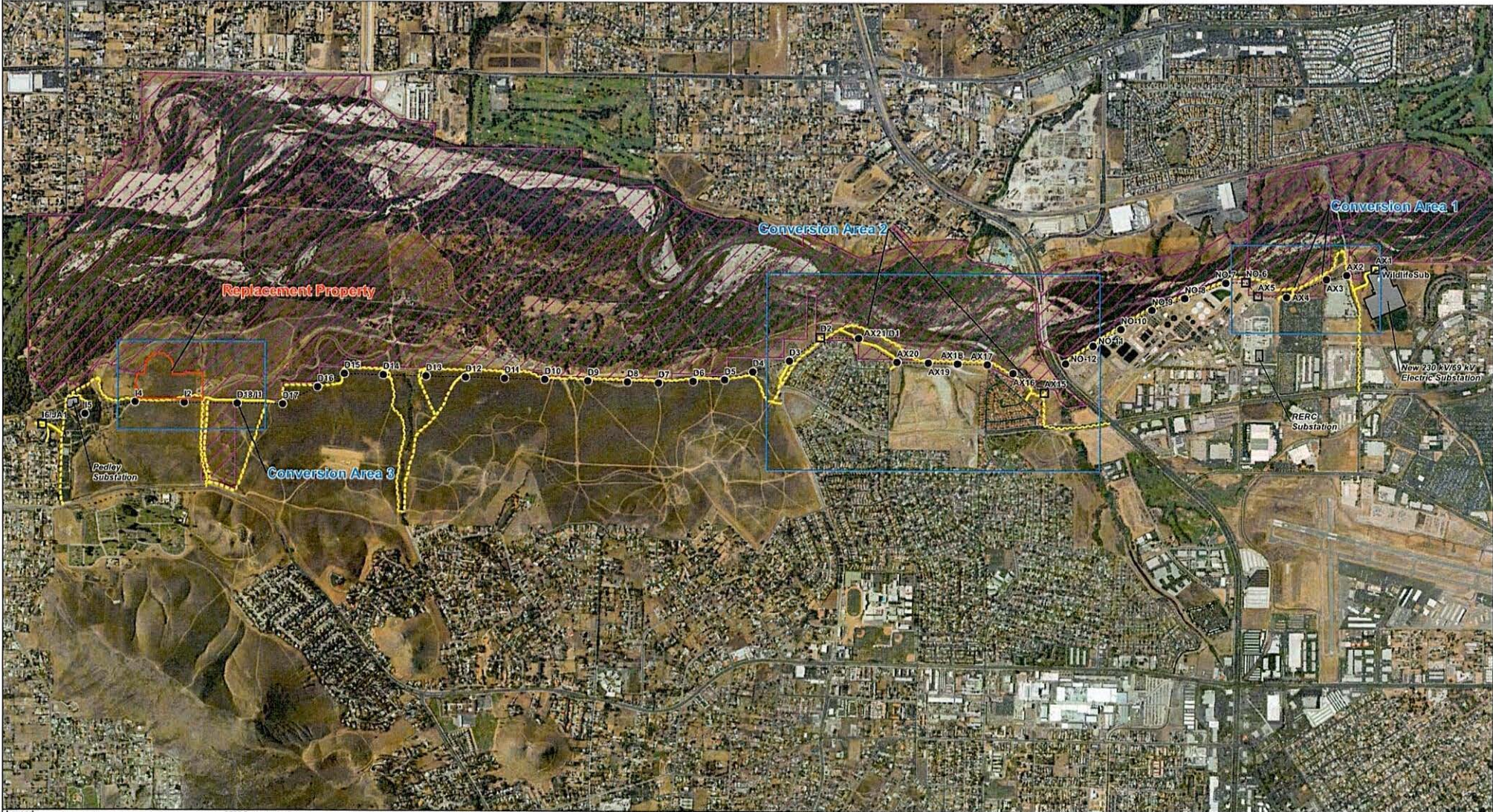


Date: 10/27/2011

**ATTACHMENT C-2: CONVERSION AREA AND REPLACEMENT PROPERTY DETAIL**

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# LWCF Section 6(f)(3) Boundary Map for Hidden Valley Wildlife Area, Riverside County Regional Park & Open Space District. LWCF Project # \_\_\_\_\_ in the County of Riverside



| Legend  | RTRP Project Access Roads  | RTRP Project Boundaries   |
|---|--|---|
| <ul style="list-style-type: none"> <li>230 kV Transmission Line Lattice Tower Structure (0.2 acres of Permanent disturbance per structure)</li> <li>230 kV Transmission Line Tubular Steel Pole Structure (0.059 acres of Permanent disturbance per structure)</li> <li>230 kV Transmission Centerline</li> <li>Substation</li> </ul> | <ul style="list-style-type: none"> <li>New Access Road (14 feet wide and 2 feet shoulder)</li> <li>Existing Access Road to be used for construction and maintenance</li> </ul> | <ul style="list-style-type: none"> <li>Index Page</li> <li>Land and Water Conservation Fund Section 6(f)</li> <li>Section 6(f) Replacement Property Boundary</li> </ul> |

**DRAFT**

Note: Scale: 1 inch = 750 feet  
When printed on 36 x 24 in. sheet

Riverside Transmission Reliability Project  
Attachment C-2: LWCF Section 6(f) Detailed Aerial Overview

Date: 11/2/2017

RIVERSIDE CO REGIONAL  
PARK & OPEN SP DIST  
163300006

C/O REAL ESTATE DIVISION  
COUNTY OF RIVERSIDE  
189110010

RIVERSIDE CO REGIONAL  
PARK & OPEN SP DIST  
189110001

New Access Road AX3  
Perm. Impact Outside ROW: 1095.9 sq ft  
Perm. Impact Inside ROW: 152.1 sq ft

New Access Road AX4  
Perm. Impact Outside ROW: 1065.7 sq ft  
Perm. Impact Inside ROW: 1452.5 sq ft



|  |   |   |  |   |
|--|---|---|--|---|
| <p><b>RTRP Project Components</b></p> <ul style="list-style-type: none"> <li>■ 230 kV Transmission Line Lattice Tower Structure (0.2 acres of Permanent disturbance per structure)</li> <li>● 230 kV Transmission Line Tubular Steel Pole Structure (0.06 acres of Permanent disturbance per structure)</li> <li>..... 230 kV Transmission Centerline</li> <li>----- 230 kV Transmission ROW Edge</li> <li>□ New 230 kV/89 kV Electric Substation</li> </ul> | <p><b>Existing 69kV Transmission Line</b></p> <p>----- Existing 69kV Transmission Line</p> <p><b>RTRP Project Access Roads</b></p> <ul style="list-style-type: none"> <li>■ New Access Road (14 feet wide and 2 feet shoulder)</li> <li>■ Existing Access Road to be used for construction and maintenance</li> </ul> | <p><b>RTRP Project Boundaries</b></p> <ul style="list-style-type: none"> <li>--- Parcel Boundary (Owner)</li> <li>--- Land and Water Conservation Fund Site</li> <li>--- Section 6(f) Replacement Property Boundary</li> <li>--- Area Excluded from Proposed Section 6(f) Designation (5.53 acres)</li> <li>■ Area Proposed for Section 6(f) Designation (10.82 acres)</li> </ul> | <p><b>Distribution Line Relocation</b></p> <ul style="list-style-type: none"> <li>● New Distribution Pole</li> <li>● Existing Distribution Pole</li> <li>● Distribution Pole To Be Replaced with Riser Pole</li> <li>● Distribution Pole To Be Removed</li> <li>--- Revised Distribution Alignment (Overhead)</li> <li>--- Revised Distribution Alignment (Underground)</li> </ul> | <ul style="list-style-type: none"> <li>--- Existing Distribution Line to Remain</li> <li>--- Distribution Line To Be Removed</li> </ul> |
|--|---|---|--|---|

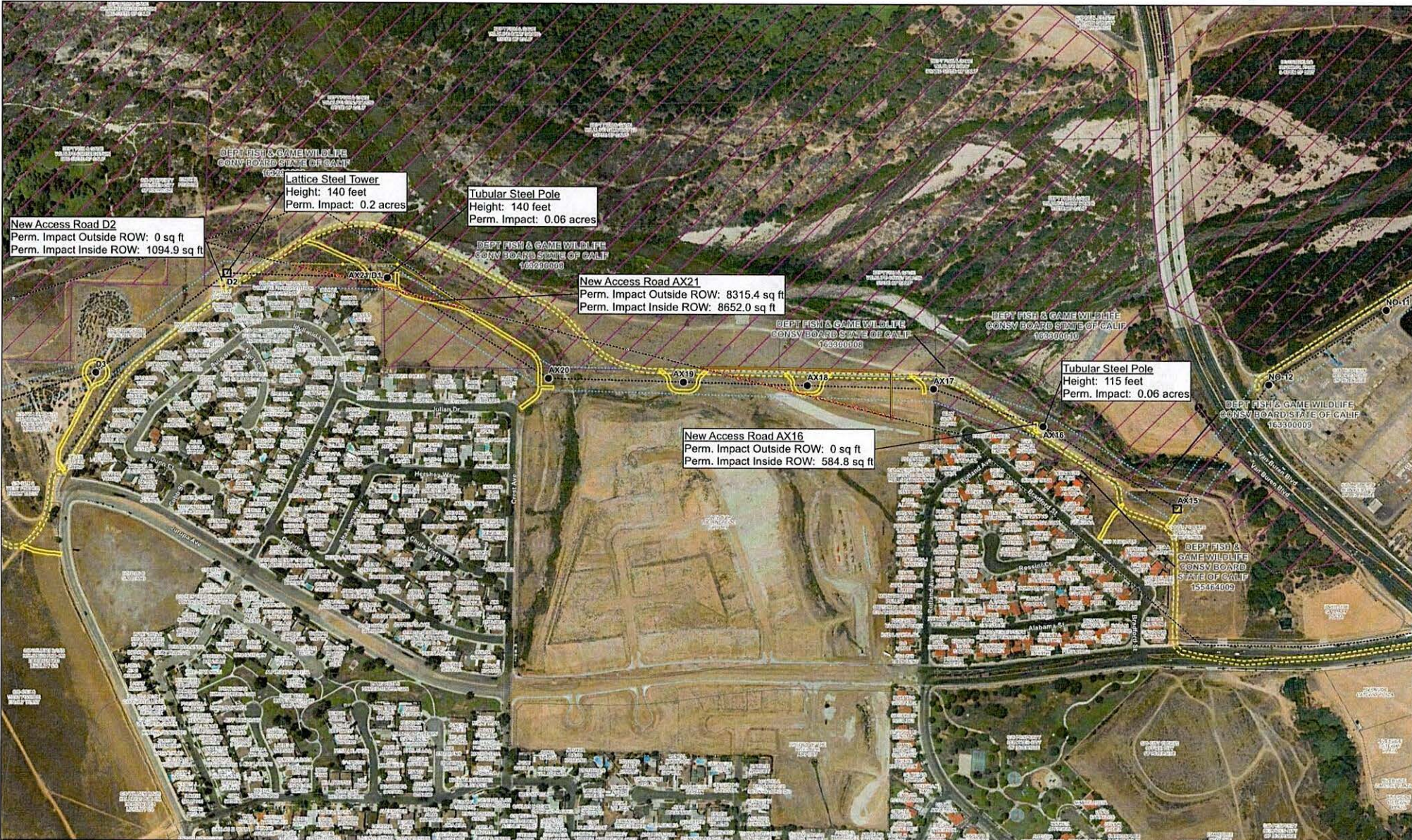
**DRAFT**

Note: Scale: 1 inch = 75 feet  
When Printed on 36 x 24 in Sheet

Riverside Transmission Reliability Project  
Attachment C-2: LWCF  
Section 6(f) Detailed Aerial  
Conversion Area 1

EDISON  
POWER

Date: 6/11/2018



**New Access Road D2**  
 Perm. Impact Outside ROW: 0 sq ft  
 Perm. Impact Inside ROW: 1094.9 sq ft

**Lattice Steel Tower**  
 Height: 140 feet  
 Perm. Impact: 0.2 acres

**Tubular Steel Pole**  
 Height: 140 feet  
 Perm. Impact: 0.06 acres

**New Access Road AX21**  
 Perm. Impact Outside ROW: 8315.4 sq ft  
 Perm. Impact Inside ROW: 8652.0 sq ft

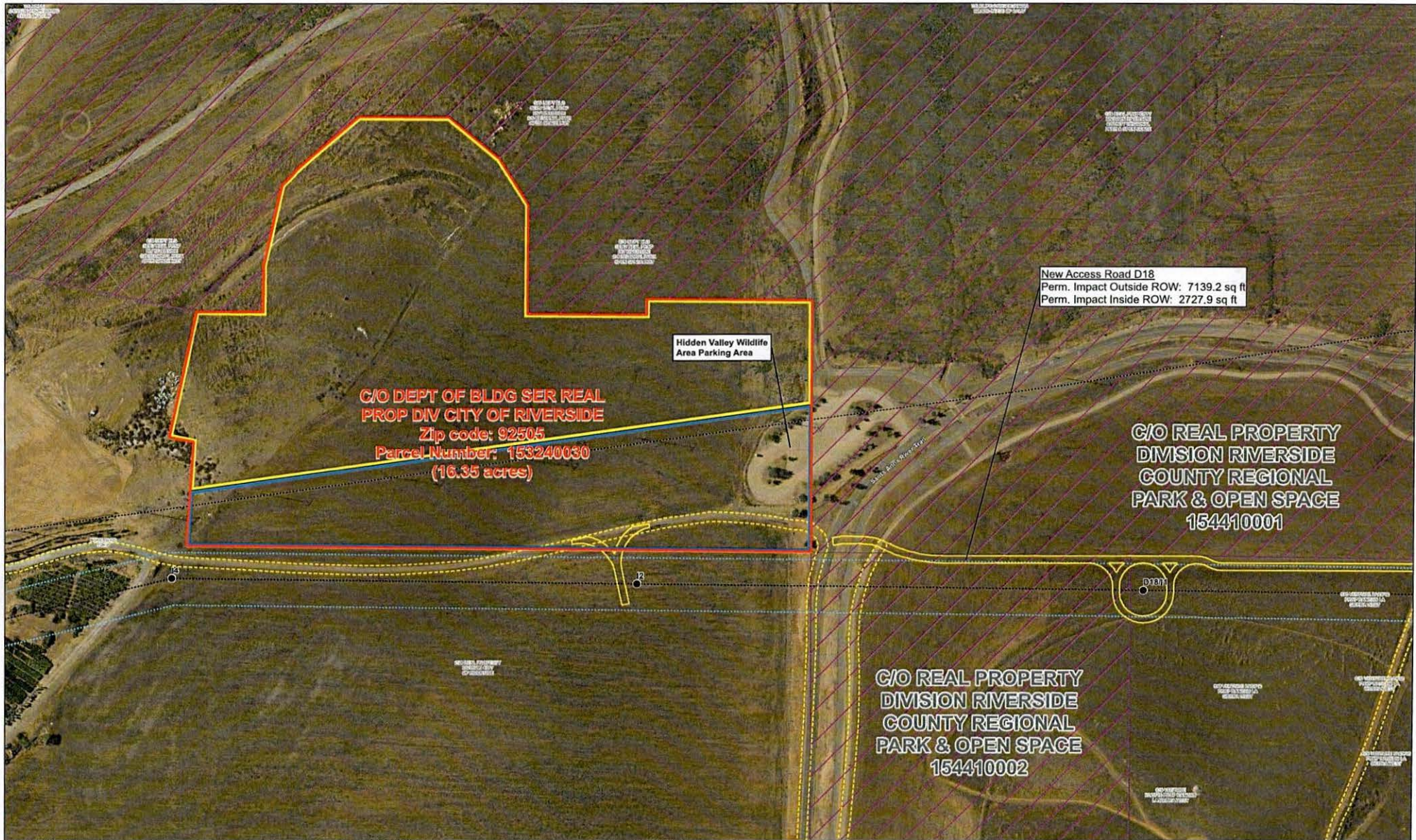
**New Access Road AX16**  
 Perm. Impact Outside ROW: 0 sq ft  
 Perm. Impact Inside ROW: 584.8 sq ft

**Tubular Steel Pole**  
 Height: 115 feet  
 Perm. Impact: 0.06 acres

|  |  |   |   |   |
|--|--|---|---|---|
| <p><b>RTRP Project Components</b></p> <ul style="list-style-type: none"> <li>230 kV Transmission Line Lattice Tower Structure (0.2 acres of Permanent disturbance per structure)</li> <li>230 kV Transmission Line Tubular Steel Pole Structure (0.06 acres of Permanent disturbance per structure)</li> <li>230 kV Transmission Centerline</li> <li>230 kV Transmission ROW Edge</li> <li>New 230 kV/69 kV Electric Substation</li> </ul> | <p><b>Existing 69kV Transmission Line</b></p> <p><b>RTRP Project Access Roads</b></p> <ul style="list-style-type: none"> <li>New Access Road (14 feet wide and 2 feet shoulder)</li> <li>Existing Access Road to be used for construction and maintenance</li> </ul> | <p><b>RTRP Project Boundaries</b></p> <ul style="list-style-type: none"> <li>Parcel Boundary (Owner)</li> <li>Land and Water Conservation Fund Site</li> <li>Section 6(f) Replacement Property Boundary</li> <li>Area Excluded from Proposed Section 6(f) Designation (5.53 acres)</li> <li>Area Proposed for Section 6(f) Designation (10.82 acres)</li> </ul> | <p><b>Distribution Line Relocation</b></p> <ul style="list-style-type: none"> <li>New Distribution Pole</li> <li>Existing Distribution Pole</li> <li>Distribution Pole To Be Replaced with Riser Pole</li> <li>Distribution Pole To Be Removed</li> <li>Revised Distribution Alignment (Underground)</li> </ul> | <p><b>Revised Distribution Alignment (Overhead)</b></p> <ul style="list-style-type: none"> <li>Existing Distribution Line to Remain</li> <li>Distribution Line to Be Removed</li> </ul> |
|--|--|---|---|---|

**DRAFT**

Note: Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet  
 0 37.5 75 150 Feet



**C/O DEPT OF BLDG SER REAL  
PROP DIV CITY OF RIVERSIDE**  
 Zip code: 92505  
 Parcel Number: 153240030  
 (16.35 acres)

Hidden Valley Wildlife  
 Area Parking Area

**New Access Road D18**  
 Perm. Impact Outside ROW: 7139.2 sq ft  
 Perm. Impact Inside ROW: 2727.9 sq ft

**C/O REAL PROPERTY  
DIMSION RIVERSIDE  
COUNTY REGIONAL  
PARK & OPEN SPACE  
154410001**

**C/O REAL PROPERTY  
DIMSION RIVERSIDE  
COUNTY REGIONAL  
PARK & OPEN SPACE  
154410002**

|  |   |   |  |   |
|--|---|---|--|---|
| <p><b>RTRP Project Components</b></p> <ul style="list-style-type: none"> <li>■ 230 kV Transmission Line Lattice Tower Structure (0.2 acres of Permanent disturbance per structure)</li> <li>● 230 kV Transmission Line Tubular Steel Pole Structure (0.06 acres of Permanent disturbance per structure)</li> <li>----- 230 kV Transmission Centerline</li> <li>..... 230 kV Transmission ROW Edge</li> <li>□ New 230 kV/89 kV Electric Substation</li> </ul> | <p><b>Existing 66kV Transmission Line</b></p> <p>----- Existing 66kV Transmission Line</p> <p><b>RTRP Project Access Roads</b></p> <ul style="list-style-type: none"> <li>— New Access Road (14 feet wide and 2 feet shoulder)</li> <li>— Existing Access Road to be used for construction and maintenance</li> </ul> | <p><b>RTRP Project Boundaries</b></p> <ul style="list-style-type: none"> <li>— Parcel Boundary (Owner)</li> <li>▨ Land and Water Conservation Fund Site</li> <li>▭ Section 6(f) Replacement Property Boundary</li> <li>▭ Area Excluded from Proposed Section 6(f) Designation (5.53 acres)</li> <li>▭ Area Proposed for Section 6(f) Designation (10.82 acres)</li> </ul> | <p><b>Distribution Line Relocation</b></p> <ul style="list-style-type: none"> <li>○ New Distribution Pole</li> <li>● Existing Distribution Pole</li> <li>● Distribution Pole To Be Replaced with Riser Pole</li> <li>● Distribution Pole To Be Removed</li> <li>— Revised Distribution Alignment (Overhead)</li> <li>— Revised Distribution Alignment (Underground)</li> </ul> | <ul style="list-style-type: none"> <li>----- Existing Distribution Line to Remain</li> <li>----- Distribution Line To Be Removed</li> </ul> |
|--|---|---|--|---|

**DRAFT**

Map Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet

Riverside Transmission Reliability Project  
 Attachment C-2: LWCF  
 Section 6(f) Detailed Aerial  
 Conversion Area 3 & Replacement Property

EDISON  
 POWER

Date: 6/11/2018

## **ATTACHMENT D    CONVERSION AREA AND REPLACEMENT PROPERTY PHOTOS**

Attachment D-1: Conversion Area & Replacement Property Photo Overview

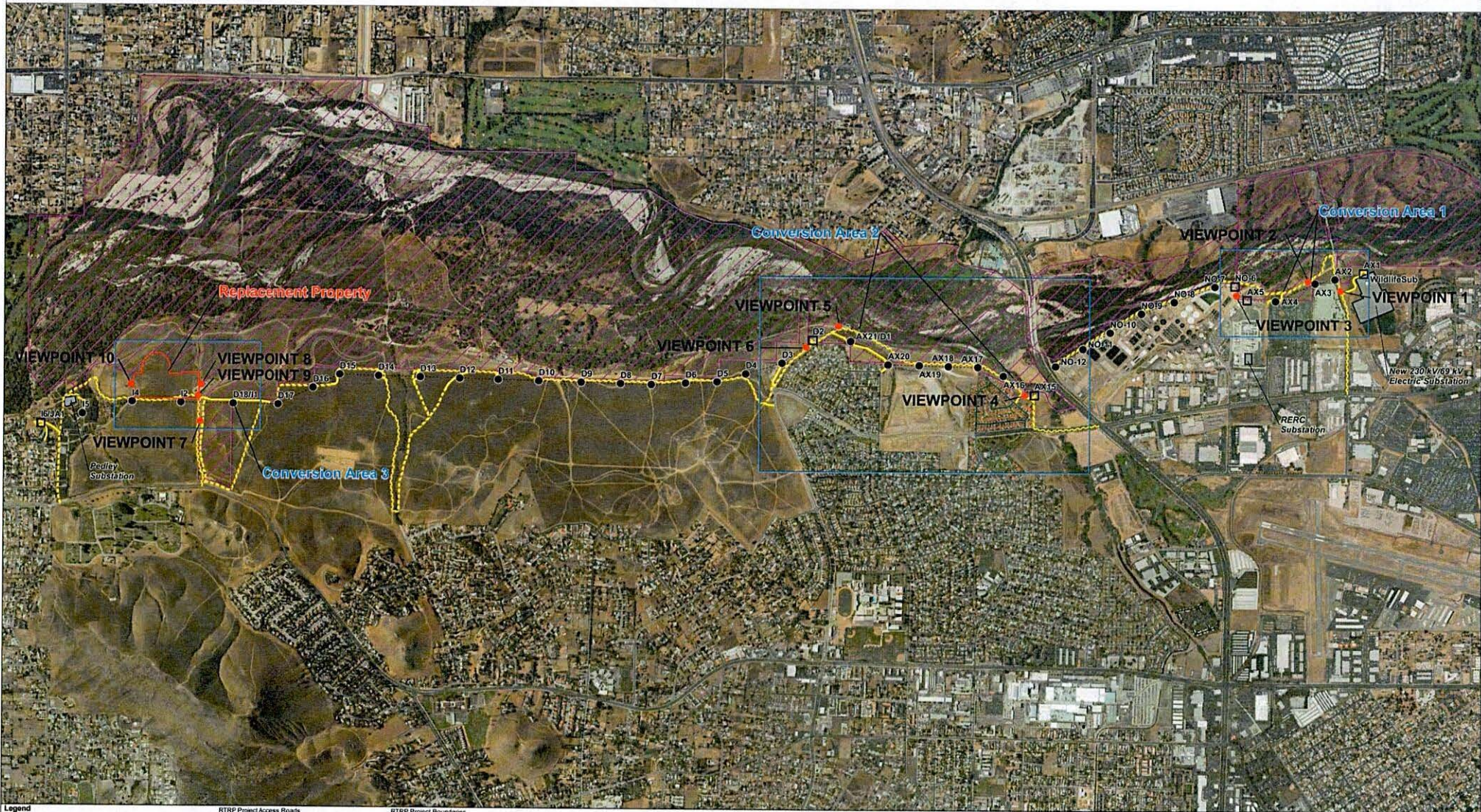
Attachment D-2: Conversion Area 1 Photos

Attachment D-3: Conversion Area 2 Photos

Attachment D-4: Conversion Area 3 and Replacement Property Photos



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| Legend |  | RTRP Project Access Roads |  | RTRP Project Boundaries |  |
|--------|--|---------------------------|--|-------------------------|--|
| □      | 230 kV Transmission Line Lattice Tower Structure (0.2 acres of Permanent disturbance per structure)        | —                         | New Access Road (14 feet wide and 2 feet shoulder)               | □                       | Index Page                                 |
| ●      | 230 kV Transmission Line Tubular Steel Pole Structure (0.050 acres of Permanent disturbance per structure) | —                         | Existing Access Road to be used for construction and maintenance | ▨                       | Land and Water Conservation Fund Site      |
| —      | 230 kV Transmission Centerline   | —                         |  | ▭                       | Section 6(f) Replacement Property Boundary |
| ■      | Substation   |                           |  | ●                       | Photo Viewpoint Location                   |

**DRAFT**

Note: Scale: 1 inch = 750 feet  
 When printed on 36 x 24 in. sheet

Riverside Transmission Reliability Project  
**Attachment D-1: Conversion Area & Replacement Property Photo Overview**

EDISON  
 PG&E  
 POWER

Date: 10/25/2017

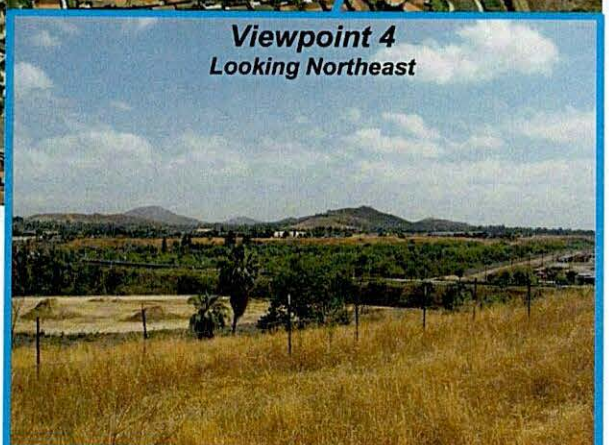
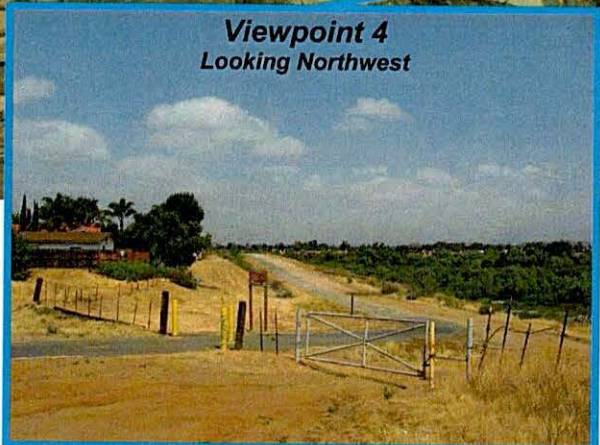
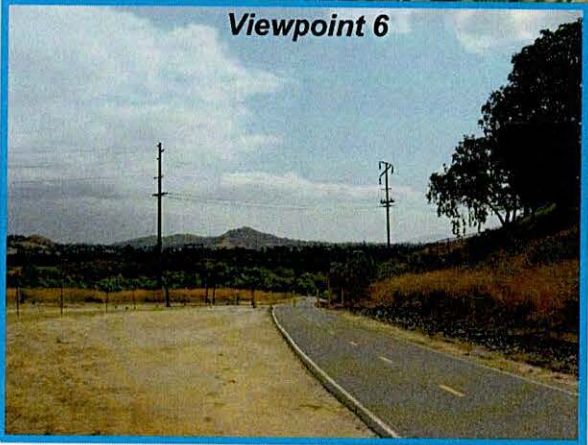
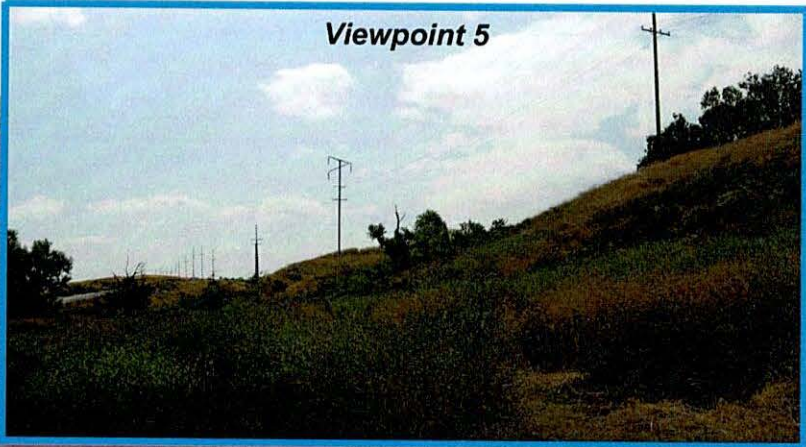
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# APPENDIX D-2: Conversion Area 1



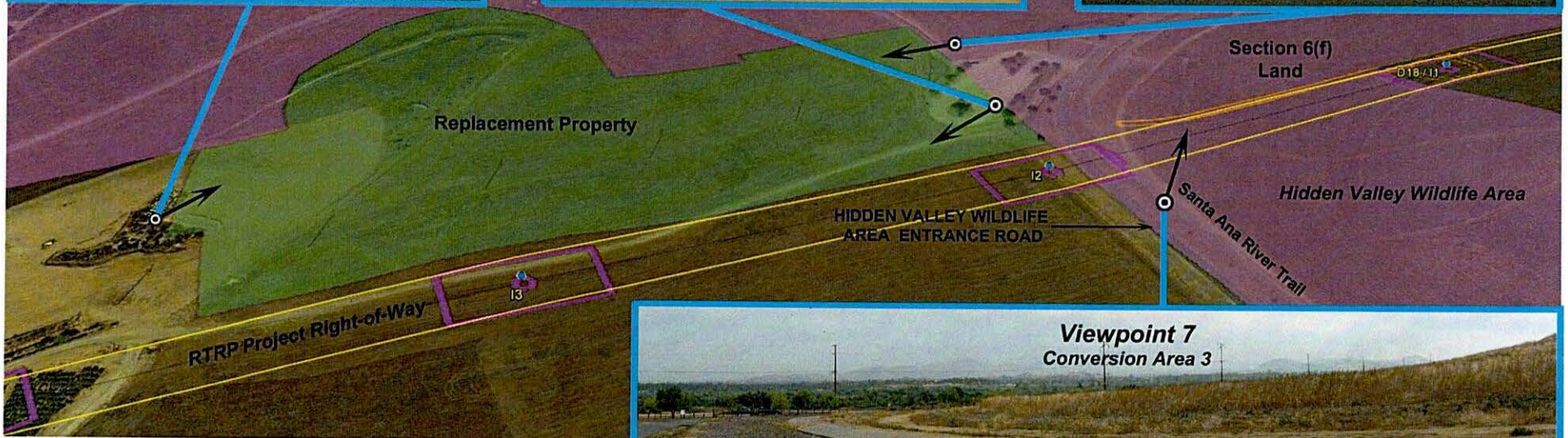
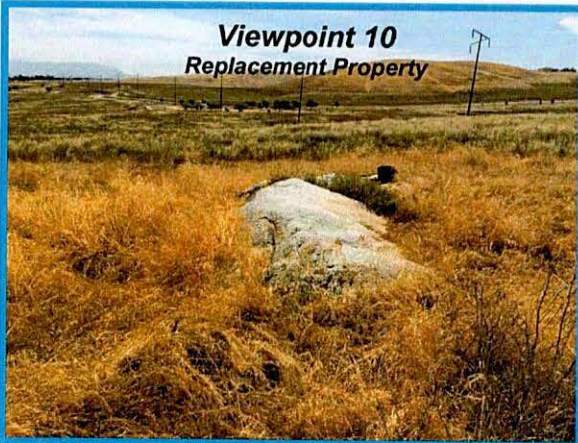
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**APPENDIX D-3: Conversion Area 2**



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# APPENDIX D-4: Conversion Area 3 and Replacement Property



  
NOT TO SCALE



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## **ATTACHMENT E RESOURCE MAPS**

Attachment E-1: Water Resources, Floodplains & Wetlands

Attachment E-2: Zoning Designations

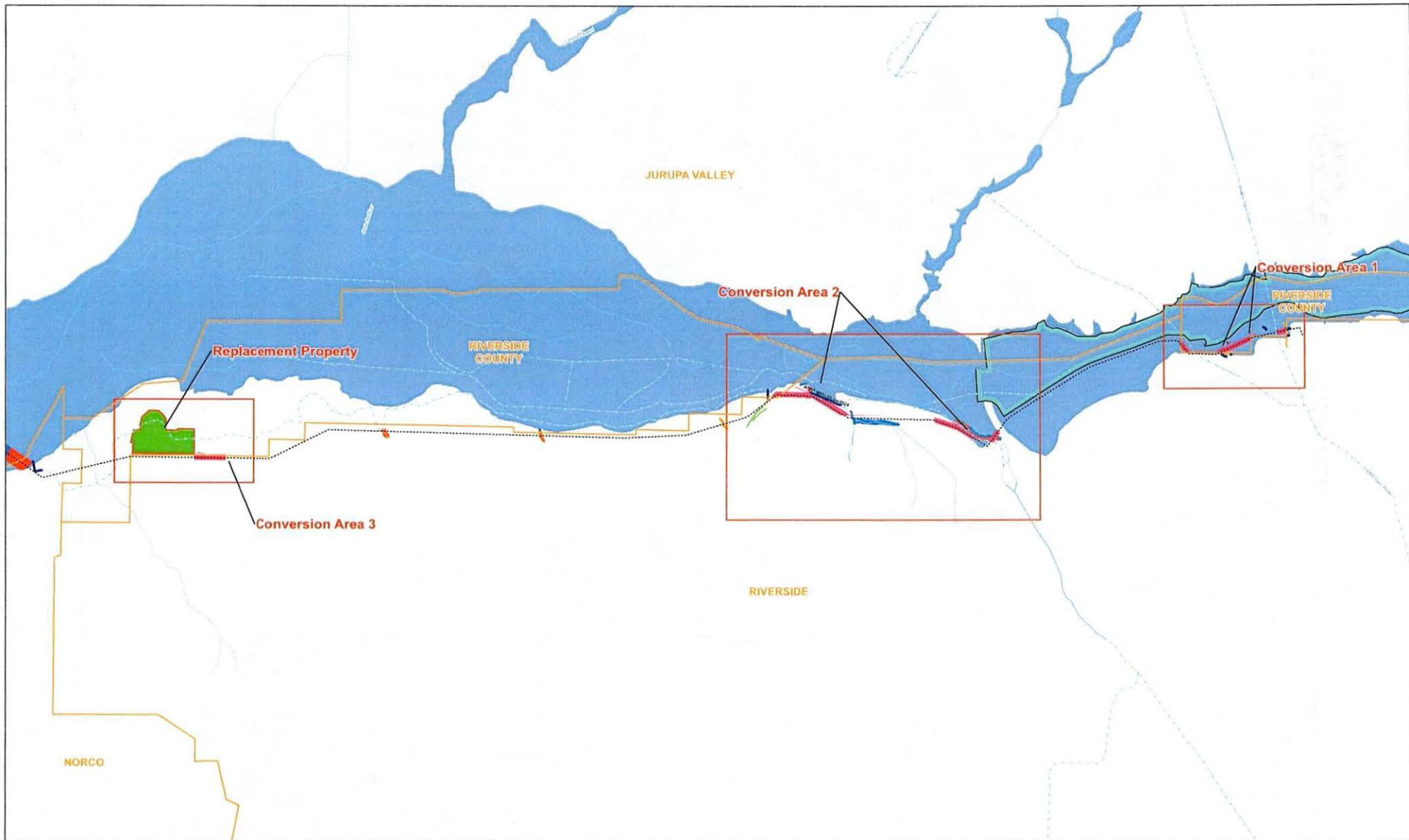
Attachment E-3: General Plan Land Use Designations

Attachment E-4: MSHCP Critical Habitat and Vegetation Cover

Attachment E-5: Biological Survey Results

Attachment E-6: Replacement Property Vegetation Communities

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| Layer |  |
|-------|--|
| ..... | Project Centerline                           |
| ----- | City/County Boundaries                       |
| ----- | Conversion Area Index                        |
| ----- | Section 6(f) Replacement Property Boundary   |
| ----- | Section 6(f) Conversion Areas                |
| ----- | Jurisdictional Water - Riparian              |
| ----- | Jurisdictional Water - Streambed Unvegetated |
| ----- | Jurisdictional Water - Streambed Vegetated   |
| ----- | Jurisdictional Water - Other                 |
| ----- | Non-Jurisdictional Water                     |
| ----- | Perennial River or Stream                    |
| ----- | Intermittent Stream                          |
| ----- | Ephemeral Stream                             |
| ----- | Canal, Ditch, or Pipeline                    |
| ----- | Wetland Mitigation Bank                      |
| ----- | 100 yr Floodplain                            |

**DRAFT**

Note: Scale: 1 inch = 750 feet  
 When printed on 36 x 24 in. sheet

Riverside Transmission Reliability Project  
 Attachment E-1 Water Resources, Floodplains, and Wetlands Overview

EDISON POWER ENGINEERS  
 Date: 11/20/2017

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RIVERSIDE CO REGIONAL  
PARK & OPEN SP DIST  
163300006

RIVERSIDE CO REGIONAL  
PARK & OPEN SP DIST  
189110001

C/O REAL ESTATE DIVISION  
COUNTY OF RIVERSIDE  
189110010

- |   |                                       |
|---|---------------------------------------|
| Section 6(f) Replacement Property Boundary                        | Non-Jurisdiction Water                |
| Area Excluded from Proposed Section 6(f) Designation (5.21 acres) | Perennial River or Stream             |
| Area Proposed for Section 6(f) Designation (10.82 acres)          | Canal, Ditch, or Pipeline             |
| Section 6(f) Conversion Areas                                     | Wetland Mitigation Bank               |
| Jurisdictional Water - Riparian                                   | 100 yr Floodplain                     |
| Jurisdictional Water - Streambed Unvegetated                      | Land and Water Conservation Fund Site |
| Jurisdictional Water - Streambed Vegetated                        | Parcel Boundary                       |

**DRAFT**

Note: Scale: 1 inch = 75 feet  
When Printed on 36 x 24 in. Sheet

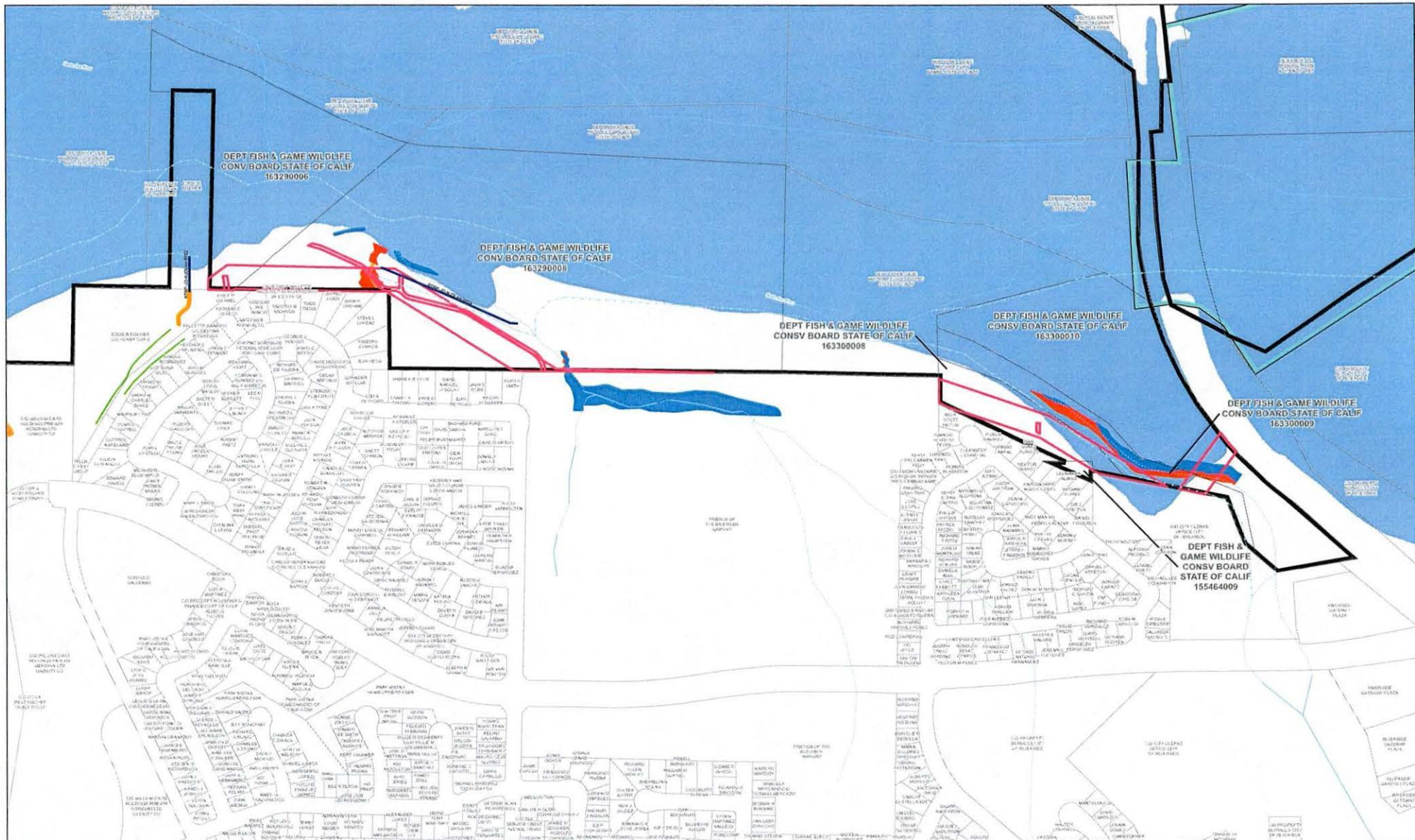


Riverside Transmission Reliability Project  
Attachment E-1 Water Resources,  
Floodplains, and Wetlands  
Conversion Area 1



Date: 11/22/2017

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- Section 6(f) Replacement Property Boundary
- Jurisdictional Water - Other
- Land and Water Conservation Fund Site
- Area Excluded from Proposed Section 6(f) Designation (5.53 acres)
- Non-Jurisdictional Water
- Parcel Boundary
- Area Proposed for Section 6(f) Designation (10.82 acres)
- Perennial River or Stream
- Section 6(f) Conversion Areas
- Ephemeral Stream
- Jurisdictional Water - Riparian
- Canal, Ditch, or Pipeline
- Jurisdictional Water - Streambed Unvegetated
- Wetland Mitigation Bank
- Jurisdictional Water - Streambed Vegetated
- 100 yr Floodplain

**DRAFT**

Note: Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet  
 8.22.25



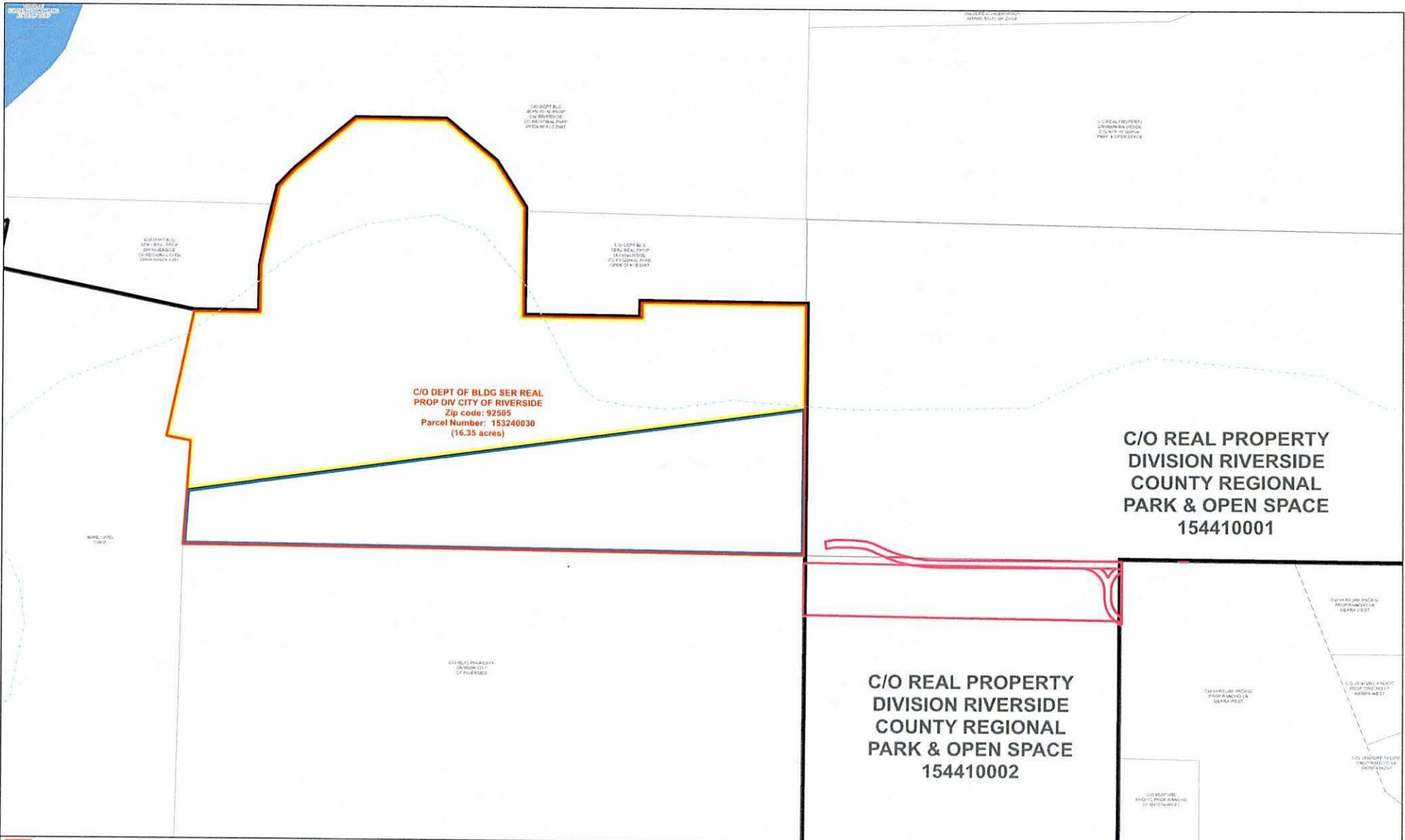
Revised Transmission Reliability Project

**Attachment E-1 Water Resources,  
Floodplains, and Wetlands  
Conversion Area 2**

Date: 11/20/23



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C/O DEPT OF BLDG SER REAL  
PROP DIV CITY OF RIVERSIDE  
Zip code: 92505  
Parcel Number: 153240030  
(16.35 acres)

C/O REAL PROPERTY  
DIVISION RIVERSIDE  
COUNTY REGIONAL  
PARK & OPEN SPACE  
154410001

C/O REAL PROPERTY  
DIVISION RIVERSIDE  
COUNTY REGIONAL  
PARK & OPEN SPACE  
154410002

- Section 6(f) Replacement Property Boundary
- Area Excluded from Proposed Section 6(f) Designation (5.53 acres)
- Area Proposed for Section 6(f) Designation (10.82 acres)
- Section 6(f) Conversion Areas
- Wetland Mitigation Bank
- 100 yr Floodplain
- Land and Water Conservation Fund Site
- Parcel Boundary
- Canal, Ditch, or Pipeline

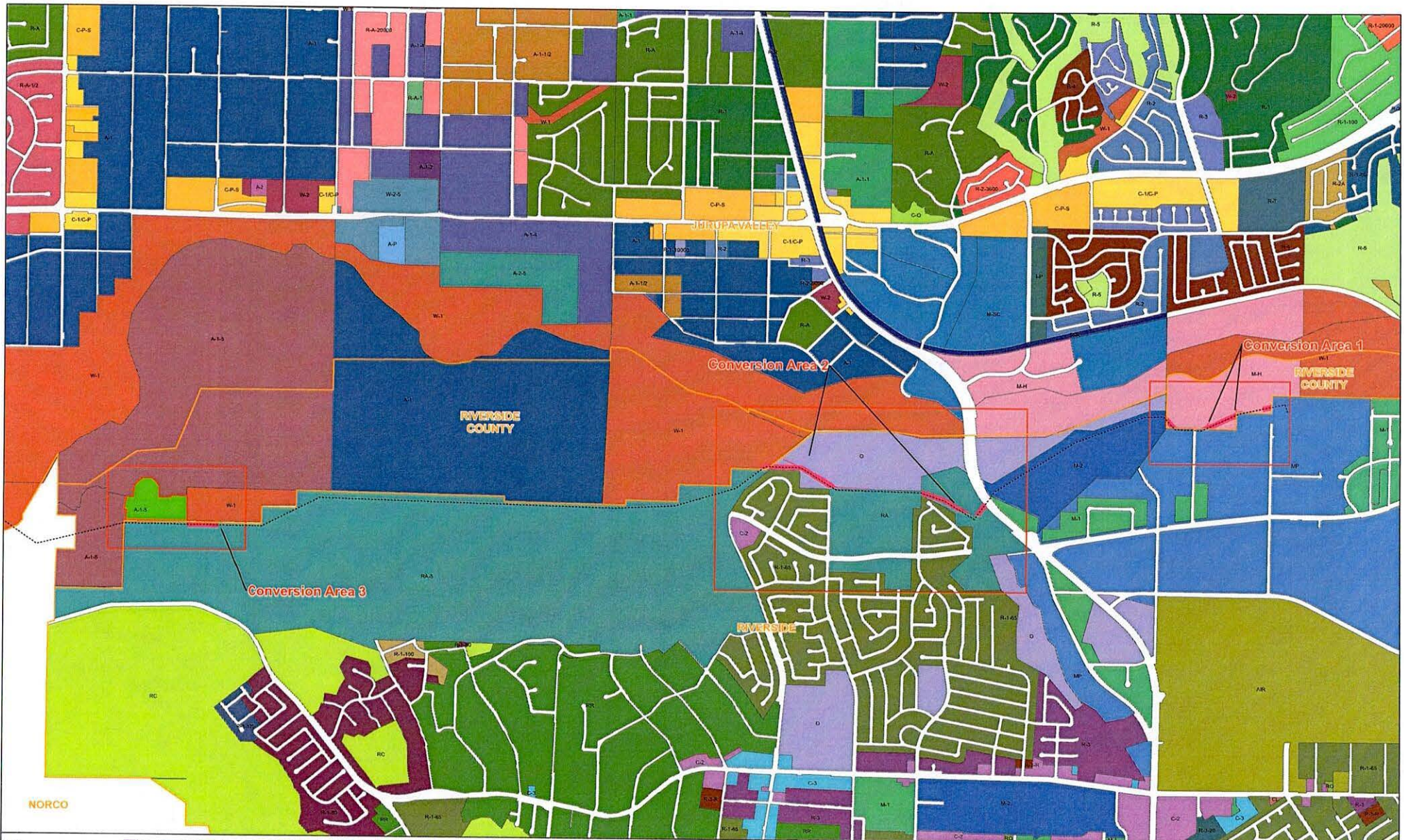
**DRAFT**

Note: Scale: 1 inch = 75 feet  
When Printed on 36 x 24 in Sheet

Riverside Transmission Reliability Project  
Attachment E-1 Water Resources,  
Floodplains, and Wetlands  
Conversion Area 3 & Replacement Property

Date: 11/22/2017

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**Layer**

- Project Corridor
- City/County Boundaries
- Conversion Area Index
- Section 6(f) Replacement Property Boundary
- Section 6(f) Conversion Areas
- Outstanding Site Zests
- AKI

|         |         |                        |        |           |          |          |
|---------|---------|------------------------|--------|-----------|----------|----------|
| C-2     | R-1-125 | R-1                    | A-1-5  | MH        | R-2-3600 | RA-10    |
| C-3     | R-1-60  | R-1                    | A-2    | MSC       | R-2-3000 | RA-20000 |
| CL      | R-1-80  | Overlaid County Zoning | A-2-5  | R-1       | R-2A     | RA       |
| M-1     | R-3     | A-1                    | A-P    | R-1-100   | R-3      | R-1      |
| M-2     | R-3-20  | A-1-1                  | C-1C-P | R-1-10000 | R-4      | W-1      |
| MP      | R-3-R   | A-1-1/2                | C-D    | R-1-20000 | R-5      | W-2      |
| O       | RA-A    | A-1-2                  | C-P-S  | R-1-80    | R-A      | W-2-5    |
| R-1-100 | RC      | A-1-4                  | JP     | R-2       | R-A-1    |          |

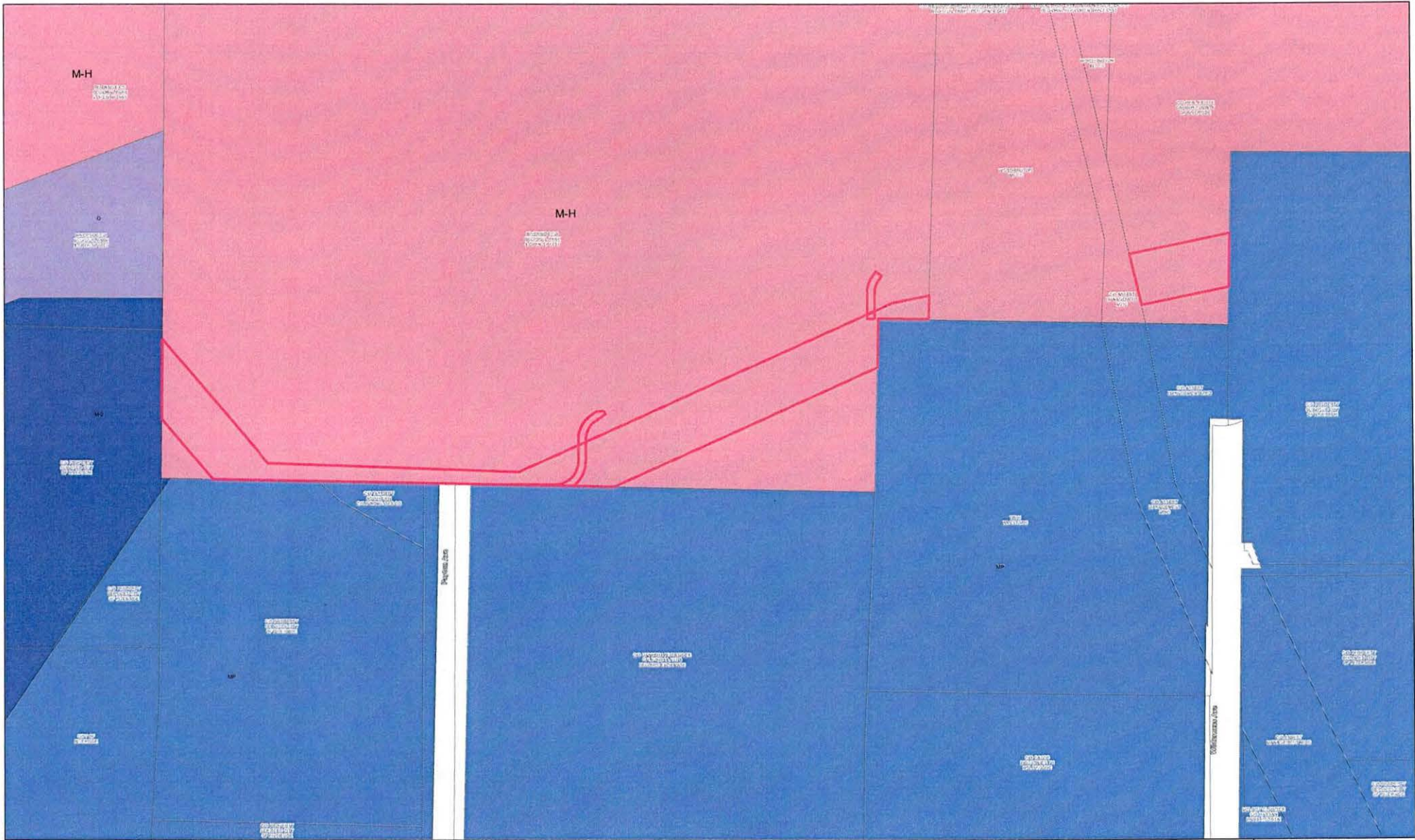
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Note: Scale: 1 inch = 750 feet  
 When printed on 36 x 24 in. sheet

Riverside Transmission Reliability Project  
**Attachment E-2 Zoning Designations Overview**

Date: 11/22/2017

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Section 6(f) Conversion Areas
  O

**ZONING**  
 M-H  
 M-2  
 MP

Parcel Boundary

**DRAFT**

Note: Scale: 1 inch = 75 feet  
 When Printed on 36" x 24" in Sheet

0 25 50 100  
 Feet



Riverside Transmission Reliability Project

**Attachment E-2 Zoning Designations**  
 Conversion Area 1

Date: 10/27/2011

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  Section 6(f) Conversion Areas   
   M-1   
   Parcel Boundary  
**ZONING**  
  M-H   
   M-2  
  M-SC   
   MP  
  W-1   
   R-1-65  
  C-2   
   RA-5

**DRAFT**

Note: Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet



Riverside Transmission Reliability Project  
 Attachment E-2 Zoning Designations  
 Conversion Area 2

Date: 10/27/21



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- Section 6(f) Replacement Property Boundary
  - Area Excluded from Proposed Section 6(f) Designation (5.53 acres)
  - Area Proposed for Section 6(f) Designation (10.82 acres)
  - Section 6(f) Conversion Areas
- ZONING**
- A-1-5
  - W-1
  - RA-5
- Park Boundary

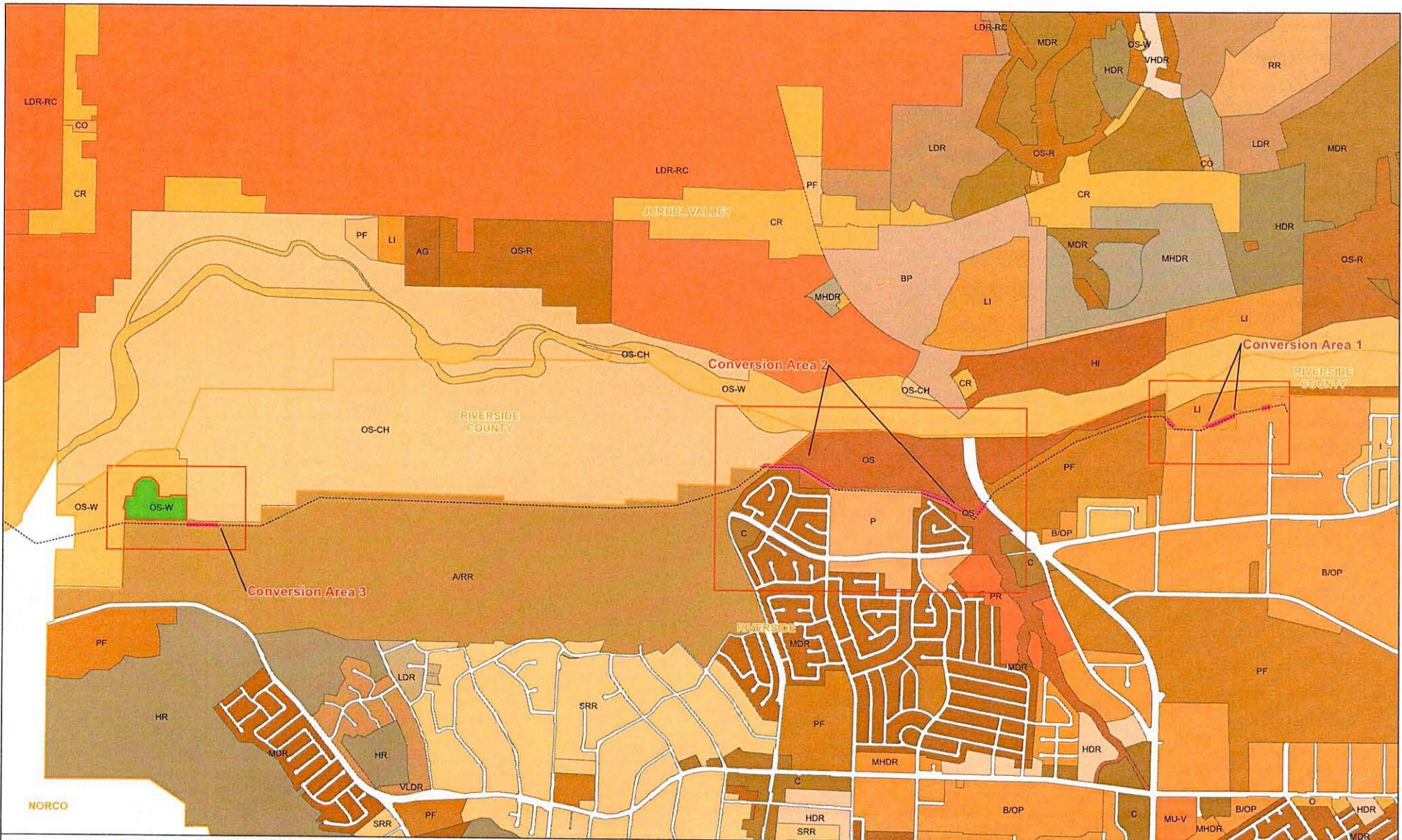
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Note: Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet

Riverside Transmission Reliability Project  
**Attachment E-2 Zoning Designations**  
 Conversion Area 3 & Replacement Property

Date: 10/27/2011

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**Layer**

- Project Contourline
- City/County Boundaries
- Conversion Area Index
- Section 6(f) Replacement Property Boundary
- Section 6(f) Conversion Areas
- County National Plan Land Use
- AG

|        |       |                             |       |      |
|--------|-------|-----------------------------|-------|------|
| BP     | MDR   | City National Plan Land Use | MDR   | SRR  |
| CO     | MHDR  | AG                          | MHDR  | VLDR |
| CR     | OS-CH | BOP                         | MH-DR |      |
| HR     | OS-R  | C                           | O     |      |
| HR     | OS-W  | HDR                         | OS    |      |
| LDR    | PF    | HR                          | P     |      |
| LDR-RC | RR    | I                           | PF    |      |
| LI     | VHDR  | LDR                         | PR    |      |

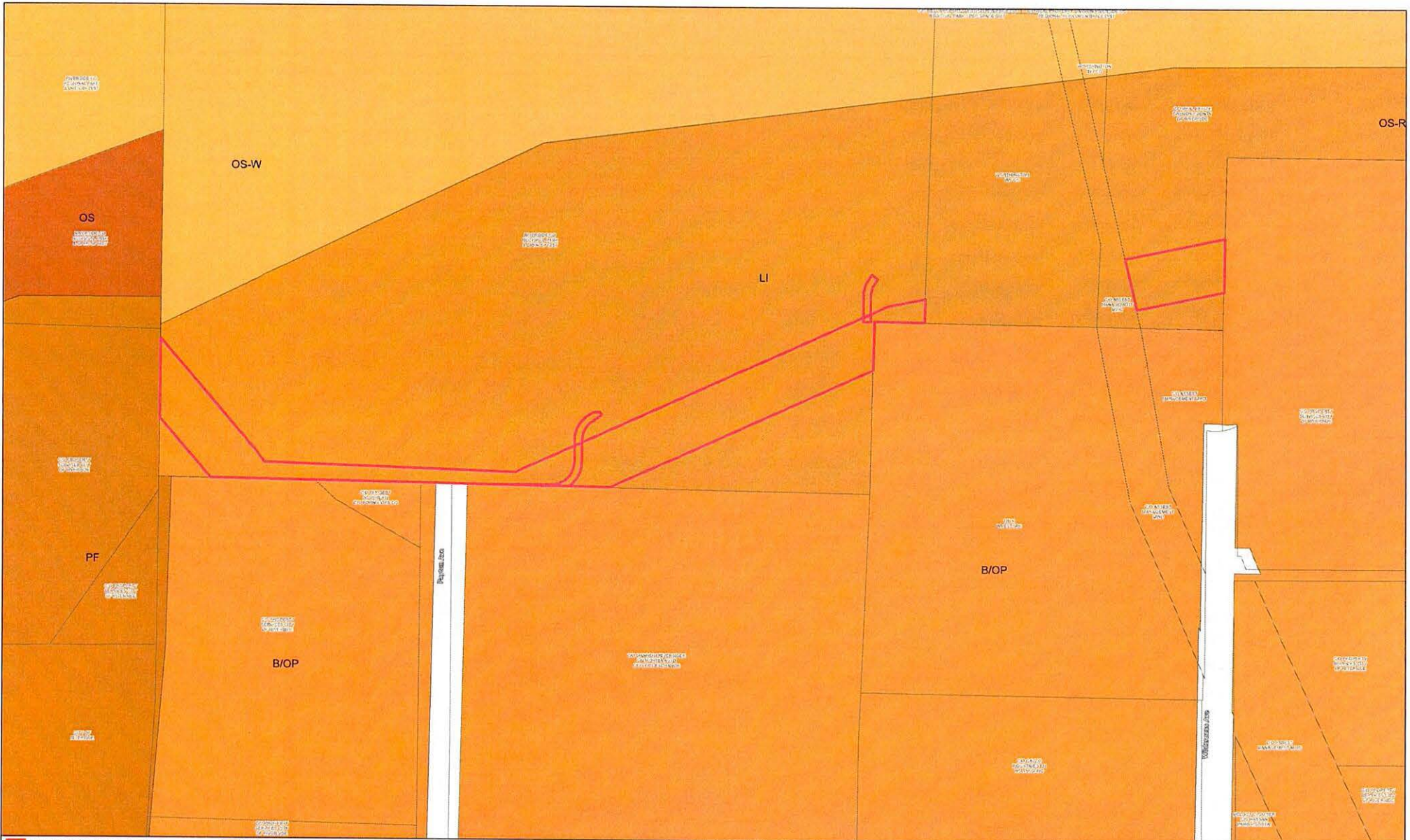
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Note: Scale: 1 inch = 750 feet  
 When printed on 36 x 24 in. sheet

Riverside Transmission Reliability Project  
**Attachment E-3 General Plan Land Use Designations Overview**

EDISON ENERGY SERVICES  
 POWER FORWARD  
 Date: 11/2/2017

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- |   |                            |
|---|----------------------------|
| Section 6(f) Replacement Property Boundary                        | OS-W                       |
| Area Excluded from Proposed Section 6(f) Designation (5.53 acres) | City General Plan Land Use |
| Area Proposed for Section 6(f) Designation (10.82 acres)          | B/OP                       |
| Section 6(f) Conversion Areas                                     | OS                         |
| County General Plan Land Use                                      | PF                         |
| LI  | Parcel Boundary            |
| OS-R  |                            |

**DRAFT**

Net Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet

Riverside Transmission Reliability Project  
 Attachment E-3 General Planned  
 Land Use Designations  
 Conversion Area 1

Date: 10/27/2011

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- |   |                 |
|---|-----------------|
| Section 6(f) Replacement Property Boundary                        | A/R/R           |
| Area Excluded from Proposed Section 6(f) Designation (5.33 acres) | C               |
| Area Proposed for Section 6(f) Designation (19.82 acres)          | MDR             |
| Section 6(f) Conversion Areas                                     | OS              |
| County General Plan Local Map                                     | P               |
| Hit   | PF              |
| OS-CH   | PR              |
| OS-W  | Parcel Boundary |

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Note: Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet  
 0 75 150  
 Feet

Riverside Transmission Reliability Project  
 Attachment E-3 General Planned  
 Land Use Designations  
 Conversion Area 2

Date: 10/27/2011



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- Section 67 Replacement Property Boundary
- Area Excluded from Proposed Section 67 Designation (5.52 acres)
- Area Proposed for Section 67 Designation (10.82 acres)
- Section 67 Commercial Area
- C/O General Reliability Area
- Park Boundary

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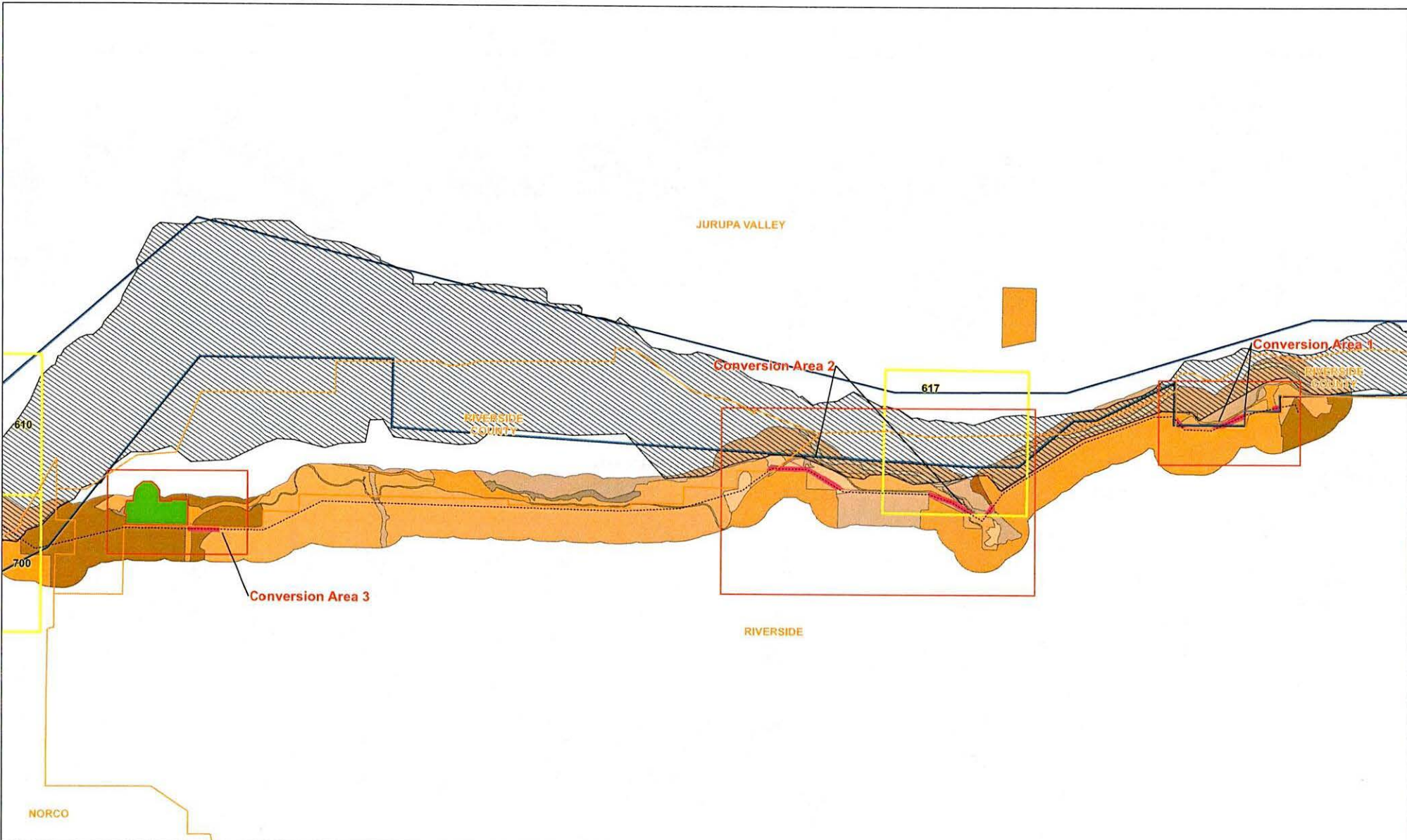
Note: Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet



Riverside Transmission Reliability Project  
 Attachment E-3 General Planned  
 Land Use Designations  
 Conversion Area 3 & Replacement Property

EDISON  
 POWER  
 Date: 10/27/2011

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| Layer  |   | Habitat/Vegetation Cover Type |                            |
|--|---|-------------------------------|----------------------------|
| --- Project Centerline                       | ▨ Santa Ana Sucker Critical Habitat                 | ■ Coast live oak woodland     | ■ Developed                |
| --- City/County Boundaries                   | ▨ Vireo Critical Habitat                            | ■ Fremont cottonwood forest   | ■ Open Water               |
| --- Conversion Area Index                    | ▨ Active Agriculture                                | ■ Annual bromes grasslands    | ■ Ornamental/Landscaped    |
| ▨ Section 6(f) Replacement Property Boundary | ▨ Annual bromes grasslands                          | ■ Barren-Not Developed        | ■ Palmers goldenbush scrub |
| ▨ Section 6(f) Conversion Areas              | ▨ California sagebrush - California buckwheat scrub |                               |                            |
| ▨ MSHCP Criteria Cells                       |   |                               |                            |

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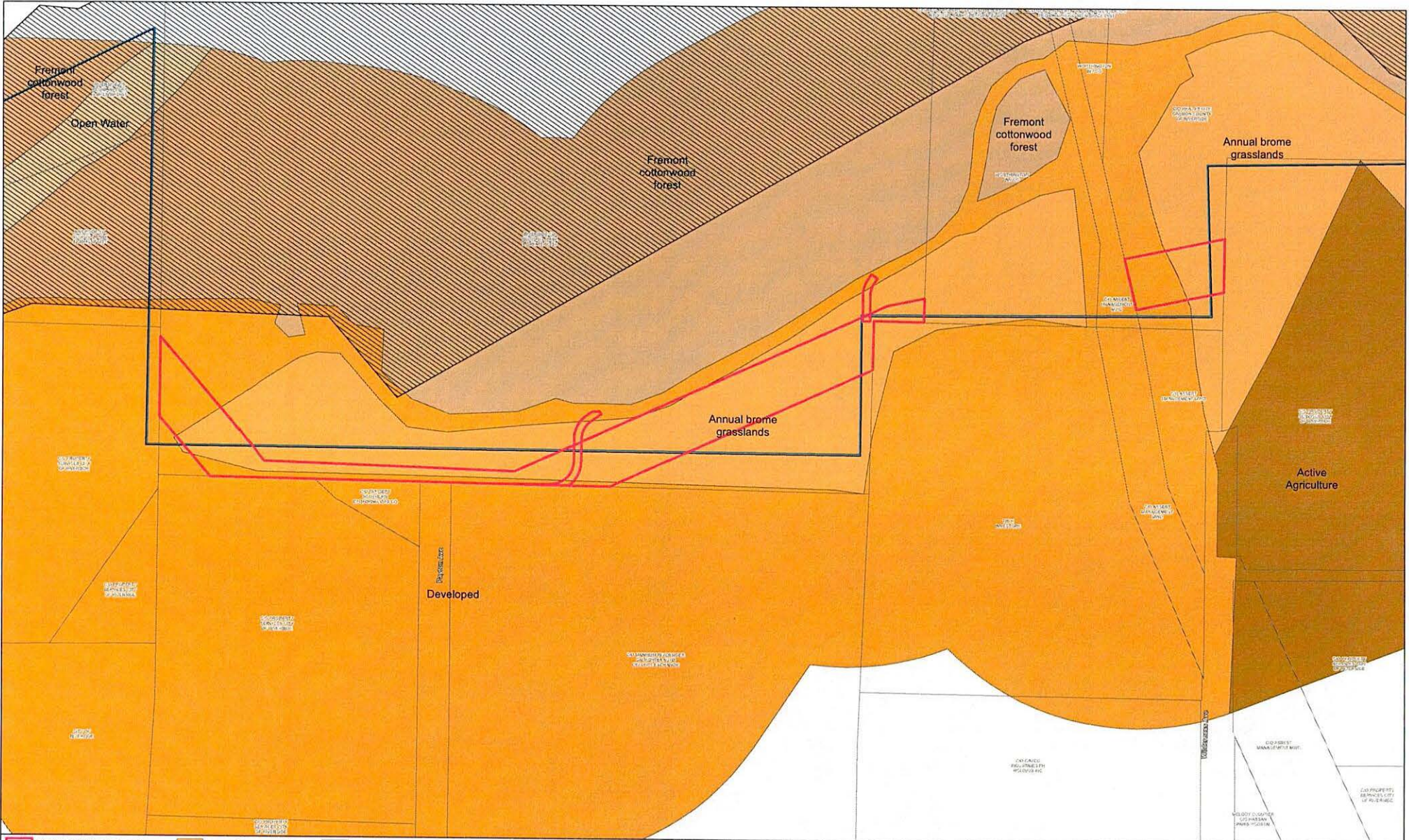
Note: Scale: 1 inch = 750 feet  
 When printed on 36 x 24 in. sheet

Riverside Transmission Reliability Project  
 Attachment E-4 MSHCP Critical  
 Habitat and Vegetation Cover  
 Overview

EDISON  
 POWER

Date: 11/2/2017

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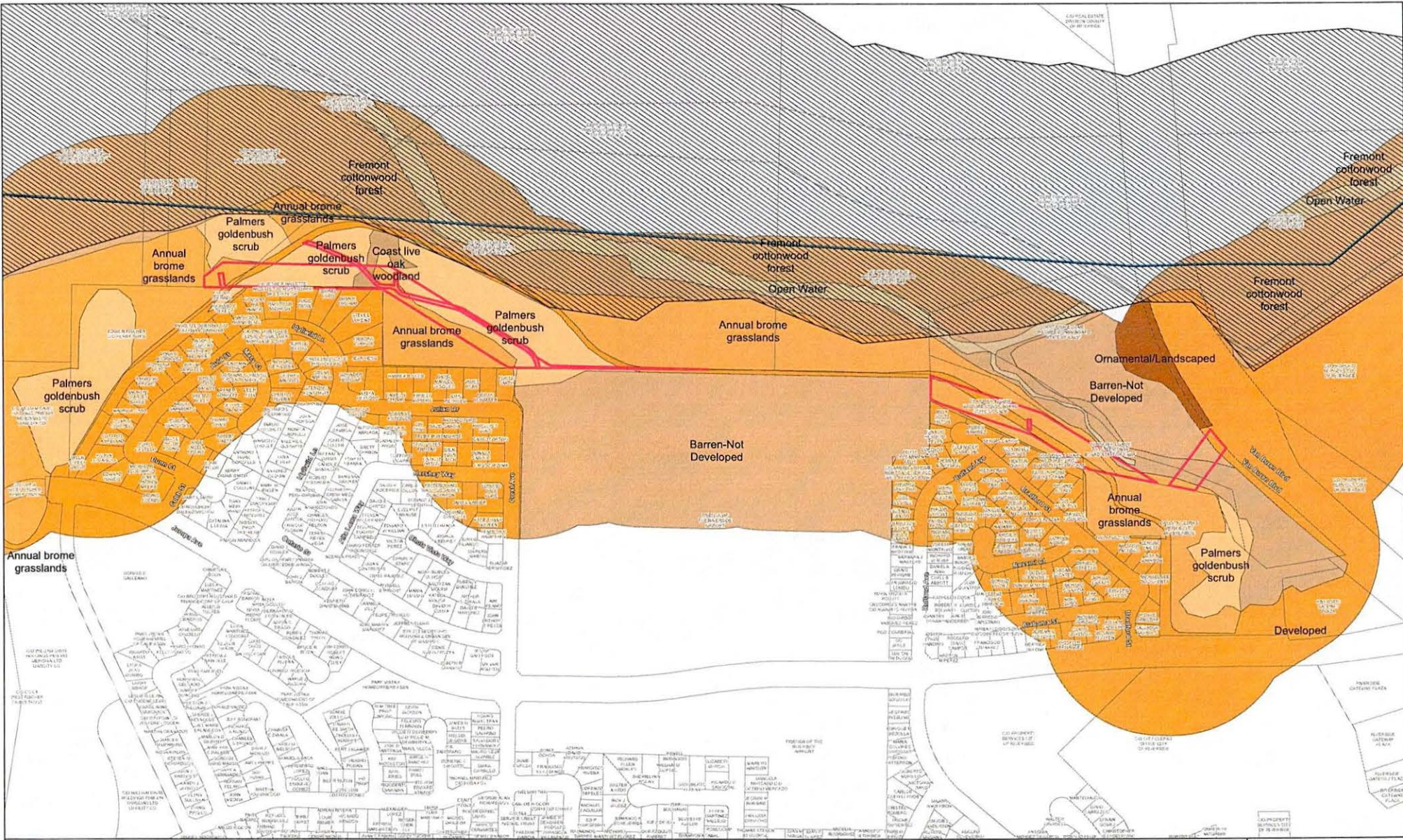
Note: Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet

Riverside Transmission Reliability Project  
 Attachment E-4 MSHCP Critical  
 Habitat and Vegetation Cover  
 Conversion Area 1

EDISON  
 POWER

Date: 10/21/2014

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|  |                                   |  |                           |  |                           |
|--|-----------------------------------|--|---------------------------|--|---------------------------|
|  | Section 6(f) Conversion Areas     |  | Barren-Not Developed      |  | Open Water                |
|  | Santa Ana Sucker Critical Habitat |  | Coast live oak woodland   |  | Ornamental/Landscaped     |
|  | Vireo Critical Habitat            |  | Developed                 |  | Palmer's goldenbush scrub |
|  | Annual brome grasslands           |  | Fremont cottonwood forest |  | Parcel Boundary           |

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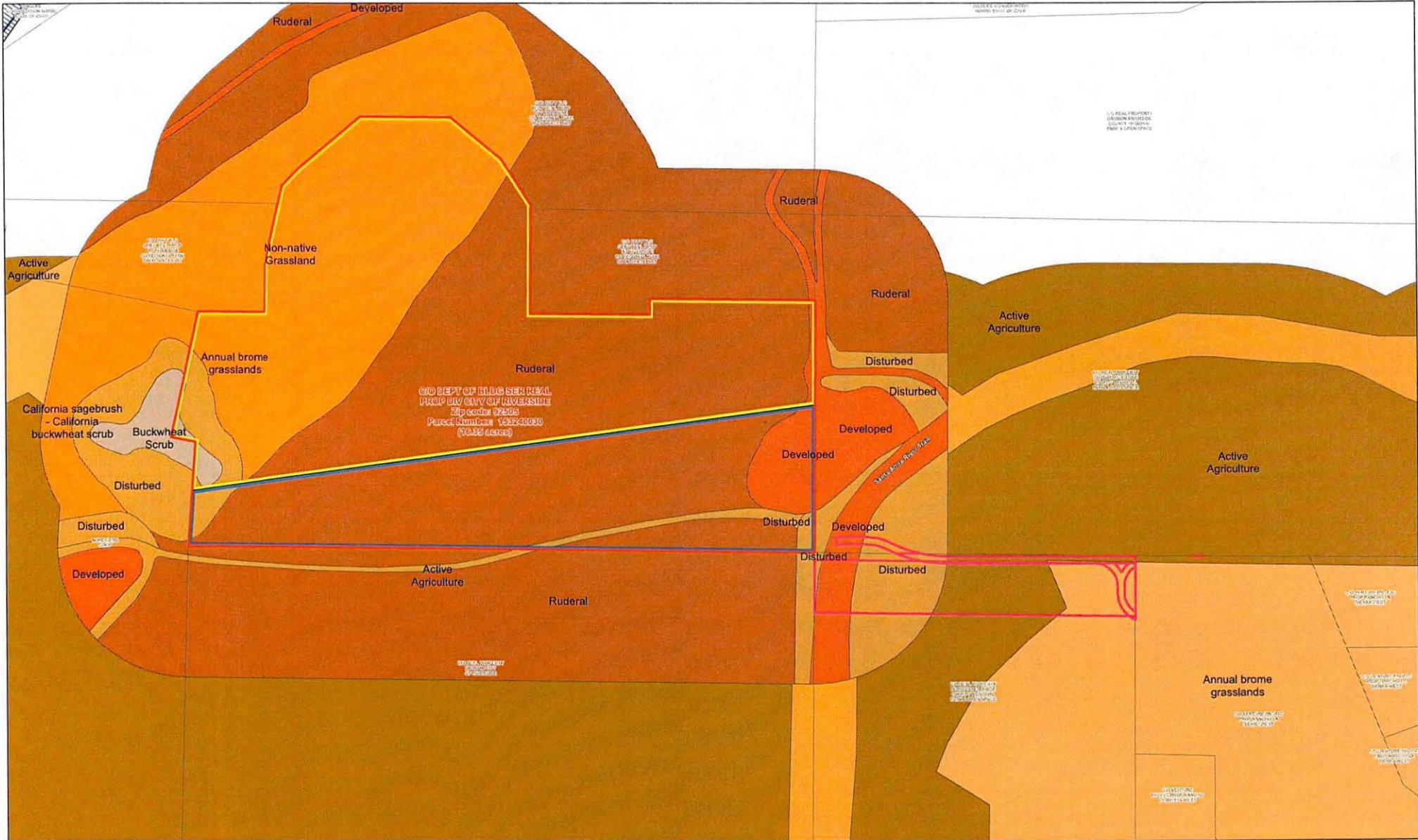
Note: Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet  
 8.12.15



Riverside Transmission Reliability Project  
 Attachment E-4 MSHCP Critical  
 Habitat and Vegetation Cover  
 Conversion Area 2



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- |   |   |                      |
|---|---|----------------------|
| Section 6(f) Replacement Property Boundary                        | Active Agriculture                                | Disturbed            |
| Area Excluded from Proposed Section 6(f) Designation (5.53 acres) | Annual brome grasslands                           | Non-native Grassland |
| Area Proposed for Section 6(f) Designation (10.82 acres)          | California sagebrush - California buckwheat scrub | Ruderal              |
| Section 6(f) Conversion Areas                                     | Developed   | Parcel Boundary      |
| Santa Ana Stucker Critical Habitat                                | Buckwheat Scrub                                   |                      |
| View Critical Habitat   | Developed   |                      |

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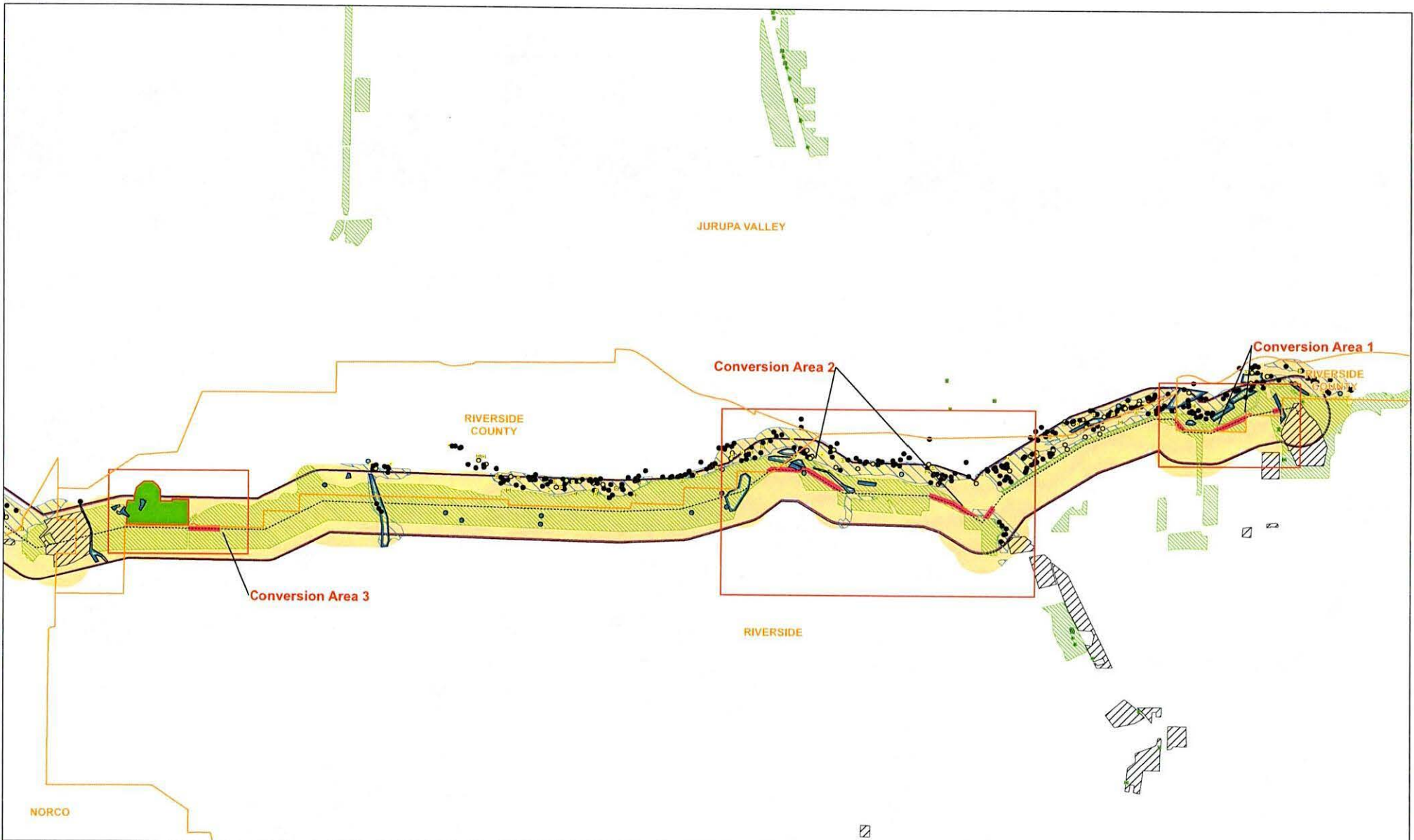
Note: Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet  
 0 75 150  
 Feet



Riverside Transmission Reliability Project  
**Attachment E-4 MSHCP Critical Habitat and Vegetation Cover**  
 Conversion Area 3 & Replacement Property

EDISON  
 POWER  
 Date: 10/21/2011

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| Layer |  | SCE 2016 Surveys |   |
|-------|--|------------------|---|
| ..... | Project Centerline                         | ○                | Yellow Warbler                                |
| —     | City/County Boundaries                     | ■                | Yellow-Breasted Chat                          |
| —     | Conversion Area Index                      | ■                | Other Survey                                  |
| —     | Section 6(f) Replacement Property Boundary | ■                | Burrowing Owl Survey                          |
| ■     | Section 6(f) Conversion Areas              | ■                | Least Bell's Vireo & Willow Flycatcher Survey |
| ●     | Burrowing Owl Survey (Essex 2007)          | ■                | Burrowing owl - Marginal                      |
| ●     | Brown-Headed Cowbird                       | ■                | Burrowing owl - Suitable                      |
| ●     | California Ground Squirrel                 | ■                |   |
| ●     | California Walnut                          | ■                |   |
| ●     | Least Bell's Vireo                         | ○                |   |
| ○     | Willow Flycatcher                          | ○                |   |

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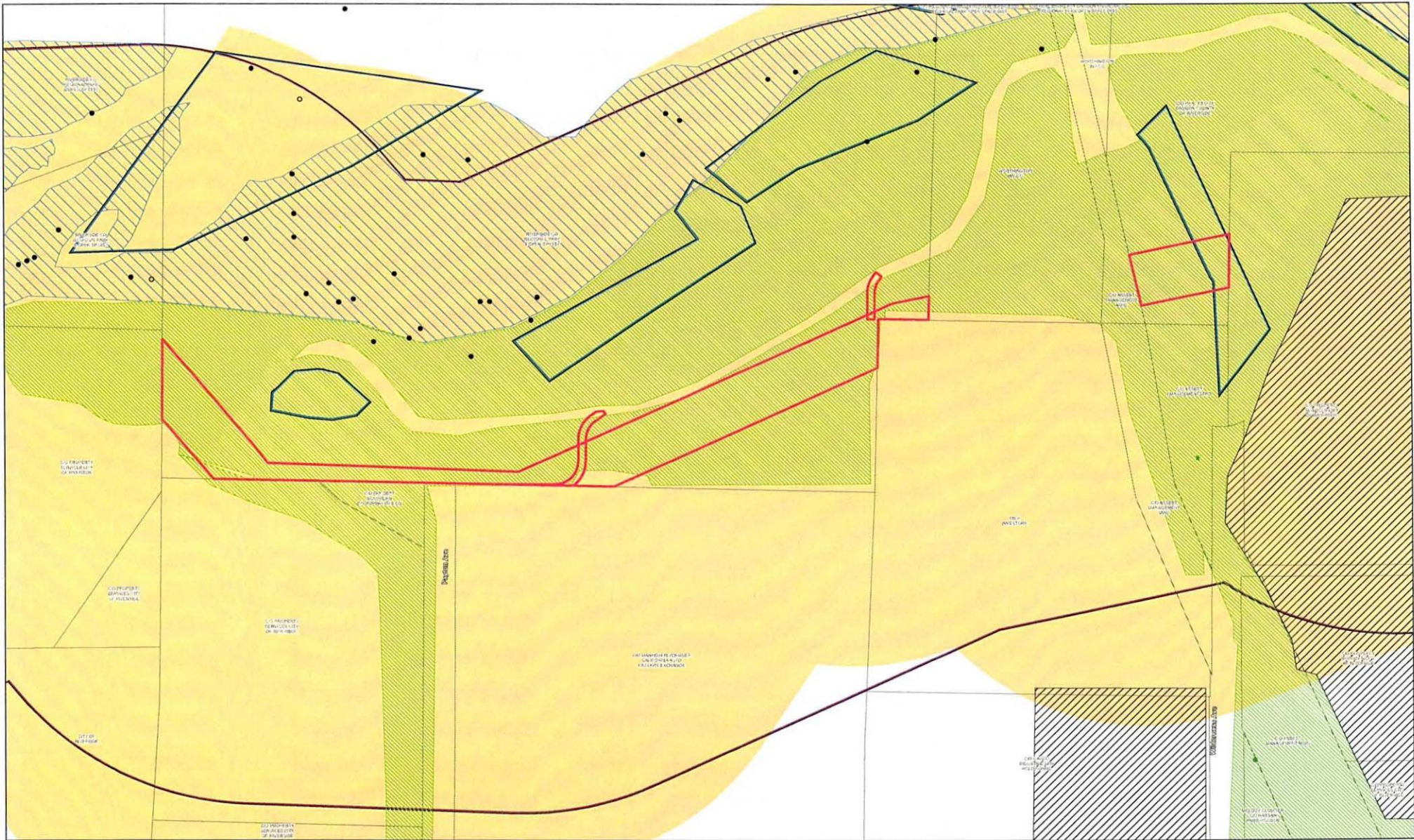
Note: Scale: 1 inch = 750 feet  
When printed on 36 x 24 in. sheet

Riverside Transmission Reliability Project  
Attachment E-5 Biological  
Survey Results  
Overview



Date: 11/20/2017

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- |   |                                   |   |
|---|-----------------------------------|---|
| Area Excluded from Proposed Section 6(f) Designation (5.53 acres) | Willow Flycatcher                 | Burrowing Owl Survey                          |
| Area Proposed for Section 6(f) Designation (10.82 acres)          | Yellow Warbler                    | Least Bell's Vireo & Willow Flycatcher Survey |
| Section 6(f) Conversion Areas                                     | Yellow-Breasted Chat              | Burrowing Owl Habitat (Essex 2006)            |
| Brown Headed Cowbird  | Small mammal trapping sites       | Burrowing owl - Marginal                      |
| California Ground Squirrel  | Burrowing Owl Survey (Essex 2007) | Burrowing owl - Suitable                      |
| California Walnut   | SCE 2016 Subarea                  | Parcel Boundary                               |
| Least Bell's Vireo  | Other Survey                      |   |

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Note: Scale: 1 inch = 75 feet.  
When Printed on 36 x 24 in Sheet



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- Area Excluded from Proposed Section 6(f) Designation (5.53 acres)
- Area Proposed for Section 6(f) Designation (10.82 acres)
- Section 6(f) Conversion Areas
- Brown-Headed Cowbird
- California Ground Squirrel
- California Walnut
- Least Bell's Vireo
- Willow Flycatcher
- Yellow Warbler
- Yellow-Breasted Chat
- Small mammal trapping sites
- SCE 2016 Surveys
- Other Survey
- Burrowing Owl Survey
- Least Bell's Vireo & Willow Flycatcher Survey
- Burrowing Owl Habitat (Essex 2009)
- Burrowing owl - Marginal
- Burrowing owl - Suitable
- Parcel Boundary

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 When Printed on 36 x 24 in Sheet  
 8.27.23

Revised Transmission Reliability Project  
**Attachment E-5 Biological Survey Results**  
 Conversion Area 2



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- Section 6(f) Replacement Property Boundary
- Area Excluded from Proposed Section 6(f) Designation (5.53 acres)
- Area Proposed for Section 6(f) Designation (19.82 acres)
- Section 6(f) Conversion Areas
- Brown-Headed Cowbird
- California Ground Squirrel
- California Walnut
- Least Bell's Vireo
- Willow Flycatcher
- Yellow Warbler
- Yellow-Breasted Chat
- Small mammal trapping sites
- SCE 2016 Surveys
- Other Survey
- Burrowing Owl Survey
- Least Bell's Vireo & Willow Flycatcher Survey
- Burrowing Owl Habitat (Esses 2006)
- Burrowing owl - Marginal
- Burrowing owl - Suitable
- Parcel Boundary

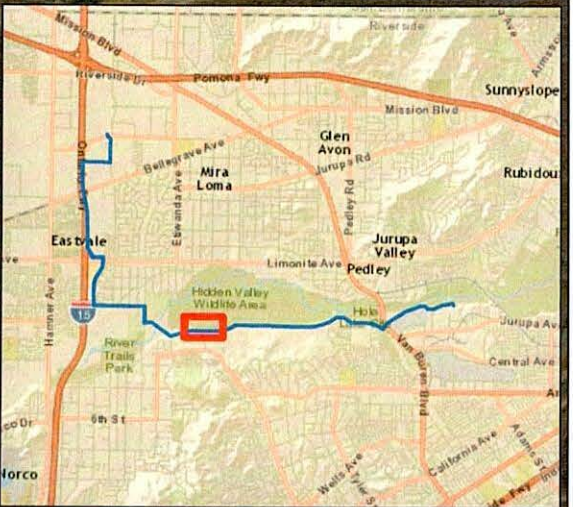
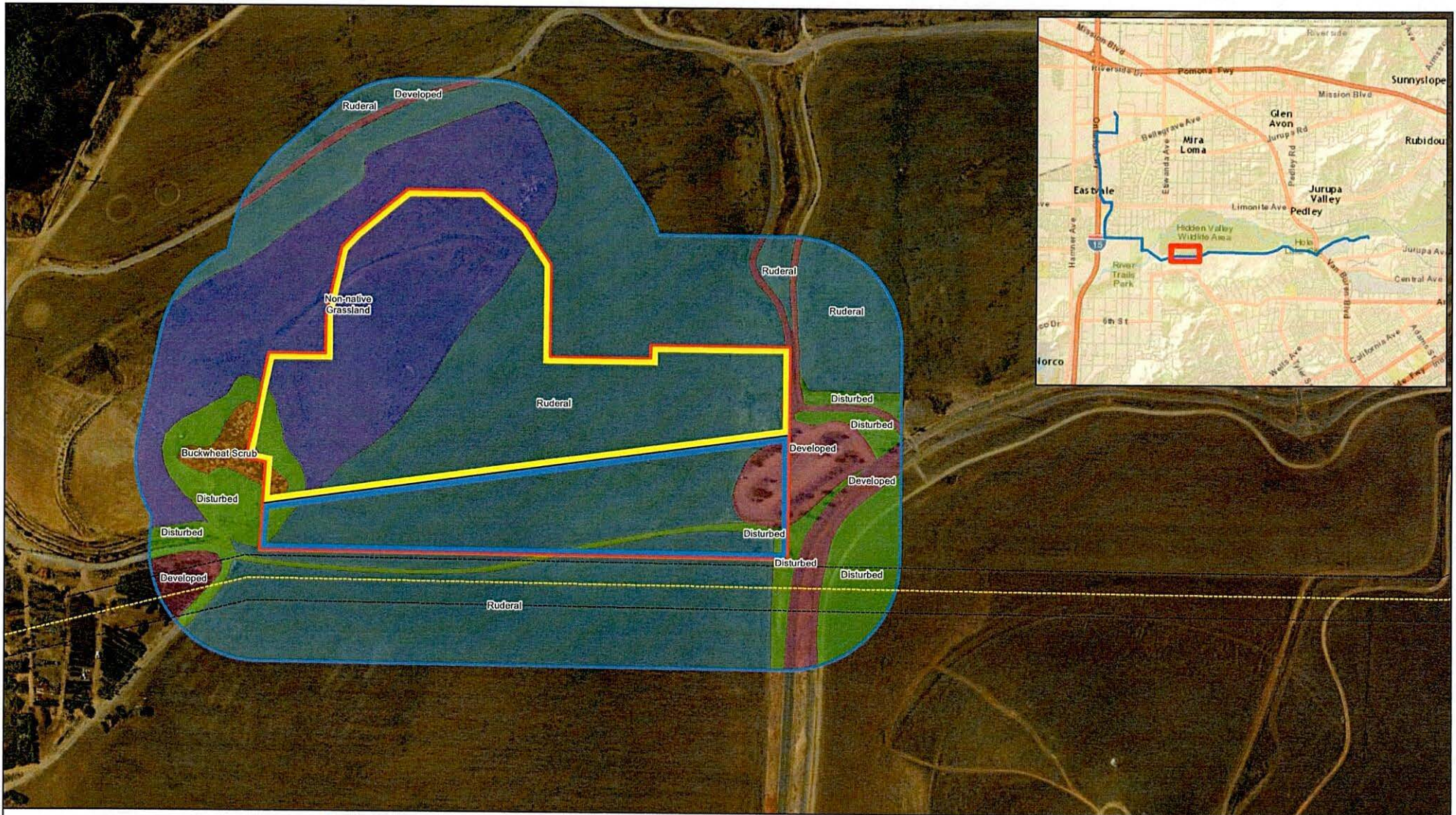
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Note: Scale: 1 inch = 75 feet  
 When Printed on 36 x 24 in Sheet

Riverside Transmission Reliability Project  
**Attachment E-5 Biological Survey Results**  
 Conversion Area 3 & Replacement Property

Date: 11/20/2017

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- RTRP Project Centerline
- - - RTRP Project ROW Edge
- Section 6(f) Replacement Property Boundary
- Area Excluded from Proposed Section 6(f) Designation (5.53 acres)
- Area Proposed for Section 6(f) Designation (10.82 acres)

- Section 6(f) Replacement Property Boundary 250 ft Buffer
- Non-native Grassland
- Ruderal
- Buckwheat Scrub
- Developed
- Disturbed



Riverside Transmission Reliability Project  
**Attachment E-6: Replacement Property  
 Vegetation Communities**



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**ATTACHMENT F CULTURAL RESOURCES SURVEY  
REPORT**

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August 2017

**RIVERSIDE COUNTY PARKS AND OPEN SPACE DISTRICT**

---

National Park Service Land and Water Conservation Fund,  
Section 6(f) Conversion and Replacement of Property Located  
Within the Hidden Valley Wildlife Area, County of Riverside, California  
*Cultural Resource Survey Report and Effects Analysis*

CONFIDENTIAL

**PROJECT NUMBER:**  
124462.02.03.01.01

**PROJECT CONTACT:**  
Michael H. Dice, M.A., RPA  
**EMAIL:**  
michael.dice@powereng.com  
**PHONE:**  
714-507-2755





## Cultural Resource Survey Report

**PREPARED FOR:** RIVERSIDE COUNTY PARKS AND OPEN SPACE  
4600 CRESTMORE ROAD  
RIVERSIDE, CA 92509

**PREPARED BY:** MICHAEL H. DICE, M.A., RPA  
POWER ENGINEERS, INC.  
731 EAST BALL ROAD, SUITE 100  
ANAHEIM, CA 92805  
PHONE: 714-507-2755  
MICHAEL.DICE@POWERENG.COM

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## ACRONYMS AND ABBREVIATIONS

|                   |   |
|-------------------|---|
| ACHP              | Advisory Council on Historic Preservation       |
| APE               | Area of Potential Effects                       |
| APN               | Assessor's Parcel Number                        |
| Applicant         | Riverside County Parks and Open-Space District  |
| BLM               | Bureau of Land Management                       |
| BP                | Before present                                  |
| CCR               | California Code of Regulations                  |
| CEQA              | California Environmental Quality Act            |
| CFR               | Code of Federal Regulations                     |
| CHL               | California Historic Landmark                    |
| CHRIS             | California Historic Resource Information System |
| CRHR              | California Register of Historic Resources       |
| EA                | Environmental Assessment                        |
| EIC               | Eastern Information Center at U.C. - Riverside  |
| GLO               | General Land Office                             |
| HSC               | California Health and Services Code             |
| IC                | Information Center (CHRIS)                      |
| LWCF              | Land and Water Conservation Fund                |
| MSL               | Mean sea level                                  |
| NAHC              | Native American Heritage Commission             |
| National Register | National Register of Historic Places            |
| NEPA              | National Environmental Policy Act               |
| NETR              | Nationwide Environmental Title Research, LLC.   |
| NHPA              | National Historic Preservation Act              |
| NPS               | National Park Service                           |
| OGALS             | California Office of Grants and Local Services  |
| OHP               | Office of Historic Preservation                 |
| Park              | Hidden Valley Wildlife Area                     |
| PRC               | Public Resources Code                           |
| POWER             | POWER Engineers, Inc.                           |
| ROW               | Right of way                                    |
| RTRP              | Riverside Transmission Reliability Project      |
| SHPO              | State Historic Preservation Officer             |
| SPR               | Southern Pacific Railroad                       |
| U.S.C.            | United States Code                              |

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## MANAGEMENT SUMMARY

The Riverside County Parks and Open-Space District (Applicant) has authorized POWER Engineers, Inc. (POWER) to conduct a cultural resource survey and effects analysis associated with a Land and Water Conservation Fund (LWCF) 6(f) conversion and replacement project (Project) in the County of Riverside, California. The study is part of an effort by the Applicant to remove approximately 11 acres of public park land located in the Hidden Valley Wildlife Area (Park) from National Park Service (NPS) “6(f)” status and replace it with a publically owned parcel known as APN#153-240-030. The LWCF replacement parcel is located directly adjacent to the southwestern portion of the Park. The purpose of the NPS 6(f) process is to incorporate land into public recreational opportunity in perpetuity. Removal and conversion of 6(f) lands is considered a federal undertaking for the purposes of this technical analysis.

Michael H. Dice, M.A. RPA is a Secretary of the Interior qualified archaeologist, and acted as the Principal Investigator for the Project. The purpose of the research was to determine the presence or absence of cultural resources within a proposed Area of Potential Effects (APE) associated with the federal undertaking, and to identify any Project-related effects on historic properties that might be located in the APE. The APE includes the whole of the replacement parcel, the fragments of parcels that are proposed to be removed from 6(f) listing and any acreage of cultural resources that truncate these parcels. In total, the APE consists of approximately 28 acres.

A museum record search undertaken for this Project revealed that many previously recorded cultural resources are located within one-half mile of the APE, and two cultural resources were located inside the APE. The search also revealed that many cultural resource studies have been conducted within one-half mile of the APE, with the last survey of the replacement parcel occurring in 1990. During a 2017 archaeological field survey by POWER, two cultural resources in the archaeological survey area were observed. CA-RIV-3945 is a milling slick site that was relocated in the center of the replacement parcel. CA-RIV-3357H is a decomposed historic-era flume, and this site runs across the north edge of the replacement parcel. This site also truncates other pieces of the APE east of the replacement parcel. Other resources noted in the records search will not be directly affected by the undertaking.

Under 36 Code of Federal Regulations (CFR) Part 800.4.b, a cultural resource is considered a historic property if and only if it is considered eligible for the National Register of Historic Places (National Register) or listed on the National Register under criteria established in 36 CFR Part 63. An effects analysis for both sites is presented in this document. We recommend that CA-RIV-3945 should be considered a historic property due to its apparent undamaged condition, potential for buried prehistoric resources. This site also bears excellent view of the Santa Ana River to the north. We further recommend that site CA-RIV-3357H should not be considered a historic property due to its near-complete loss of integrity since its original period of construction and use.

We reviewed the potential for adverse effects to CA-RIV-3945 as a result of the implementation of the federal undertaking. We conclude that there will be no adverse effect to this property if the land upon which the resource is located is granted 6(f) status and added to the Park, subject to certain measures we have proposed. If the named measures are adopted, the undertaking will not adversely affect any historic properties located within the Project APE.

Native American consultations were undertaken by POWER staff as part of the Section 106 consultation requirement for this undertaking. Per published LWCF protocols for tribal consultations, POWER concluded the required consultation on July 28, 2017. A letter report was prepared by POWER staff summarizing the tribal consultation (attached). The letter report demonstrates that local Native American tribes did not provide any additional information that could augment specific

aspects of the cultural resource background associated with the Project area, nor were there any site-specific comments associated with tribal sacred properties that could be affected by the proposed 6(f) undertaking. Certain tribes do have specific concerns, but they wish to share those concerns with OGALS and not POWER.

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## 1.0 INTRODUCTION

This cultural resource survey report has been prepared by POWER on behalf of the Applicant. The study is part of an effort by the Applicant to replace public park land located in the Park bearing NPS “6(f)” status with a publically owned replacement parcel, APN#153-240-030, which is located directly adjacent to the western edge of the Park.

Current 6(f) designation of lands within the Park was conferred by NPS to the Applicant through the LWCF process in the 1970s and 1980s. The purpose of the NPS 6(f) process (36 Code of Federal Regulations [CFR] Part 59 et seq.) is to incorporate land into public recreational opportunity in perpetuity. Removing lands from 6(f) designation and replacing the land requires the NPS to comply with the requirements of the National Environmental Policy Act (NEPA). This may include the preparation of an Environmental Assessment (EA) prior to consideration of a decision on the conversion of 6(f) lands. Removal and conversion is considered the Project and the undertaking for the purposes of this technical analysis. The California Office of Grants and Local Services (OGALS) manages the NEPA and Section 106 aspects of 6(f) projects for NPS in California.

As stated in the Section 106 portion of the LWCF Application Guide ([http://www.parks.ca.gov/pages/1008/files/section\\_106\\_instructions\\_9.9.15.pdf](http://www.parks.ca.gov/pages/1008/files/section_106_instructions_9.9.15.pdf)) managed by OGALS, compliance with 36 CFR Part 800, Executive Order 11593, and Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended, is required during a 6(f) conversion and/or replacement. In addition, the LWCF Application Guide ([https://www.parks.ca.gov/pages/1008/files/lwcf%20application%20guide\\_%20final%20draft%2010.10.2013.pdf](https://www.parks.ca.gov/pages/1008/files/lwcf%20application%20guide_%20final%20draft%2010.10.2013.pdf)) indicates that a NEPA document (EIS, EA, Cat.Ex) must support the Application. Because the procedure is a federal undertaking that may have the potential to adversely impact historic properties, NEPA and Section 106 requirements trigger the need for an archaeological survey of the replacement parcel plus survey of those properties to be removed from 6(f) status.

NPS through OGALS has set up a process where the Applicant or the Applicants’ representative can consult with Tribal entities under 36 CFR Part 800.3(c)(3). The Applicant subsequently allowed POWER to handle the tribal consultation. One consultation solicitation letter and two phone calls each with appropriately separated timing must be made at minimum before the State Historic Preservation Officer (SHPO) can review the LCWF Section 106 consultation package for proper tribal consultation compliance. Since consultation may result in the detection of cultural resources that would not otherwise be observed during the survey or during the museum records search the tribal consultation data will be added to the NEPA document as a separate report.

### 1.1 Project Location

The Project is located between two and five miles northeast of the City of Norco, and is located in the City of Riverside and within unincorporated portions of Riverside County, California (Figure 1). The replacement parcel and the most westerly segment of 6(f) lands to be converted from 6(f) status (*aka* Conversion Area 3 on the attached maps) is located about 500 meters north of the intersection of Arlington Avenue and Santa Ana River Trail Road in a portion of Section 33 T2S/R6W as shown on the 1:24,000 *Corona North, CA*. topographic map. Additional conversion areas lie in a portion of Section 26 T2S/R6W (western-most portion of Conversion Area 2); in a portion of Section 35 (eastern-most portion of Conversion Area 2); and in a portion of Section 30 T2S/R5W (Conversion Area 1) as shown on the *Riverside West, CA*. topographic map (Figure 2).

### 1.2 Project Description and the Area of Potential Effects

Section 6(f)(3) of the LWCF Act (Public Law 108-198) requires that protected parkland that is converted to a use other than outdoor recreation must be replaced with property that is of at least



equal fair market value and is of equivalent recreational utility as the property that was converted to another use. The replacement property must constitute a viable recreation unit or be acquired as an addition to an existing recreation unit. Development of the replacement property may be required to ensure that a level of recreation utility is achieved similar to what was lost at the converted parcel(s). As noted above, conversion and replacement is considered a federal undertaking.

The Applicant proposes to replace approximately 11.06 acres of 6(f) lands with a parcel (APN# 153-240-030) covering roughly 16.35 acres located directly adjacent to the border of the Park. The purpose of the 6(f) conversion and replacement (Project) is to accommodate the construction of the Riverside Transmission Reliability Project's (RTRP) high voltage transmission line towers and associated access roads located near the southern boundary of the Park. The RTRP was approved by City of Riverside (CEQA Lead Agency) in 2013 and Southern California Edison (SCE) is currently in process of obtaining a Certificate of Public Convenience and Necessity (CPCN) from the California Public Utilities Commission (CPUC) in order to construct the high voltage transmission line.

There are three small sets of land that will be removed from 6(f) status and which are currently part of the Park:

**Conversion Area 1.** This is the most easterly conversion area and exhibits a transmission line ROW and access road between Tower NO-6 and Tower AX2 near an automobile storage facility north of Payton Street and the Santa Ana River Trail. Total amount of land to be converted is 3.143 acres and includes ROW under the transmission line plus two access roads.

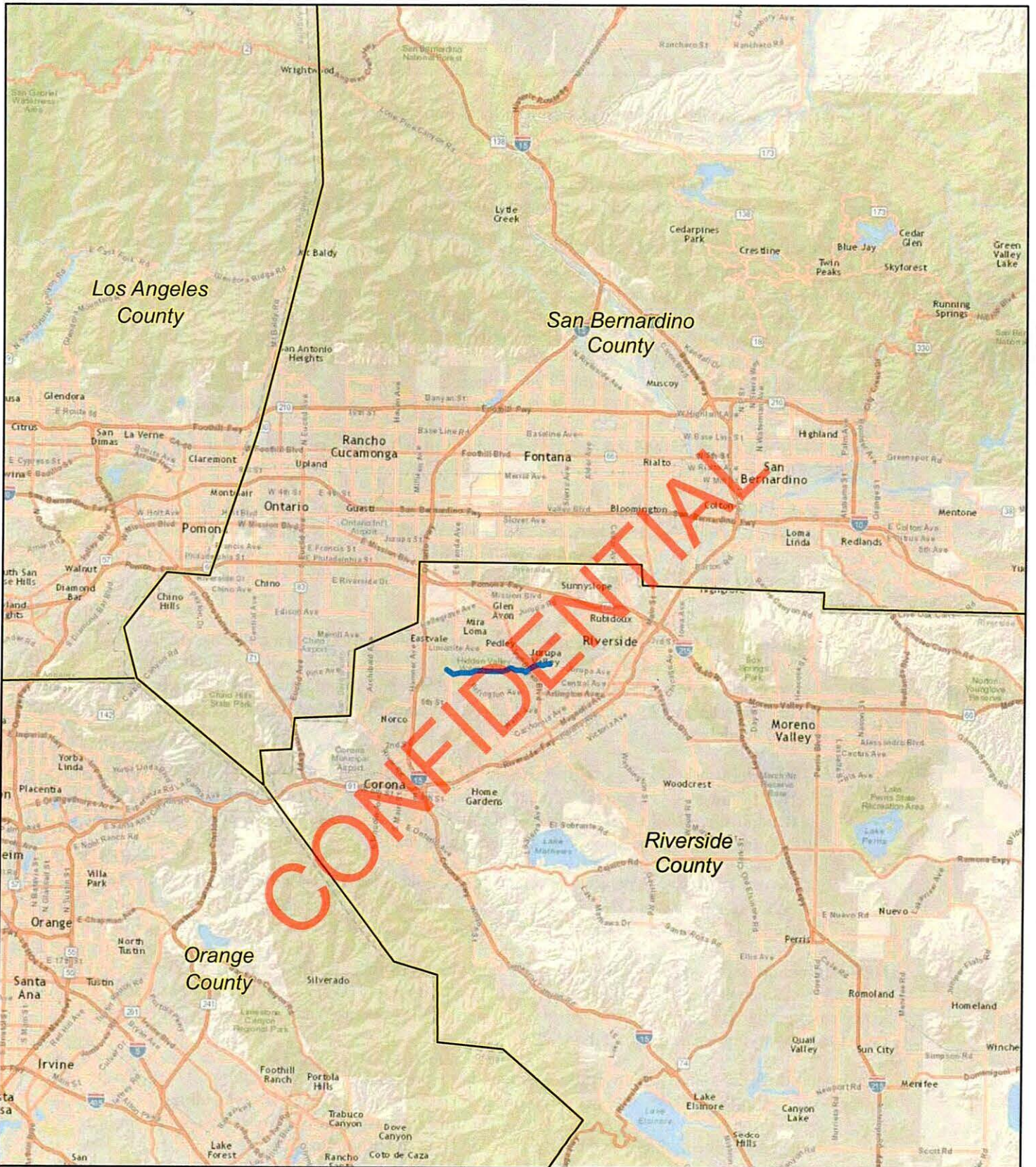
**Conversion Area 2.** The western-most portion of this area exhibits a transmission line ROW and access roads at Tower D2, Tower AX21/D1 and Tower AX20. This is near the bottom of a slope north of tract homes at Auld Street and Julian Drive. Total amount of land to be converted is 3.693 acres and includes ROW under the transmission line plus two access roads.



The eastern-most portion of this area exhibits a transmission line ROW and access road between Tower AX17 and AX15 near the Santa Ana River Trail between Bradford Street and Van Buren Boulevard. Total amount of land to be converted is 2.672 acres and includes ROW under the transmission line plus one access road.

**Conversion Area 3.** The westernmost piece exhibits a transmission line ROW and access road leading to Tower D18/11. Total amount of land to be converted is 1.538 acres and includes ROW under the transmission line plus an access road.


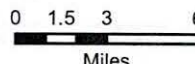
NPS regulations associated with LWCF projects state that the Project APE associated with the undertaking can be acreage larger than the property to be converted or replaced. Potentially listable historic properties and listed historic properties located on the Park are made a part of the APE for the purpose of satisfying Section 106 of the NHPA.

The proposed APE map for this undertaking is found as Appendix A. This map shows all 6(f) lands to be replaced as numbered above, the parcel proposed for replacement, plus all known cultural resources identified by a museum records search that truncate these lands. Because the undertaking has no vertical component, there is no below-grade depth to the proposed APE.





 Project Centerline  
 County Boundary



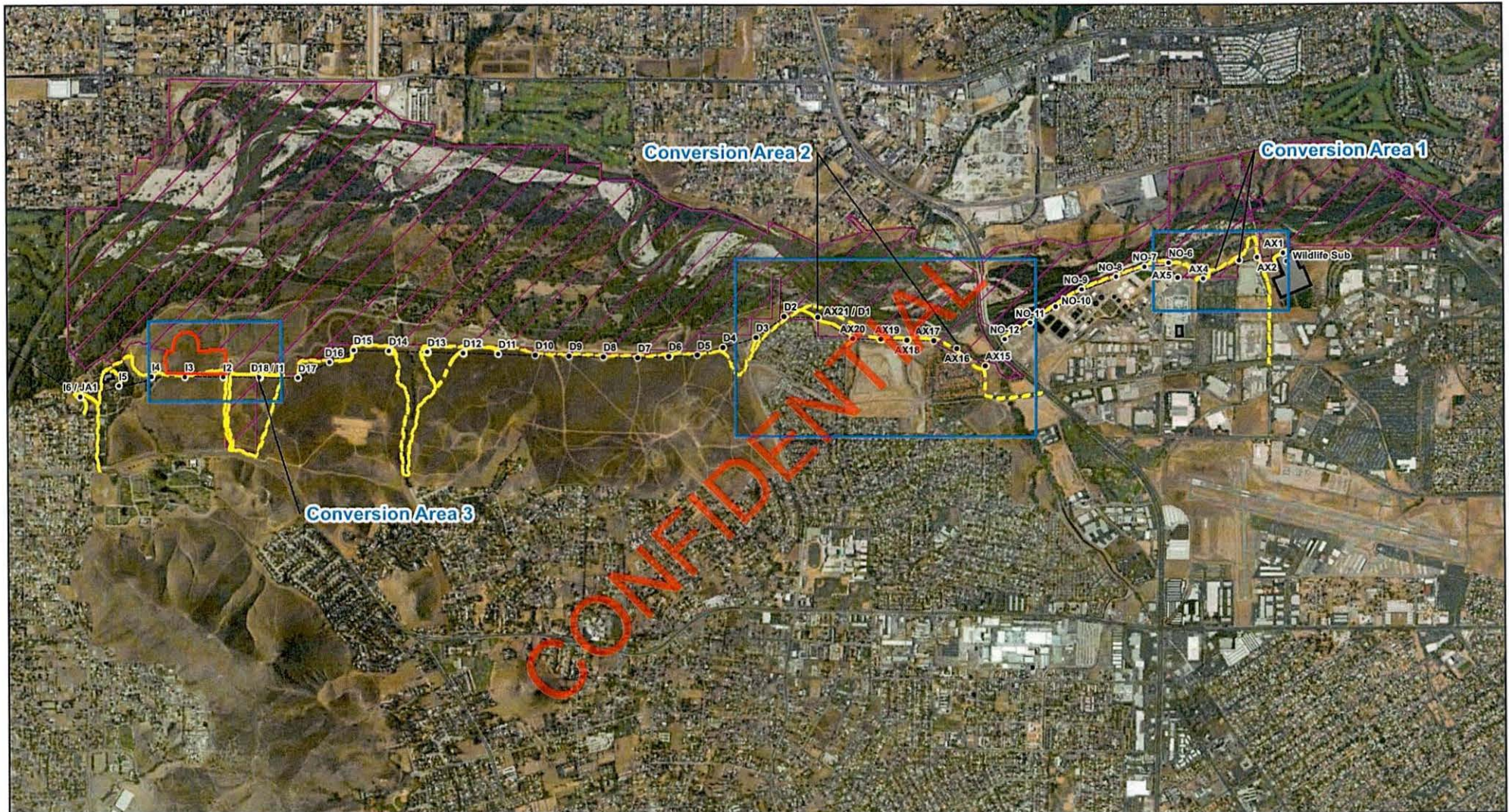
  
 Note: Scale: 1 inch = 6 miles  
 When Printed on 11 x 17 in. Sheet  
  
 Miles

LWCF Conversion Project  
**Figure 1: Regional Location**

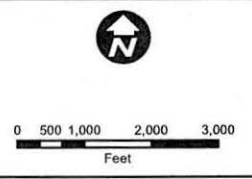
 SOUTHERN CALIFORNIA EDISON  
 POWER ENGINEERS  
 Date: 8/7/2017

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- LWCF Replacement Parcel
- LWCF Lands
- RTRP Transmission Structure
- RTRP Project Centerline
- RTRP Project Access Roads
- Substation




LWCF Conversion Project  
Figure 2: Project Area



SOUTHERN CALIFORNIA  
**EDISON**  
A SOUTHWEST ENERGY COMPANY



PUBLIC UTILITIES



**POWER**  
ENGINEERS  
Date: 8/7/2017

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## 2.0 REGULATORY FRAMEWORK

The principal law relevant to the protection of cultural resources for the Project is the NHPA, with the NEPA process providing the framework for preparation of the NEPA documents of which this study supports. The Section 106 and NEPA processes have been combined in this study for streamlining.

### 2.1 Federal

#### 2.1.1 National Environmental Policy Act

Federal or federally-assisted projects must take into account effects on historic and cultural resources. NEPA (42 United States Code [U.S.C.] §4321-4346) establishes national policy for the protection and enhancement of the environment. Part of the function of the federal government in protecting the environment is to “preserve important historic, cultural, and natural aspects of our national heritage.” NEPA is implemented by the Council on Environmental Quality regulations at 40 CFR Parts 1500 to 1508. Integration of the NEPA process and the Section 106 process early in the environmental analysis is encouraged (ACHP 2013).

This Project requires a federal action or decision by NPS and therefore NPS is the lead federal agency for NEPA compliance. A definition of “effects” to cultural resources requires that the NEPA compliance document must address historic and cultural resources. (40 CFR 1508.8) Per 40 CFR 1508.8 any adverse and beneficial effects must also be addressed in NEPA documents.

The “affected environment” section of a NEPA document should provide background information on the prehistory and history of the area and describe known historic and cultural resources that may be affected by the Project (40 CFR 1502.15). Lastly, the “environmental consequences” section of the NEPA document must address effects to historic or cultural resources that could result from the proposed action and each alternative (40 CFR 1502.16(f)).

#### 2.1.2 National Historic Preservation Act

NHPA, as amended (16 U.S.C. §470f), is the principal federal law in the United States protecting cultural resources. Section 106 of the NHPA directs all federal agencies to take into account the effects of their undertakings (i.e., actions, financial support, and authorizations) on cultural resources that have been included in or eligible for the National Register. Such resources are known as *historic properties* by federal agencies. Section 106 of the NHPA is the key portion of the Act, and it directs all federal agencies to take into consideration the effects of their actions on historic properties.

Section 106 of the NHPA is implemented by regulations published in the federal register by the Advisory Council on Historic Preservation (ACHP). 36 CFR Part 800 establishes the National Register as a planning tool to help federal agencies evaluate cultural resources in consultation with the SHPO and the ACHP. The criteria for determining whether cultural resources are eligible for listing in the National Register are provided in 36 CFR Part 60.4. These criteria:

- a) are associated with events that have made a significant contribution to the broad patterns of history;
- b) are associated with the lives of persons significant in the past;
- c) embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) have yielded, or may be likely to yield, information important in prehistory or history.

A cultural resource that has been or is eligible for listing on the National Register is deemed a historic property regardless of the time period to which it dates. To be listed in, or determined eligible for, the

National Register, the cultural resource must meet one or more of the above criteria and possess integrity. Integrity is defined as the authenticity of a resource's historic identity as evidenced by the survival of physical characteristics that existed during the prehistoric or historic period of use. The National Register recognizes seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of location means that the resource has not been moved from its historic location. Integrity of design, materials, and workmanship mean that the resource's original building materials, plan, shape, and design elements remain intact. Integrity of setting means that the surrounding landscape has changed very little since the period of importance for the resource. Integrity of feeling and association means the resource retains a link to an earlier time and place and is able to evoke that era.

Historic properties must generally be at least 50 years old; however, certain cultural resources associated with more recent, exceptionally important events (e.g., the development of nuclear energy; space exploration) may also be considered eligible for listing in the National Register.

Compliance with Section 106 is required whenever a project has a federal nexus, meaning that the project is on federal land, uses federal funds, or is permitted by a federal agency. This activity constitutes an undertaking as defined in 36 CFR Part 800.16(y) and requires implementing the Section 106 process as part of environmental compliance performance.

As part of the LWCF process, any cultural resources located in the APE must be assessed for their eligibility for listing on the National Register utilizing a process mandated by 36 CFR Part 800.4(c).

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### **3.0 ENVIRONMENTAL SETTING**

Prior to extensive construction of water control features and modern reclamation projects upstream from the Project area, the bluffs overlooking the Santa Ana River and portions of the River itself were part of the Rancho La Sierra, which was a ranch devoted to dryland cattle grazing during the Mexican era - except for a small portion of land irrigated on the south side of the Santa Ana (see map: CSED 1888). The original Mexican family land owners of the property, the Yorbas (Tomas and Bernardo), began using the river bottom for pasture about 1835 (Lech 2004). Upon gaining title from the Mexican government, the Yorba family held the property until the 1870s. The majority of the original La Sierra ranch on the bluffs was not opened to subdivision until about 1922, when the then-current owner, William J. Hole, began to carve off pieces for development.

#### **3.1 Physiography**

The Project area is in Riverside County within the Santa Ana River watershed. The natural topography of the study area consists of bluffs up to 60 feet above the Santa Ana and the floodplain itself. Elevations range from 680 to 780 feet above mean sea level (MSL). Most of the study area has not been developed, and the only remaining large areas of native vegetative habitats occur along the Santa Ana River.

Until the Santa Ana was dammed and diverted upstream, the area just north of the Project was once covered in wetlands, marshes, sloughs, and ancient ponds. The Project area consists of mostly dry scrub and has never been irrigated. Most of the original Riversidean sage scrub vegetation in the Project area has been replaced with non-native grasses.

#### **3.2 Geology**

The entire study area is within the north central Peninsular Ranges Geomorphic Province of California. This geomorphic province is characterized by a series of mountain ranges separated by northwest trending valleys, subparallel to branching faults from the San Andreas Fault (CGS 2002). The Peninsular Ranges Province extends 900 miles from the Transverse Ranges to the north southward to the tip of Baja California (Norris and Webb 1990).

Over the last ten million years, climate in the Riverside region has fluctuated between cold and warm, wet and dry. During the Pleistocene, prehistoric animal species known to have lived in the region include the American lion, saber-toothed cat, prehistoric bison and mammoth. Portions of the Project area are underlain by Pleistocene age alluvial soils (Bryant and Hart 2007; Dibblee and Minch 2004). The Holocene marks the transition from the last ice age.

Alluvium, colluvium, and slope-wash deposits of late Pleistocene and Holocene are found within drainage features, including valleys and streams. The alluvial deposits grade indiscernibly with colluvium and slope-wash deposits flanking the lower slopes next to the valleys. Generally, the alluvial deposits within the Project area are Pleistocene fluvial or fan deposits and Holocene fluvial deposits in the active Santa Ana River flood plain.

#### **3.3 Hydrology**

The dominant natural drainage course crossing the study area is the Santa Ana River. This river is the largest stream system in southern California, extending from its headwaters in the San Bernardino Mountains over 100 miles southwest to the Pacific.

The Santa Ana River basin covers 2,450 square miles in San Bernardino and Riverside counties, with the headwaters beginning in the San Bernardino and San Gabriel Mountains. The Santa Ana River



channel enters the Project area in Colton at an elevation of 930 feet above MSL and exits the area near Norco at 630 feet MSL (USGS 1981).

The upper reach of the Santa Ana River receives water from three tributaries, but flows intermittently and often runs dry. The river's lower reach has perennial flow, low gradient, and slow velocity. The floodplain has been significantly modified for flood control and development. Within the study area, the river is channelized with levees and other flood control structures constricting the natural floodplain (Mendez and Belitz 2002).

Before European American settlement, the Santa Ana River was a perennial stream flowing from the San Bernardino and San Gabriel mountains to the Pacific Ocean. Many springs, marshes, swamps, and bogs were interspersed throughout the watershed, which was characterized by sandy streambeds, willows, cottonwoods, and oaks.

The land was quickly altered by early European settlers, who built irrigation systems and began farming and livestock grazing. In the 1940s, Prado Dam was built and it now divides the Santa Ana River watershed into upper and lower sub watersheds.

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## **4.0 CULTURAL SETTING**

### **4.1 Prehistory**

Archaeologists have divided the time of Native American occupation in the region into six sub-periods based on changes in the archaeological record: the Paleoindian Period (12,000–9,500 BP); Early Archaic Period (9,500–7,000 BP); Middle Archaic Period (7,000–4,000 BP); Late Archaic Period (4,000–1,500 BP); Saratoga Springs Period (1,500–750 BP); and Protohistoric Period (410–180 BP).

#### **4.1.1 Paleoindian Period (12,000-9,500 BP)**

The Paleoindian period experienced profound environmental changes, as the cool, moist conditions of the terminal Wisconsin glacial age gave way to the warmer, drier climate of the Holocene (Spaulding 1990). Paleoclimatic and paleoecological data suggest that until 7,500 years ago the desert interior received moist monsoonal flow from the southeast, which resulted in the deserts having considerably higher levels of effective moisture than today. (Davis and Sellers 1987; Spaulding 2001; Spaulding and Graumlich 1986; Van Devender et al. 1987).

The Paleoindian inhabitants were nomadic large-game hunters whose tool assemblage included percussion-flaked scrapers and knives; large, well-made fluted, leaf-shaped, or stemmed projectile points (e.g., Lake Mojave, Silver Lake); crescent; heavy core/cobble tools; hammerstones; bifacial cores; choppers; and scraper planes. Both Warren (1968, 1980) and Wallace (1955, 1978) argue that the absence of milling tools used for processing seeds during later periods suggests that an emphasis on hunting continued throughout this phase.

No archaeological sites dating to the Paleoindian period have been identified within the Riverside area. Early human population densities were low during the Paleoindian period, and people were dispersed over the landscape primarily in small mobile groups. Within the larger region, Paleoindian sites may be found on stable landforms and in protected caves above floodplains in coastal, lake marsh, and valley/riparian environments and along ridge systems and in mountain passes that may have served as travel routes (Moratto 1998).

#### **4.1.2 Early Archaic Period (9,500–7,000 BP)**

The climatic patterns of the Late Paleoindian period continued into the Early Archaic period. The populations exploiting the interior valleys would have been sparse and tethered to the few reliable, drought-resistant water sources that may have been destination points on a scheduled, seasonal round (Goldberg et al. 2001). In western Riverside County, archaeological site CA-RIV-6069 demonstrates a more intensive occupation during this period. Excavations yielded flaked tools, ground stone tools, marine and terrestrial faunal remains, bone and shell tools, and ornaments. Additionally, intact fire hearths and ground stone artifact caches suggest fairly intensive use of CA-RIV-6069 during the Early Archaic.

#### **4.1.3 Middle Archaic Period (7,000–4,000 BP)**

The Middle Archaic saw a reversal of the climatic patterns that characterized the Paleoindian and Early Archaic periods. By 6,000 years ago, local environmental conditions improved while conditions in the deserts deteriorated (Antevs 1952; Hall 1985; Haynes 1967; Mehringer and Warren 1976; Spaulding 1991, 1995). Spaulding (2001) proposes that a westerly air flow pattern returned to southern California, and as a result inland areas may have become moister. The number of archaeological sites dating to the Middle Archaic increased, and the increase in human use and occupation was probably related to the more hospitable local environment and the deterioration of the desert interior (Goldberg et al. 2001).

In the inland regions of southern California, this period of cultural development is marked by tools used for grinding seed for flour. Artifacts dating to this period include large leaf-shaped projectile points and knives; manos and milling stones used for hard-seed grinding; and many other artifacts, such as beads, pendants, charmstones, discoidals, spherical stones, and cogged stones (Kowta 1969; True 1958; Warren et al. 1961).

#### **4.1.4 Late Archaic Period (4,000–1,500 BP)**

The beginning of the Late Archaic coincides with the “Late Holocene,” a period of increased effective moisture in the region (Jones and Klar 2007: 21). Late Archaic site types include residential bases with large, diverse artifact assemblages, abundant faunal remains, and cultural features, as well as temporary bases, temporary camps, and task-specific activity areas. Diagnostic projectile points of this period also include more refined notched (Elko), concave base (Humboldt), and small stemmed (Gypsum) forms (Warren 1984). The mortar and pestle implies the use of acorns, an important storable resource. *Haliotis* and *Olivella* shell beads and ornaments and split-twig animal figurines indicate that the interior California occupants were in contact with populations on the California coast and in the southern Great Basin.

#### **4.1.5 Saratoga Springs Period (1,500–750 BP)**

A period of even more persistent drought began by 1,600 years ago, and conditions became significantly warmer and drier, although the inland areas of southern California may have been less affected than the desert interior (Jones et al. 1999; Kennett and Kennett 2000). The dry period continued until 550 years ago (Spaulding 2001).

The Saratoga Springs period is marked by strong regional cultural developments, especially in the southern California desert regions, which were heavily influenced by the Hakataya (Patayan) culture of the lower Colorado River area (Warren 1984). At the Diamond Valley Lake site, the area was used on at least a semi-permanent basis during this period. Caches and ground stone tools suggest people returned to the same locations. Ground stone assemblages show that plant processing intensified, and acorns became an important staple (Klink 2001). Faunal assemblages also show a diversifying diet.

Diagnostic artifacts include Saratoga Springs projectile points, small triangular projectile points, mortars and pestles, steatite ornaments and containers, perforated stones, circular shell fishhooks, numerous and varied bone tools, and bone and shell ornaments. Elaborate mortuary customs and extensive trade networks are also characteristic of this period.

#### **4.1.6 Protohistoric Period (410–180 BP)**

At the end of the Saratoga Springs period temperatures cooled and greater precipitation ushered in the Little Ice Age when ecosystem productivity greatly increased along with the availability and predictability of water (Spaulding 2001).

During the Protohistoric period, small, but fully sedentary villages formed. Many archaeological sites contain fire-altered rock and midden, rock ring foundations for brush dwellings, storage facilities, and ceremonial areas with rock art and rock enclosures (Horne 2001). There was a decrease in faunal diversity that may signify a reduction in diet breadth (McKim 2001). The most striking change during this period was the local manufacture of ceramic vessels and ceramic smoking pipes. Additionally, abundant amounts of obsidian were being imported into the region from the Obsidian Butte source in the southeastern Salton Sea Basin and exposed by the desiccation of Lake Cahuilla.

## 4.2 Ethnography

Several different eighteenth and nineteenth century Native American groups are linked to the Project area because interior southern California hunter-gatherers often had fluid linguistic and sociopolitical boundaries or no boundaries at all. After the Spanish began colonizing coastal California in 1769, Native Americans were subject to dramatic social and cultural changes, including the establishment of the Spanish mission system and the introduction of new diseases that decimated native populations. Population declined even further during smallpox epidemics in 1863 and 1870. Modern groups that are known to have inhabited the region surrounding Riverside during the eighteenth and nineteenth centuries included the Gabrieliño, the Serrano and possibly the Luiseño.

### 4.2.1 Gabrieliño

The Gabrieliño (or Tongva) were among the largest, wealthiest and most powerful aboriginal groups in southern California. Their tribal territory was centered in the Los Angeles Basin, but their influence extended as far north as the San Joaquin Valley. The territory included the Los Angeles, San Gabriel, and Santa Ana watersheds; several smaller tributary streams in the Santa Monica and Santa Ana mountains; the Los Angeles Basin; and nearby coastal areas.

Primary villages were occupied year-round and smaller secondary gathering camps were occupied seasonally by small family groups. Throughout Gabrieliño territory, there may have been 50 to 100 villages occupied at any one time, with the villages containing 50 to 200 people each.

Different groups of Gabrieliño adopted different lifestyles depending on local environmental conditions, although all were based on gathering plant foods, hunting, and fishing. Villages were politically autonomous, each with its own leader. It was not until 1769 that the Spanish attempted to colonize Gabrieliño territory. As a result of disease and forced re-settlement, the population had declined dramatically by 1900 (Bean and Smith 1978a).

### 4.2.2 Serrano

This hunting-gathering group lived primarily east of the Mojave River and north of San Bernardino (Bean and Smith 1978b), but may have utilized lands near the Jurupa Mountains. The Serrano were organized into local groups claiming relatively small territories. There was no larger political organization and there was no formal territory defined for the entire tribe. Settlement was determined primarily by proximity to permanent water sources. Villages and camp sites were found most often in the foothills and less frequently on the desert floor, depending on the availability of water. Spanish influence on the Serrano was negligible until around 1819, but by 1834 most Serrano had been forced to relocate to missions and had lost much of their traditional culture. Today, most Serrano near the Santa Ana live on the Morongo and San Manuel Reservations.

### 4.2.3 Luiseño

The Luiseño people traditionally occupied 1,500 square miles of southern California both along the coast between Orange County and the western quarter of Riverside County. Their boundaries extended along the coast from Agua Hedionda Creek to Aliso Creek. Their interior boundaries reached from the Santa Ana River and Santiago Peak to the eastern side of Elsinore Fault Valley, and south to Palomar Mountain and San Jose Valley (Bean and Shipek 1978; White 1963). Luiseño lands included three major river systems: San Luis Rey, Santa Margarita, and Santa Ana. The Santa Ana River may have formed this group far northern boundary with the Gabrieliños and Serranos.

The Luiseño people lived in sedentary autonomous village groups. Each village had its own specific hunting, collecting, and fishing territories. These areas were found in valley bottoms, along streams, or along coastal strands near the mountain ranges. It was common to find villages in sheltered coves

or canyons, on slopes in a warm thermal zone near adequate water supplies, and in defensive locations. Each village area was characterized with place names associated with important natural resources or sacred beings. These places could be owned by an individual, chief, family, or a group. Some areas of activity like trails, hunting areas, rabbit and deer drive areas, quarry sites, ceremonial areas, and gaming areas were held in common by the community (Bean and Shipek 1978).

## **4.3 History**

Euro-American occupation began with the establishment of the California missions by the Spanish, continuing with the Spanish and American colonization and settlement, agricultural advances, and urbanization after World War I and World War II.

### **4.3.1 The California Missions**

The colonization of Alta California was tied to the Spanish settlements along the Gulf of California. The Spanish missionization and settlement of California began in 1768 when King Carlos III saw other European empires as threats to Spain's claim on Alta California (Lightfoot 2005). The King ordered Visitador-General José de Gávez to organize soldiers and missionaries from Mexico to colonize the distant territory. On May 13, 1769, Commander Don Gaspar de Portolá, Sergeant José Francisco de Ortega, and Fray Junípero Serra, who was a Franciscan missionary, departed with soldiers and supplies for San Diego from Velicatá, Baja California. Upon arriving in San Diego, Fray Serra founded California's first mission San Diego de Alcalá (Toupal et al. 2007).

The missions were established primarily along the coast of California and in three distinct ranges: the Coastal Range, Transversal Range, and Peninsular Range. The Spanish selected mission sites in valleys, and on alluvial fans and coastal plains away from marshy flats. Most missions were established close to the sea; however, some missions like Mission San Gabriel and San Jose were located strategically in the interior as a way of establishing and maintaining inland routes. Preferred locations were near reliable water sources and had adequate arable lands (Toupal et al. 2007).

The Spanish established three missions in the Peninsular Range: San Diego, San Luis Rey, and San Juan Capistrano. Each mission was three to six miles from the ocean either in valley bottoms or on terraced slopes along streams. These missions were considered instruments designed to bring about a total change in culture in a brief period of time (Forbes 1969). Mission padres recruited and then forced local Indian populations to work and live on the Mission grounds as unpaid laborers. The Indian people had to give up many of their traditional ways and territories for the new European practices and beliefs. The Native American groups along the Santa Ana River endured these changes, although, their experiences differed based on their proximity to each Mission and its associated outposts (Toupal et al. 2007).

### **4.3.2 Mexican Independence**

Early settlement was associated with the establishment of the missions along the Pacific Coast, but began to increase as the missions went through the process of secularization, which was not complete when Mexico won its independence from Spain in 1821. The new government wanted to limit the power of the Catholic Church, so it pursued dual policies of secularization and emancipation of native groups. Between 1822 and 1829, the new government also abolished social status based on racial or national background, and granted citizenship to native people (Haas 1995; Weber 1982). The government's secularization efforts eventually succeeded in breaking the Church's power, but land was not returned to the Native Americans because much of what could be used for livestock and agriculture had been granted to California and Anglo rancheros.

Another change that came with the Mexican government was the removal of restrictions on trade with other countries. This change also affected trade along the Old Spanish Trail, which connected Los Angeles with Santa Fe, New Mexico. Not only did trade along this route increase, but potential settlers found a new option. As a result, immigration to California from New Mexico began in the early 1840s. The first settlers to come from New Mexico arrived in 1842 and were recruited specifically for their fighting skills as the Mexican ranchers needed help protecting their livestock.

The bluffs overlooking the Santa Ana River and portions of the River itself were part of the Rancho La Sierra (Yorba), which was a ranch devoted to dryland cattle grazing during the Mexican era (Lech 2004). Original land grants along the Santa Ana east of Orange County to San Bernardino were valuable for cattle ranching and the originals went to Maria Vicenta Sepulveda and her husband, Tomas Yorba, who had requested and received from the authorities the Rancho Canon de Santa Ana north and west of what is now the City of Corona. Vicente later received the Rancho La Sierra (Sepulveda) and Bernardo Yorba the western half, the Rancho La Sierra (Yorba). The Yorbas (Tomas and Bernardo), began using the river bottom for pasture about 1835. Upon gaining title from the Mexican government, the Yorba family held the property until the 1850s, when it was sold to Abel Stearns. Stearns held the property until 1863, when it was sold to pay drought-related debts. The majority of the original La Sierra ranch on the bluffs was not opened to subdivision until about 1922, when the then-current owner, William J. Hole, began to carve off pieces for development.

#### **4.3.3 United States' Control of California**

The United States took control of California with the Treaty of Guadalupe Hidalgo in 1848; however, it was the discovery of gold at the same time that created massive population and economic growth. With the American's arrival, the demand for water and land increased. The large ranchos were broken up, and the new landowners were less tolerant of Indian people. The small ranchos were farmed and grazed more intensively, further reducing the land and resources that provided so much of the Native American food supply. The California natives also found employment less of an option, especially at skilled jobs as these were taken by the newcomers (Dutschke 1988).

Between 1850 and 1875, the population in the Santa Ana River watershed grew, though at not quite the same pace as other parts of the state. The coming of the railroad resulted in the establishment of the community of Colton just upstream from, and on the opposite side of the Santa Ana River, from Jurupa/Riverside. The Agua Mansan families who still resided in the area relocated to Colton presumably to take jobs with the railroad. The greatest impact from the railroad, however, was a new wave of immigration. The Southern Pacific Railroad (SPR) in particular encouraged immigration to southern California in the late 1800s with a well-organized settlement plan that was in place by 1875 and showing a profit by 1890. The SPR's colonizing program included advertising campaigns and transportation assistance and brought another vast wave of immigrants to the area during the latter nineteenth century (Parker 1937).

#### **4.3.4 Agriculture**

The agricultural economic base established by the early Spanish continued to flourish in the Riverside County area (Horne and McDougall 2007). The city of Riverside itself was founded in 1870 by abolitionist judge, John W. North. Navel oranges were introduced to the region in the 1870s and were found to grow extremely well. By 1895, the citrus-based community had evolved into the richest per-capita city in the United States. Much of the Project area did not benefit from this bounty because the landowners (1870-1922) wanted to keep the property as grazing land.

Riverside citizens founded the most successful agricultural cooperative in the world, the California Fruit Growers Exchange, known by its trademark, Sunkist (Horne and McDougall 2007). Immigrants from China, Japan, Italy, Mexico, and later the Dust Bowl of America, flooded into southern

California to meet the labor demand. As a result, Riverside developed a substantial Chinatown and other ethnic settlements, including the predominantly Hispanic Casa Blanca and communities of Japanese and Korean immigrants.

#### **4.3.5 Post-World War I and World War II**

Riverside experienced a boom in the Post World War I period, undeveloped areas were subdivided, and residential tracts were planned and developed (Horne and McDougall 2007). The buildings from that time are represented by Arts and Crafts period styles: California Bungalow, two-story Craftsman, Prairie, and English cottage/Tudor Revival. By the end of World War I, a surge of patriotism for America and its allies produced houses in styles that referenced the American Colonial period and French, Spanish, Italian Renaissance and English architecture. Beaux Arts Classicism reached its peak in the post-World War I period in civic architecture, and Gothic Revival and Spanish Colonial Revival influenced designs for churches. The design trend for commercial buildings in Riverside continued to be based on Spanish and Classical motifs; many buildings were remodeled to reflect the Spanish Colonial Revival and Mission styles.

After World War II, Riverside experienced more growth. Affordable suburban housing tracts were developed with nearby commercial centers to serve the needs of new residents (Horne and McDougall 2007). The Project area, because of its topographic isolation and use as a cattle ranch well into the 1930s was never fully developed. The Riverside Power Plant did use a hydroelectric turbine with flows from Santa Ana diversion gates to the Hole Ranch Lake, but after destruction of the intakes, the flume use was abandoned.

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## **5.0 METHODS**

### **5.1 The CHRIS Records Search**

To obtain background data associated with cultural resources, POWER contracted with, in two instances, the local California Historical Resource Information Center (CHRIS), which is the Eastern Information Center at U.C.-Riverside (EIC). At POWER request, EIC staff identified previous cultural resource surveys and recorded cultural resources in and near the APE. Cultural resource maps were checked for previous surveys and prehistoric and historic resources previously recorded within one-half mile of the Project locations. The one half-mile search radius was chosen due to the small size of the Parcel and the even smaller size of the segments of land to be removed from 6(f) listing. To supplement the EIC data, POWER staff used additional records search, made for earlier RTRP archaeological studies, as a supplement. The search also included examination of the BLM Land Grant/General Land Office (GLO) database and various historic topographic maps and aerial photographs located on the Nationwide Environmental Title Research, LLC. (NETR) website ([www.historicaerials.com](http://www.historicaerials.com)).

### **5.2 NAHC Search and Native American Correspondence**

In March 2017, POWER undertook a Sacred Lands search with the Native American Heritage Commission (NAHC) in support of this study and the Section 106 requirements for the LWCF Section 106 package. Tribal contacts will be made by POWER staff in May and June 2017. Should any tribal contact add cultural resource information to the data package after the date of this Draft report that may affect the interpretations posited in this study, those statements will be added to the Final version of this report. Original correspondence copy will be included in Appendix C and D of the LWCF Section 106 package prepared for the Applicant.

### **5.3 Field Survey**

The cultural resource survey was performed on April 17, 2017 by Secretary of the Interior-qualified Principle Investigator Michael H. Dice, M.A.-RPA. Mr. Dice performed a transect survey using 10-meter spacing across the entire 16.35 acre replacement parcel, and then performed a reconnaissance survey on each segment of land that will be removed from 6(f) status. The area surveyed is equal to the Area of Potential Effects (APE), and the APE is provided in this document as Appendix 1. The survey involved only surface inspection: no shovel-tests, surface scrapes or test units were excavated. Mr. Dice had reviewed previous reports associated with the lands to be replaced and found that most of the land that will be removed from 6(f) status had been surveyed either in 2011 (POWER 2011) or by Mr. Dice himself (POWER 2016). A final field check of these lands was made during this analysis.

Because two cultural resources were detected during the survey, both must be assessed for potential listing on the NRHP. One site (CA-RIV-3357H) is partially located within the border of the replacement parcel and crosses several of the converted lands and for this reason the APE (as shown in Appendix A) was expanded to include the formal border of CA-RIV-3357H. Most of this site has been examined in the field by Mr. Dice during recent surveys of the RTRP project area.



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## 6.0 RESULTS

### 6.1 Archival Record Search

Records searches undertaken at the EIC (dated March 24 and March 28, 2017) determined that 13 cultural resource studies had been previously conducted partly or entirely within the search radius surrounding the replacement parcel portion of the APE (Table 1). One, by Brooke Arkush (1990), is the only survey to cover the whole of the parcel.

**TABLE 1 PREVIOUS CULTURAL RESOURCE STUDIES 1/2 MILE FROM PARCEL APN#153-240-030**

| REPORT NUMBER | AUTHOR                | YEAR | REPORT TITLE (SHORTENED)  | LOCATION OF SURVEY                         |
|---------------|-----------------------|------|---|--|
| RI-00117      | Wilke and Hammond     | 1973 | LA Loma-Mira Transmission Line                                    | Survey crosses northern half of the Parcel |
| RI-00253      | Lipp                  | 1976 | Environmental Impact Evaluation: El Rio                           | Within records search buffer, southeast    |
| RI-01665      | Wirth                 | 1983 | Devers-Serrano-Villa Park Transmission                            | Within records search buffer, southwest    |
| RI-02307      | Hampson et al.        | 1988 | Cultural Resource Survey, Upper Santa Ana River, California       | Within records search buffer, north        |
| RI-02837      | Arkush                | 1990 | Arch. Assessment of TT 25718                                      | Survey crosses most of the Parcel          |
| RI-03578      | W&S                   | 1992 | Limited Phase 1 Arch Survey of the Rancho La Sierra Specific Plan | Within records search buffer, south        |
| RI-04038      | Love et al.           | 1999 | Arch. Assessment of Rancho La Sierra Development                  | Within records search buffer, southeast    |
| RI-04039      | Love et al.           | 1999 | Mitigation Recommendations for Rancho La Sierra Development       | Within records search buffer, southeast    |
| RI-05567      | Schmidt               | 2004 | Pole Replacement Sevaine 12 kV                                    | Survey crosses southern half of the Parcel |
| RI-05965      | Hogan et al.          | 2003 | Arch. Assessment of LaSierra/Arlanza                              | Within records search buffer, south        |
| RI-07308      | Bonner and Aislin-Kay | 2006 | Cell site at 1151 Arlington Ave                                   | Within records search buffer, south        |
| RI-08613      | Delu                  | 2010 | 12 kV Pedley Planning Project                                     | Within records search buffer, west         |
| RI-09602      | Valasik et al.        | 2015 | Arch Survey Arlington Avenue                                      | Within records search buffer, south        |

The records search identified a total of two recorded cultural resources within the boundaries of the replacement parcel portion of the APE (Table 2) and three additional resources within the ½ mile search radius extending outward from the parcel.

**TABLE 2 CULTURAL RESOURCES RECORDED WITHIN 1/2 MILE OF PARCEL APN#153-240-030**

| PRIMARY NUMBER | TRINOMIAL    | SITE TYPE          | CURRENT CONDITION          | LOCATION OF RESOURCE |
|----------------|--------------|--------------------|----------------------------|----------------------|
| P33-00807      | CA-RIV-807   | Milling feature(s) | Uncertain                  | Southwest of parcel  |
| P33-01094      | CA-RIV-1094  | Milling feature(s) | Uncertain                  | Southeast of parcel  |
| P33-03357      | CA-RIV-3357H | Historic flume and | Plant mostly destroyed and | Crosses top of       |

| PRIMARY NUMBER | TRINOMIAL   | SITE TYPE      | CURRENT CONDITION            | LOCATION OF RESOURCE         |
|----------------|-------------|----------------|------------------------------|------------------------------|
|                |             | powerplant     | flume missing in many places | parcel                       |
| P33-3945       | CA-RIV-3945 | Milling slicks | Re-recorded during survey    | Located fully inside parcel. |
| P33-8840       | None        | Historic       | Uncertain                    | Southeast of parcel          |

There are four small pieces of land that will be removed from 6(f) status. These are listed below. Each element of the RTRP construction plan is noted at each piece:

1. The westernmost piece (Conversion Area 3) exhibits a transmission line ROW and access road leading to Tower #D18/11.
2. The next piece to the east (western-most portion of Conversion Area 2) exhibits a transmission line ROW and access road at Tower D2, Tower AX21/D1 and Tower AX20. This is near the bottom of the ancient Santa Ana River high water embankment north of tract homes at Auld Street and Julian Drive.
3. The next piece to the east (eastern-most portion of Conversion Area 2) exhibits a transmission line ROW and access road between Tower AX17 and AX15 near the Santa Ana River Trail between Bradford Street and Van Buren Boulevard.
4. The final and most easterly piece (Conversion Area 3) exhibits a transmission line ROW and access road between Tower NO-6 and Tower AX2 north of an automobile storage facility north of Payton Street and the Santa Ana River Trail.

The records search determined that 39 cultural resource studies had been previously conducted in the search radius surrounding that part of the APE associated with 6(f) conversion (Table 3). A few of these studies crossed the 6(f) areas. Surveys by POWER for the RTRP (POWER 2011, 2016, n.d.) also crossed some of the Areas in question but have not yet been filed with the EIC.

**TABLE 3 CULTURAL RESOURCE STUDIES 1/2 MILE FROM 6(F) CONVERTED LAND PIECES**

| REPORT NUMBER | AUTHOR            | YEAR | REPORT TITLE (SHORTENED)  | LOCATION OF SURVEY  |
|---------------|-------------------|------|---|---|
| RI-00117      | Wilke and Hammond | 1973 | LA Loma-Mira Transmission Line  | Crosses entire buffer zone and is near all three areas to the north.    |
| RI-00125      | Barker            | 1974 | Archaeological Survey of Proposed Sewer Conveyance Alignments & Plant | Within records search buffer; east of Area 2; crosses Area 3            |
| RI-00141      | Schlanger         | 1974 | Archaeology of Proposed Additions to Indian Hills Housing Development | Within records search buffer; north of Area 3.                          |
| RI-00253      | Lipp              | 1976 | Environmental Impact Evaluation: El Rio                               | Within records search buffer; east of Area 1; southwest of Area 2       |
| RI-00269      | Lipp              | 1977 | Results of Surface Collection at CA-RIV-494                           | Within records search buffer; northeast of Area 2; northwest of Area 3. |
| RI-02131      | Love              | 1995 | Historic Property Survey Report for Santa Ana Landscaping Phase IIIA  | Within records search buffer, east of Area 2; north of Area 3.          |

| REPORT NUMBER | AUTHOR                | YEAR | REPORT TITLE (SHORTENED)   | LOCATION OF SURVEY  |
|---------------|-----------------------|------|--|---|
| RI-02132      | Love                  | 1995 | Historic Property Survey Report for Santa Ana Bikeway Phase IIIA       | Within records search buffer, east of Area 2; north of Area 3.          |
| RI-02133      | Love                  | 1997 | Negative Archaeological Survey Report: Phase IIIA Project              | Within records search buffer, north and northeast of Area 3.            |
| RI-02307      | Hampson et al.        | 1988 | Cultural Resource Survey, Upper Santa Ana River, California            | Within records search buffer, north of all three Areas.                 |
| RI-02837      | Arkush                | 1990 | Arch. Assessment of TT 25718   | Within records search buffer; west of Area 1                            |
| RI-03395      | Jertberg and Kirtland | 1991 | Cultural Assessment of Jurupa Avenue Extension                         | Within records search buffer, south of Area 2.                          |
| RI-03578      | W&S                   | 1992 | Limited Phase 1 Arch Survey of the Rancho La Sierra Specific Plan      | Within records search buffer, south of Area 1; southwest of Area 2.     |
| RI-03959      | McKenna               | 1996 | Phase 1 Cultural [Survey] of the Proposed Van Buren Golf Center        | Within records search buffer, southeast of Area 2.                      |
| RI-03979      | Alexandrowicz et al.  | 1996 | Historic Property Survey Report: Santa Ana River Trail Phase IIIB      | Within records search buffer, north of Area 2.                          |
| RI-03981      | Alexandrowicz et al.  | 1996 | Historic Property Survey Report: Santa Ana River Trail Phase IIIB      | Within records search buffer, north of Area 2.                          |
| RI-03982      | Love                  | 1997 | Historic Property Survey Report for Santa Ana Bike Trail Phase IIIB    | Within records search buffer, crosses Area 2.                           |
| RI-04038      | Love et al.           | 1999 | Arch. Assessment of Rancho La Sierra Development                       | Within records search buffer; east of Area 1; southwest of Area 2.      |
| RI-04039      | Love et al.           | 1999 | Mitigation Recommendations for Rancho La Sierra Development            | Within records search buffer; east of Area 1; southwest of Area 2.      |
| RI-04220      | Love and Tang         | 1999 | Identification and Evaluation of Historic Properties: Rancho La Sierra | Within records search buffer; north of Area 2.                          |
| RI-04404      | Jones and Stokes      | 2000 | [Survey] Williams Communication Fiber Optic Cable System Project       | Within records search buffer; east of Area 3.                           |
| RI-04451      | Alexandrowicz         | 1999 | Cultural Resource Monitoring for the Tequesquite Landfill              | Within records search buffer; east of Area 2; south of Area 3.          |
| RI-05325      | Goodwin               | 2002 | Historic Property Survey Report: Van Buren Bridge Replacement Project  | Within records search buffer; east of Area 2.                           |
| RI-05567      | Schmidt               | 2004 | Deteriorated Pole Replacement, Sevaine 12 kV Distribution Line         | Within records search buffer; west of Area 1.                           |
| RI-05900      | Love et al.           | 2002 | [Survey] Report Riverside Gateway Project                              | Within records search buffer; southeast of Area 2.                      |
| RI-05965      | Hogan et al.          | 2003 | Arch. Assessment of LaSierra/Arlanza                                   | Within records search buffer and covered Area 1; southwest of Area 2.   |
| RI-06277      | Sander                | 2006 | Cultural Resources Inventory of 26.3 Acres.                            | Within records search buffer; northeast of Area 2; northwest of Area 3. |
| RI-07239      | McLean                | 1998 | Letter Report: Archaeological [eval. of] PacBell Facility CM 153-08    | Within records search buffer; south of Area 3.                          |

| REPORT NUMBER | AUTHOR                | YEAR | REPORT TITLE (SHORTENED)   | LOCATION OF SURVEY  |
|---------------|-----------------------|------|--|---|
| RI-07308      | Bonner and Aislin-Kay | 2006 | Cell site at 1151 Arlington Ave  | Within records search buffer, southwest of Area 1.                      |
| RI-07505      | McKenna               | 2007 | Phase 1 [Survey] of APN 155-441-023  | Within records search buffer, south of Area 2.                          |
| RI-07694      | George et al.         | 2008 | Cultural Resource Report for the Santa Ana Trunk Sewer Replacement Project | Within records search buffer; crosses part of Area 3.                   |
| RI-08243      | McKenna               | 2009 | Phase 1 [Survey] for Jurupa Avenue Extension                               | Within records search buffer, south of Area 2.                          |
| RI-08601      | McKenna               | 2009 | Addendum: Phase 1 [Survey] for Jurupa Avenue Extension                     | Within records search buffer, south of Area 2.                          |
| RI-08613      | Delu                  | 2010 | 12 kV Pedley Planning Project  | Within records search buffer, west of Area 1.                           |
| RI-08772      | Jacquemain            | 2010 | Historical/Archaeological Resources Survey Report: Jurupa Community Serv   | Within records search buffer; east of Area 2.                           |
| RI-08919      | Tang and Hogan        | 2013 | Archaeological Monitoring [various APNs]                                   | Within records search buffer; south of Area 3.                          |
| RI-09007      | Moloney               | 2014 | RCTD – Cultural Resource Monitoring for the Clay St. Grade Separation      | Within records search buffer; northeast of Area 2; northwest of Area 3. |
| RI-09214      | Turner                | 2014 | [Cult/Paleo] Monitoring for the Phase 1 Santa Ana Trunk Sewer Project      | Within records search buffer; crosses part of Area 3.                   |
| RI-09268      | George                | 2014 | Archaeo Monitoring for the RRWQCP: Phase 1 Plant Expansion Project         | Within records search buffer; east of Area 2; southwest of Area 3.      |
| RI-09602      | Valasik et al.        | 2015 | Arch Survey Arlington Avenue   | Within records search buffer, south of Area 1.                          |

The records search identified a total of 35 recorded cultural resources within ½ mile of the properties to be converted (Table 4). Due to distance and the fact that many of these resources listed and not located on Park lands, they have no potential to be affected by the undertaking.

**TABLE 4 CULTURAL RESOURCES RECORDED WITHIN 1/2 MILE FROM 6(F) CONVERTED LANDS**

| PRIMARY NUMBER | TRINOMIAL   | SITE TYPE                     | CURRENT CONDITION              | LOCATION OF RESOURCE |
|----------------|-------------|-------------------------------|--------------------------------|----------------------|
| <b>Area 1</b>  |             |                               |                                |                      |
| P33-0560       | CA-RIV-560  | Milling feature(s)            | Uncertain                      | Northeast of Area 1  |
| P33-0561       | CA-RIV-561  | Milling feature(s)            | Uncertain                      | Northeast of Area 1  |
| P33-0619       | CA-RIV-619  | Milling features              | Intact                         | Northwest of Area 1  |
| P33-0620       | CA-RIV-620  | Milling features              | Intact                         | West of Area 1       |
| P33-0679       | CA-RIV-679  | Milling feature and artifacts | Destroyed by plant development | Southwest of Area 1  |
| P33-3363       | CA-RIV-3363 | Milling features?             | Uncertain                      | North of Area 1      |
| P33-3375       | CA-RIV-3375 | Milling slicks                | Intact                         | North of Area 1      |

| PRIMARY NUMBER           | TRINOMIAL    | SITE TYPE                             | CURRENT CONDITION                  | LOCATION OF RESOURCE   |
|--------------------------|--------------|---------------------------------------|------------------------------------|--|
| P33-8309                 | CA-RIV-8309  | Uncertain                             | Uncertain                          | Northeast of Area 1  |
| P33-8761                 | CA-RIV-8761  | Prehistoric                           | Uncertain                          | Southeast of Area 1  |
| P33-12735                | None         | Historic built                        | Uncertain                          | North of Area 1  |
| P33-11394                | None         | Historic                              | Uncertain                          | West and East of Area 1                                      |
| P33-13252                | None         | Historic built                        | Uncertain                          | Southwest of Area 1  |
| P33-16019                | None         | Historic built                        | Intact                             | North of Area 1  |
| P33-16020                | None         | Historic built                        | Uncertain                          | Northeast of Area 1  |
| P33-16021                | None         | Historic built                        | Uncertain                          | Northeast of Area 1  |
| P33-16848                | None         | Historic built                        | Uncertain                          | North of Area 1  |
| <b>Area 2 (westerly)</b> |              |                                       |                                    |  |
| P33-621                  | CA-RIV-621   | Milling slicks                        | Intact                             | West of Area 2 west  |
| P33-884                  | CA-RIV-884   | Prehistoric                           | Likely destroyed                   | South of Area 2 west   |
| P33-3357                 | CA-RIV-3357H | Flume associated with 1910 powerplant | Flume partially intact near Area 2 | Base of slope north of Area 2 west                           |
| P33-5805                 | CA-RIV-5805  | Uncertain                             | Uncertain                          | Southeast of Area 2 west                                     |
| P33-5807                 | CA-RIV-5807  | Water pipeline feature                | Intact                             | West of Area 2 west  |
| P33-6452                 | CA-RIV-6451  | Uncertain                             | Uncertain                          | Southeast of Area 2 west                                     |
| P33-9651                 | None         | Historic built                        | Probably destroyed                 | Southeast of Area 2 west                                     |
| P33-12736                | None         | Historic built                        | Uncertain                          | Northeast of Area 2 west                                     |
| <b>Area 2 (easterly)</b> |              |                                       |                                    |  |
| P33-621                  | CA-RIV-621   | Milling slicks                        | Intact                             | East of Area 2 east  |
| P33-622                  | CA-RIV-622   | Milling slicks                        | Intact                             | North of Area 2 east   |
| P33-623                  | CA-RIV-623   | Milling slicks                        | Likely intact                      | Southwest of Area 2 east                                     |
| P33-624                  | CA-RIV-623   | Milling slicks                        | Likely intact                      | Southwest of Area 2 east                                     |
| P33-3357                 | CA-RIV-3357H | Flume associated with 1910 powerplant | Flume intact near Area 3           | Base of slope near Area 2 east, crosses small portion of ROW |
| P33-5807                 | CA-RIV-5807  | Water pipeline feature                | Intact                             | East of Area 2 east  |
| P33-8839                 | None         | Water pipeline                        | Likely destroyed                   | Southwest of Area 2 east                                     |
| <b>Area 3</b>            |              |                                       |                                    |  |
| P33-1094                 | CA-RIV-1094  | Milling slicks                        | Likely intact                      | Southeast of Area 3  |
| P33-3357                 | CA-RIV-3357H | Flume                                 | Intact                             | North of Area 3  |
| P33-3975                 | CA-RIV-3945  | Milling slicks                        | Intact                             | Northwest of Area 3  |
| P33-8840                 |              | Historic built                        | Uncertain                          | Southeast of Area 3  |

## 6.2 Pedestrian Field Survey

Surface visibility was poor in all parts of the survey area. Weed growth during the 2017 rainy season has covered most of the undeveloped land within and near the Project area. Some recent plowing, presumably for weed abatement, of the modern ground surface has occurred by the staff of the Park, but few other areas received this treatment. Nearly all portions of the region lying just outside of the Park have undergone extensive development in the last 40 years such that virtually no intact soil remains. Despite these challenges, we observed two sites: the historic flume CA-RIV-3357H crosses the north part of the LFCW replacement parcel and parts of Area 2. The survey coverage area is shown in Appendix C.

The DPR523 form sets for the flume that was made available to POWER by the EIC, even though up to 30 years old, accurately reflects current site conditions: a new Primary Record Update page was prepared during this study. Site CA-RIV-3945 which was relocated in the center of the replacement parcel and current conditions required re-recording onto a modern DPR523 form set.

According to all available information, neither site has been submitted to SHPO for the purpose of an NRHP evaluation with subsequent SHPO consensus.

### 6.2.1 Observed Cultural Resources and Proposed NRHP Evaluation Results CA-RIV-3357H

First recorded in 1987 by Greenwood and Associates, the site consisted of the Pedley Powerhouse [which in that year was a concrete shell that had been vandalized] and a portion of the feeder canal located east of and running into the powerhouse building. Built in 1904, the facility was known as the Riverside Power Plant. The turbines generated energy for the City of Riverside until about 1912 when the headgates of the feeder canal in the Santa Ana were destroyed by flooding.

The concrete lined canal that fed Santa Ana River water to the powerhouse, or flume, was added to the site record by Love and Tang (1987). Here the track of the flume was traced to the Hole Reservoir to the east, but not to the Santa Ana head gates. The flume can be observed on 1938 aerial photographs available on the NETR.com website, but the flume was cut off by development of the Hole Ranch Reservoir and so cannot be observed east of Van Buren Boulevard.

Review of this site by POWER and others have shown that the flume has been destroyed through erosion, neglect and redevelopment. In many places, the concrete that lined the flume is easily observable while in others, no concrete is seen at all and only the trench cut is visible. The canal was dug by hand and the backfill tossed to the downhill side (north) to form a berm that can still be observed in several places.

#### Proposed National Register Criteria Evaluation

According to NPS (NPS 1990) the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

**Criteria A.** Associated with events that have made a significant contribution to the broad patterns of our history.

Electrical development for the cities of Corona and Riverside was a slow process, but the addition of local hydroelectric power and an associated grid was a novel idea in the very early 1900s as this allowed citrus ranchers to pump irrigation water either from a local supply or aquifer to their fields. This event is locally constrained and we consider this event

not significant at the national or State level of analysis. Therefore site CA-RIV-3357H is not eligible for listing under Criteria A.

**Criteria B.** Associated with the lives of significant persons in our past.

The Riverside Power Company Canal resource was built by a local developer/organization (W.E. Pedley's Riverside Power Company) that does not hold a national nor State-level claim to fame. We consider this person not significant at the national or State level of analysis. Therefore site CA-RIV-3357H is not eligible for listing under Criteria B.

**Criteria C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Riverside Power Company Canal resource was built out of a cut trench and laid with a concrete slab lining. Such flumes were typical of water carrying devices in the early part of the last century. We consider the characteristics of this resource not significant at the national or State level of analysis. Therefore site CA-RIV-3357H is not eligible for listing under Criteria C.

**Criteria D.** Has yielded or may be likely to yield information important in history or prehistory.

We do not consider the site potentially eligible for listing on the National Register under Criteria D because this resource is no longer functional and in many places erosion and redevelopment have damaged it beyond repair. The headgates were destroyed in a flood in 1912, the flume was abandoned and since then the flume has decomposed. The powerhouse itself is currently a concrete shell. Therefore site CA-RIV-3357H is not eligible for listing under Criteria C.

#### **CA-RIV-3945**

Originally recorded in 1990 by Brooke Arkush of the UC-Riverside Archaeological Research Unit, the lack of additional site forms in the EIC database suggests that the site has not been visited by qualified archaeologists since that year. The site is located fully inside the replacement parcel. The site was originally recorded as eight milling slicks and three bedrock metates on two separate granitic outcrops. The new recordation showed that there are eleven milling slicks, one conical mortar and three saucer mortars. One quartz core fragment was observed in 1990 but no artifacts of any kind were observed in 2017. The site rests on the shoulder of a low knoll with a peak of the knoll located about 40 meters to the south.

Prior to the survey, we reviewed archival aerial photographs of the site location ([www.historicaerials.com](http://www.historicaerials.com)). This showed that the farmland upon which the site rested was being used for dryland agriculture at least since 1938, with much of the farm irrigated to the southeast but not on CA-RIV-3945 itself. Ground surrounding the bedrock outcrops was being disked or cut for grass and the Pedley Powerhouse flume (CA-RIV-3357H) curled around the low hill. The last time the property to the southeast was used for irrigated crops was at least as late as 2008.

As of the date of this draft report, Section 106 consultations undertaken for this report did not result in a comment from any one tribe on the status of this prehistoric resource. Original correspondence copy will be included in Appendix C and D of the LWCF Section 106 package prepared for the Applicant.



### Proposed National Register Criteria Evaluation

According to NPS (NPS 1990) the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

**Criteria A.** Associated with events that have made a significant contribution to the broad patterns of our history.

Prehistoric: no potential nexus with Criteria A.

**Criteria B.** Associated with the lives of significant persons in our past.

Prehistoric: no potential nexus with Criteria B.

**Criteria C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Prehistoric: no potential nexus with Criteria C.

**Criteria D.** Has yielded or may be likely to yield, information important in history or prehistory.

We consider site CA-RIV-3945 potentially eligible for listing on the National Register due to the potential for buried historic data in the and near the site, and because there would have been a significant view of the Santa Ana watershed during the Prehistoric Period. CA-RIV-3945 is considered eligible under Criteria D.

### Application of the Criteria of Adverse Effect

Our application of the Criteria for Adverse Effect found at 36 CFR Part 800.5(a)(1) has determined that the proposed undertaking would not alter, indirectly or directly, the characteristics that (1) qualify this resource for listing on or (2) for which they were listed on the National Register.

## 7.0 CONCLUSIONS AND RECOMMENDATIONS

POWER cultural resource staff has conducted a cultural resources investigation of those land parcels and partial parcels that are part of the LWCF replacement of land to be removed from 6(f) status. The result of the study showed that many cultural resources exist near the Project APE and two of those resources are located inside the Project APE.

One resource, prehistoric milling slick site CA-RIV-3945, is located inside the replacement parcel. We believe that this site will be further protected from impact if the parcel is provided 6(f) status, but there is a possibility that adding the parcel to the Park could potentially adversely affect this resource. In our view, regular plowing of grasses and weeds in and near the site by Park staff might expose the bedrock upon which this site rests. Plowing the small knoll the site rests upon as part of a regular Park regime may expose site artifacts to view. The bedrock upon which the milling features are located could be harmed by graffiti artists. We recommend that the Park limit weed abatement activities surrounding the site boundary, as defined in the attached DPR523 form set (see Appendix D), by at least 10 meters (33 feet) on all sides.

Site CA-RIV-3357H is not considered a historic property under Section 106 and NHPA guidelines. For these reasons, adding the parcel to 6(f) status upon which part of this site rests, and a conversion of lands from 6(f) status upon which this site truncates, does not result in an adverse effect that must be avoided or mitigated for.

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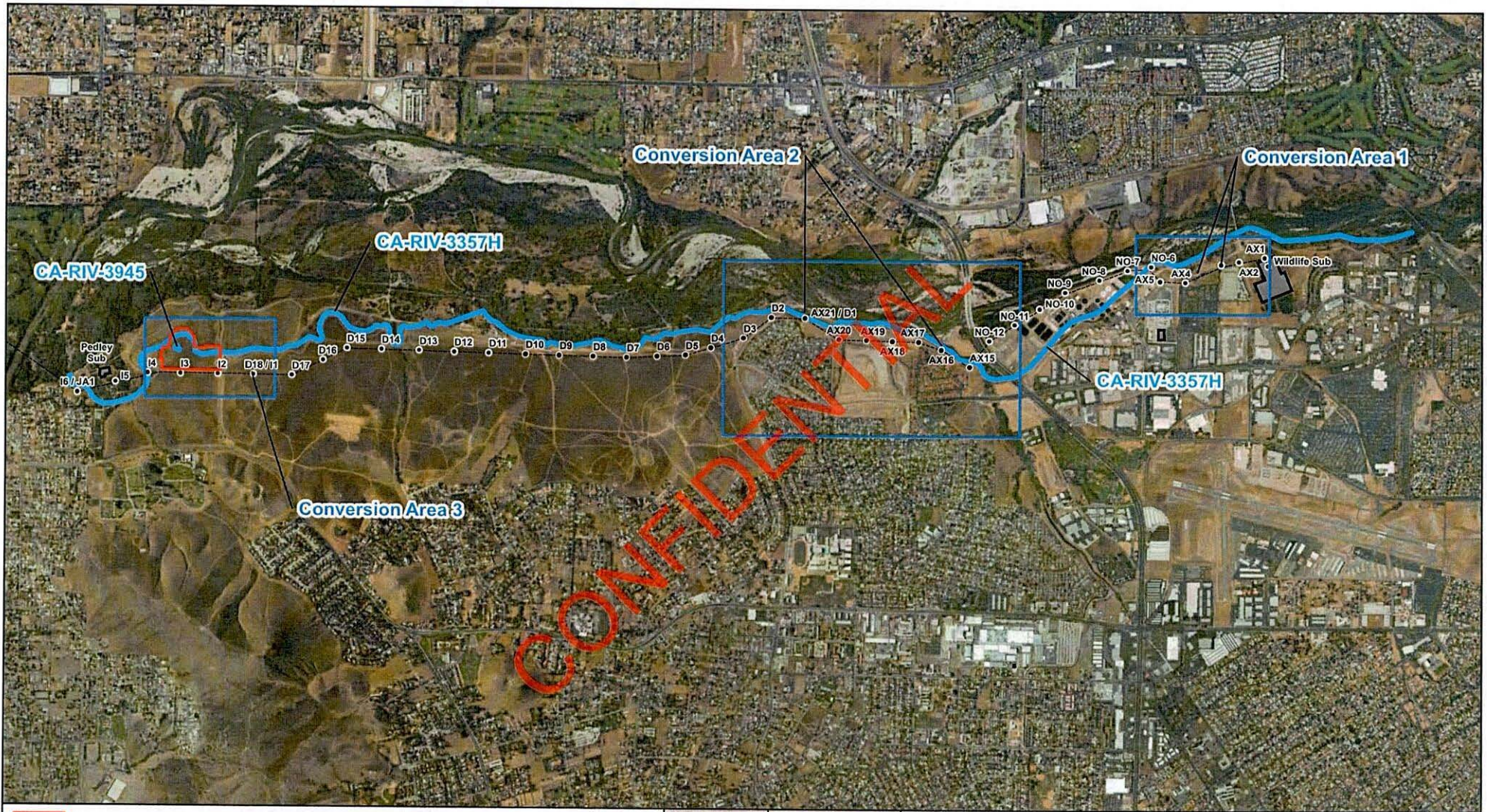
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## APPENDIX A AREA OF POTENTIAL EFFECTS (APE) MAP

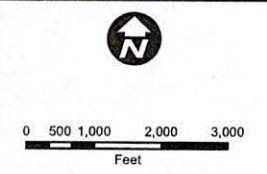
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LWCF Replacement Parcel
 ----- RTRP Project Centerline  
 RTRP Transmission Structure
 ■ Substation  
 Cultural Feature




LWCF Conversion Project


## Appendix A: Area of Potential Effects



AN EDISON INTERNATIONAL COMPANY



PUBLIC UTILITIES



**POWER ENGINEERS**  
Date: 8/7/2017

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## APPENDIX B EVIDENCE AND RESULTS OF CHRIS SEARCH

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**EASTERN INFORMATION CENTER**  
California Historical Resources Information System  
Department of Anthropology, University of California, Riverside, CA 92521-0418  
(951) 827-5745 - eickw@ucr.edu  
Inyo, Mono, and Riverside Counties

March 24, 2017  
CHRIS Access and Use Agreement No.: 161  
EIC-RIV-ST-4087

Michael H. Dice  
Power Engineers  
731 E Ball Rd, #100  
Anaheim, CA 92805

Re: Cultural Resources Records Search for the POWER RTRP 124462.02.03.03.01 Project

Dear Mr. Dice:

We received your request on March 24, 2017, for a cultural resources records search for the POWER RTRP 124462.02.03.03.01 Project located in Sections 28 and 33, T.2S, R.6W, SBBM, in the La Sierra Heights area of Riverside County. We have reviewed our site records, maps, and manuscripts against the location map you provided.

Our records indicate that twelve cultural resources studies have been conducted within a half-mile radius of your project area. Two of these studies involved the project area. PDF copies of these reports are included for your reference. Three additional studies provide overviews of cultural resources in the general project vicinity. All of these reports are listed on the attachment entitled "Eastern Information Center Report Detail" and are available upon request at 15¢/page plus \$40/hour for hard copies, or 15¢/page plus \$40/hour and a \$25 flat fee for PDFs.

Our records indicate that five cultural resources properties have been recorded within a half-mile radius of your project area. Two of these properties involved a portion of the project area. PDF copies of the records are included for your reference. All of these resources are listed on the attachment entitled "Eastern Information Center Resource Detail".

The above information is reflected on the enclosed maps. Areas that have been surveyed are highlighted in yellow. Numbers marked in blue ink refer to the report number (RI #). Cultural resources properties are marked in red; numbers in black refer to Trinomial designations, those in green to Primary Number designations. National Register properties are indicated in light blue.

Additional sources of information consulted are identified below.

National Register of Historic Places: no listed properties are located within the boundaries of the project area.



Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE): no listed properties are located within the boundaries of the project area.

Office of Historic Preservation (OHP), Historic Property Directory (HPD): no listed properties are located within the boundaries of the project area.

Note: not all properties in the California Historical Resources Information System are listed in the OHP ADOE and HPD; the ADOE and HPD comprise lists of properties submitted to the OHP for review.

As the Information Center for Riverside County, it is necessary that we receive a copy of all cultural resources reports and site information pertaining to this county in order to maintain our map and manuscript files. Confidential information provided with this records search regarding the location of cultural resources outside the boundaries of your project area should not be included in reports addressing the project area.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by the IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Sincerely,



Michael Amorelli  
Information Officer

Enclosures

SB Smith

Overviews!

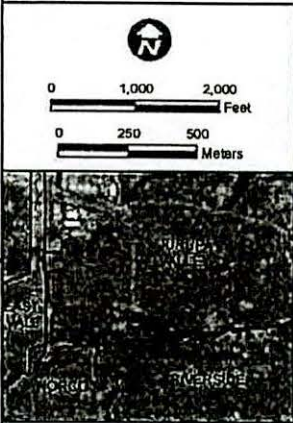
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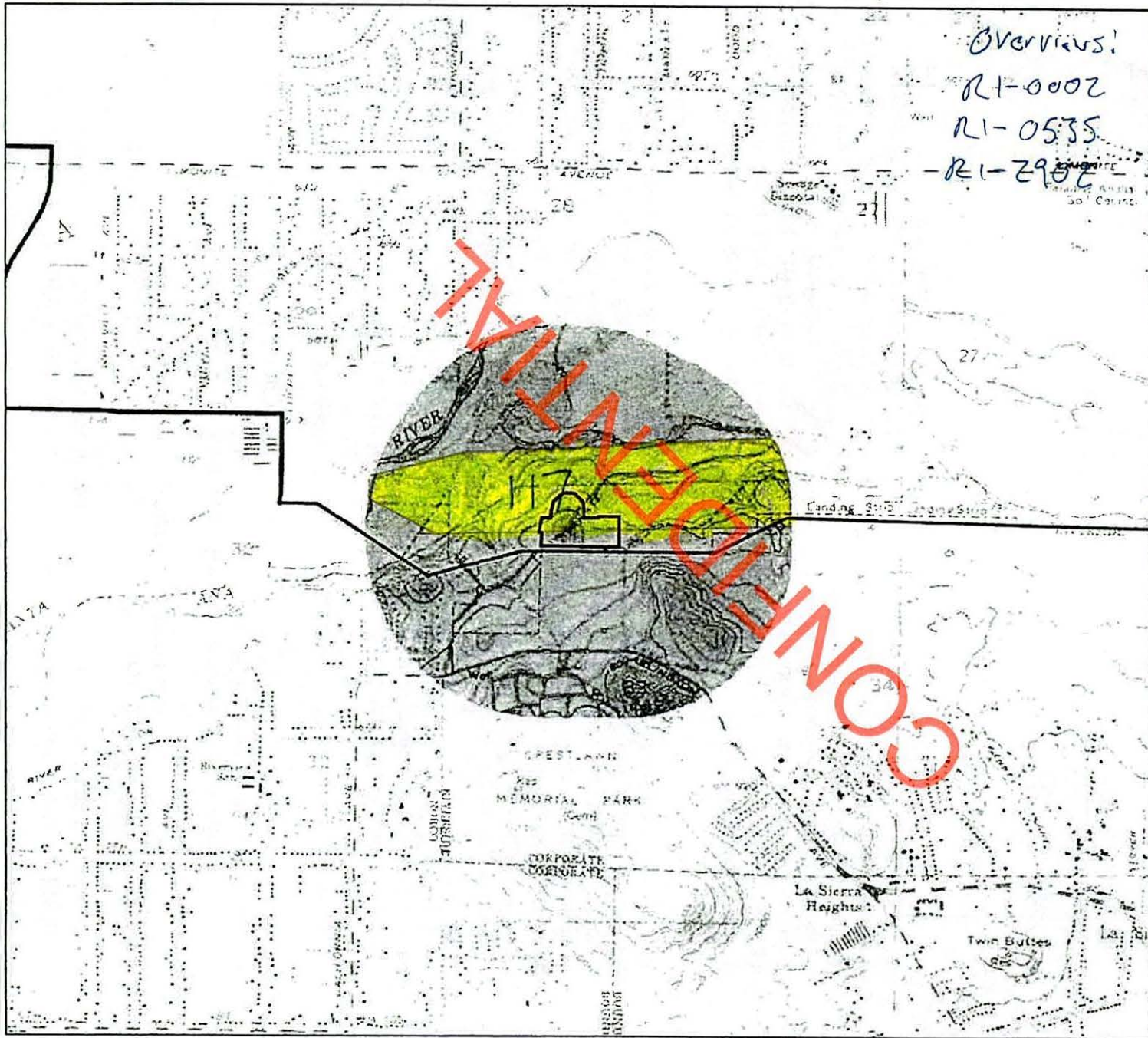
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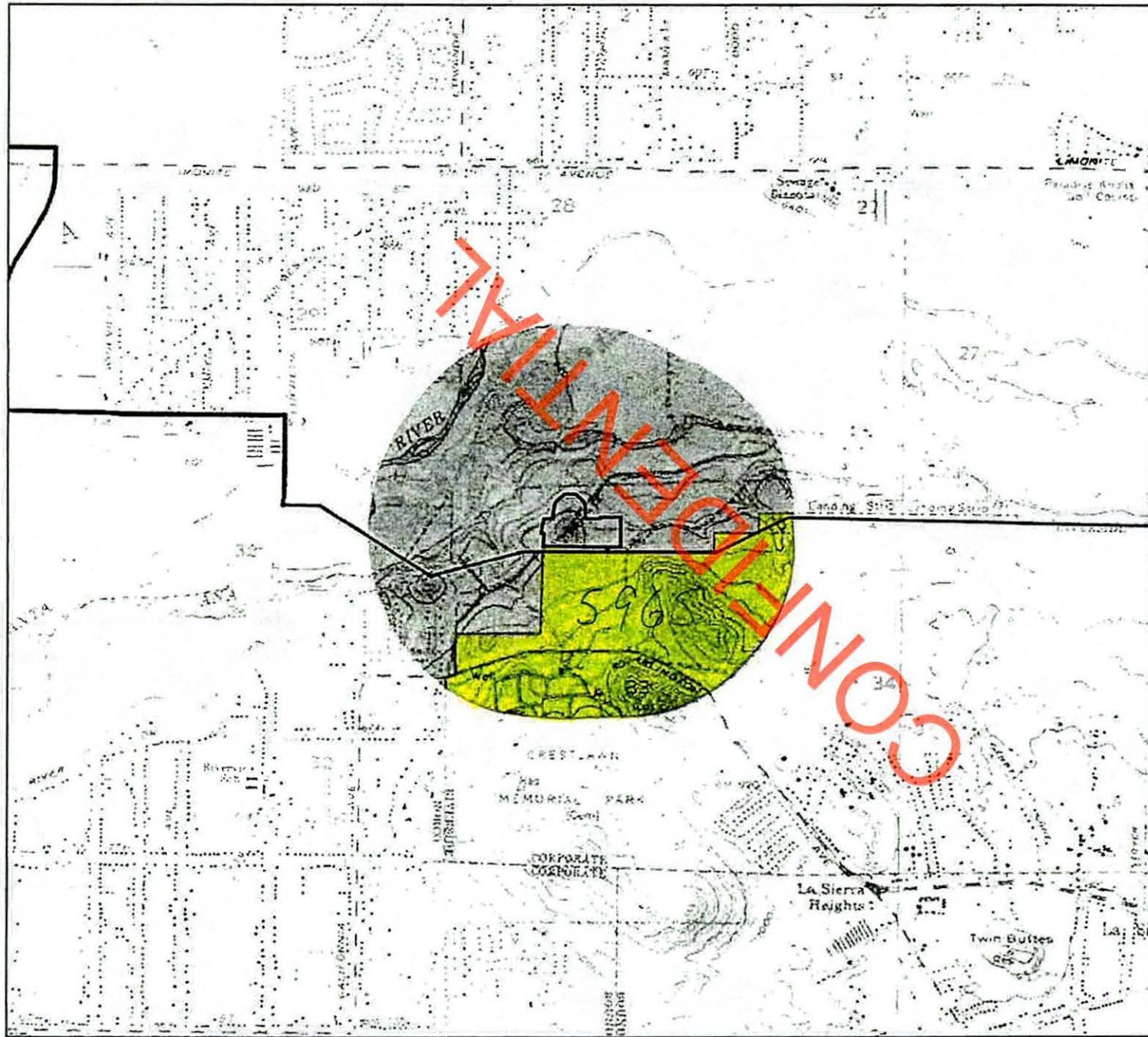
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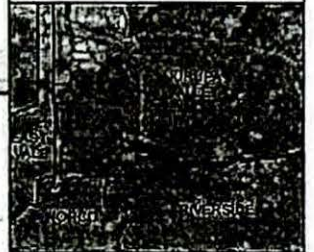
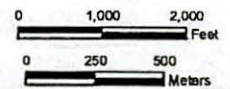


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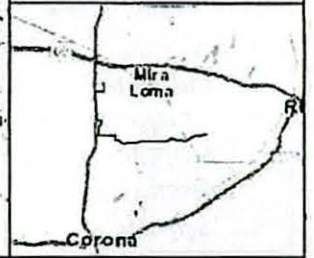


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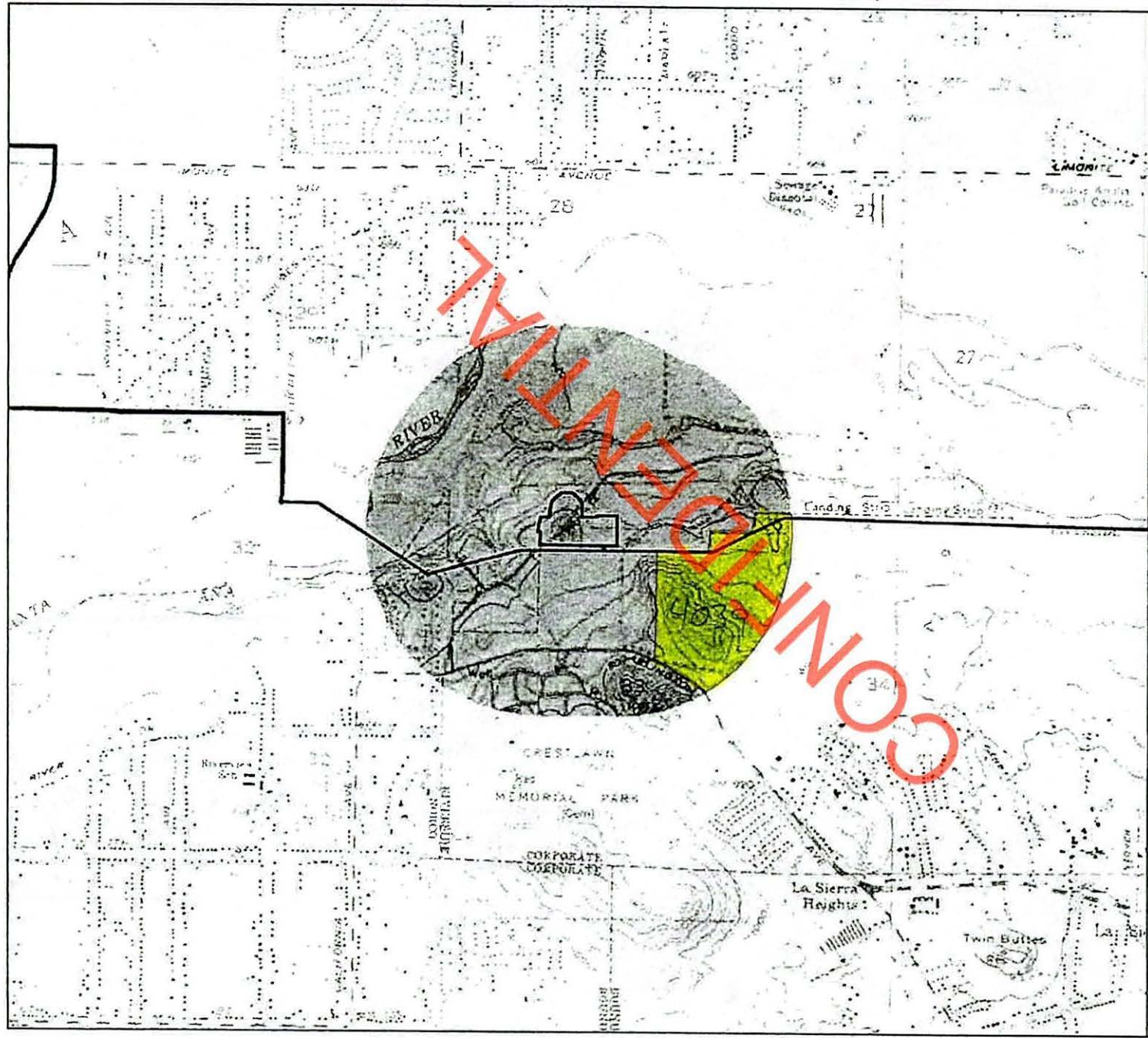
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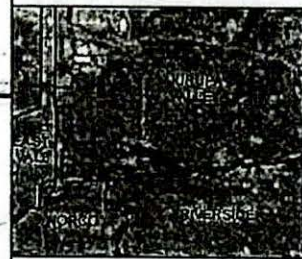
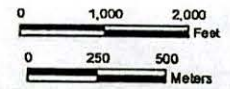





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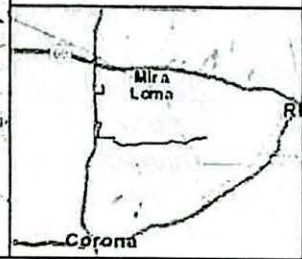


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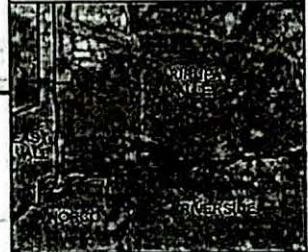
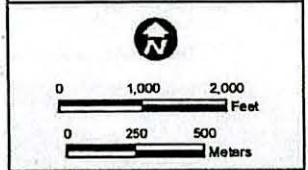






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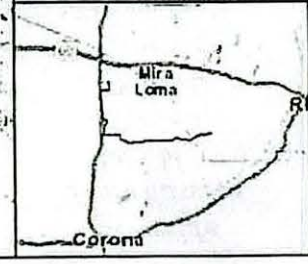


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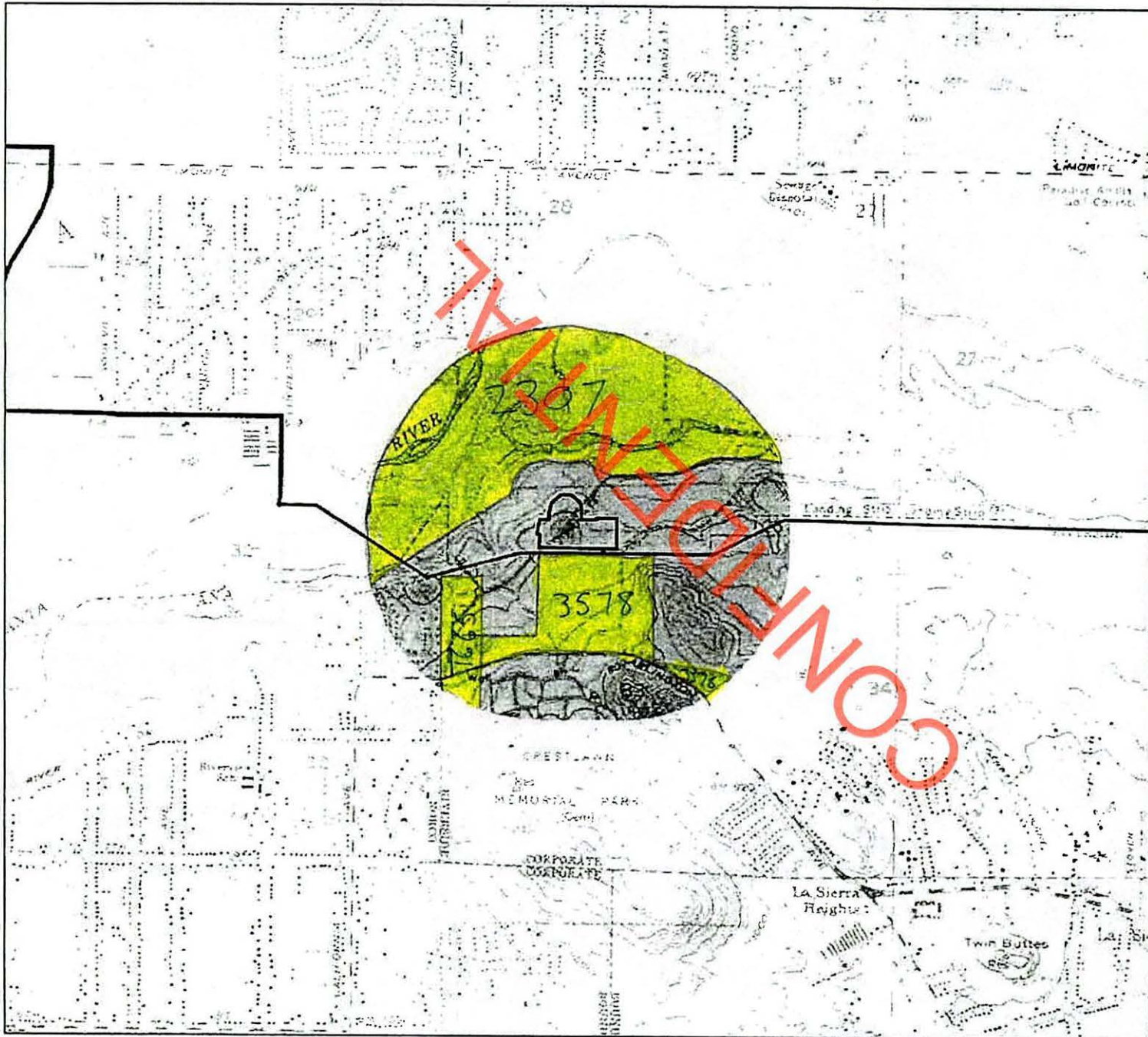
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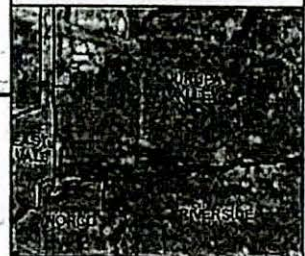
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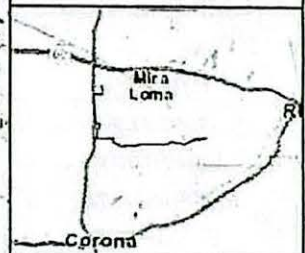


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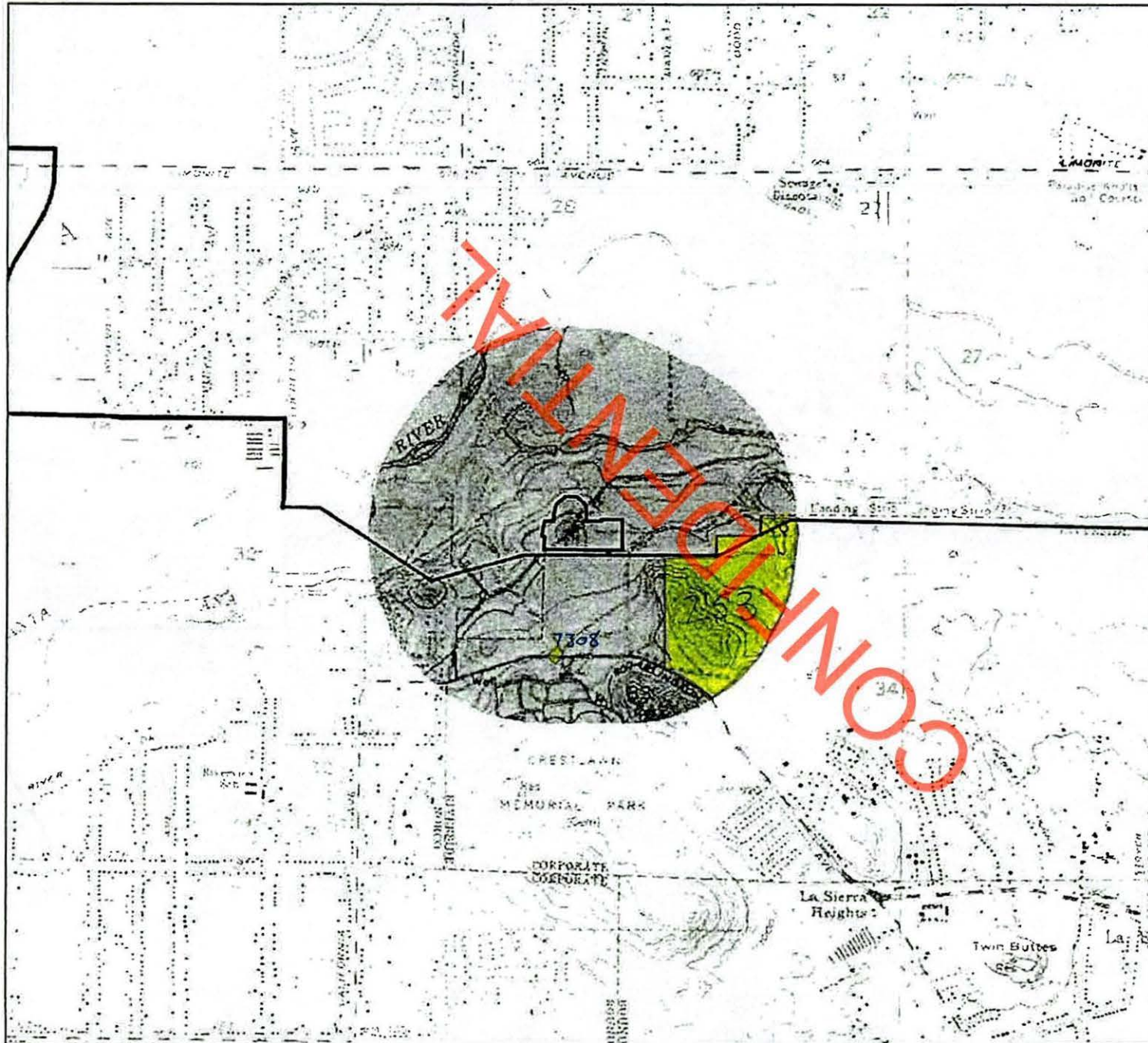
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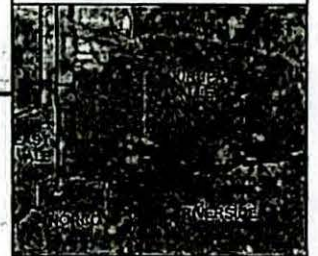
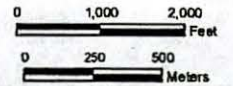


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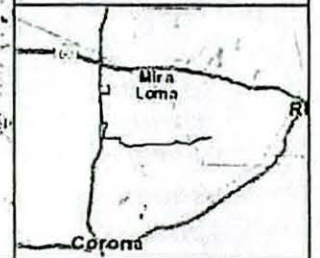


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Project  
(RTRP)**

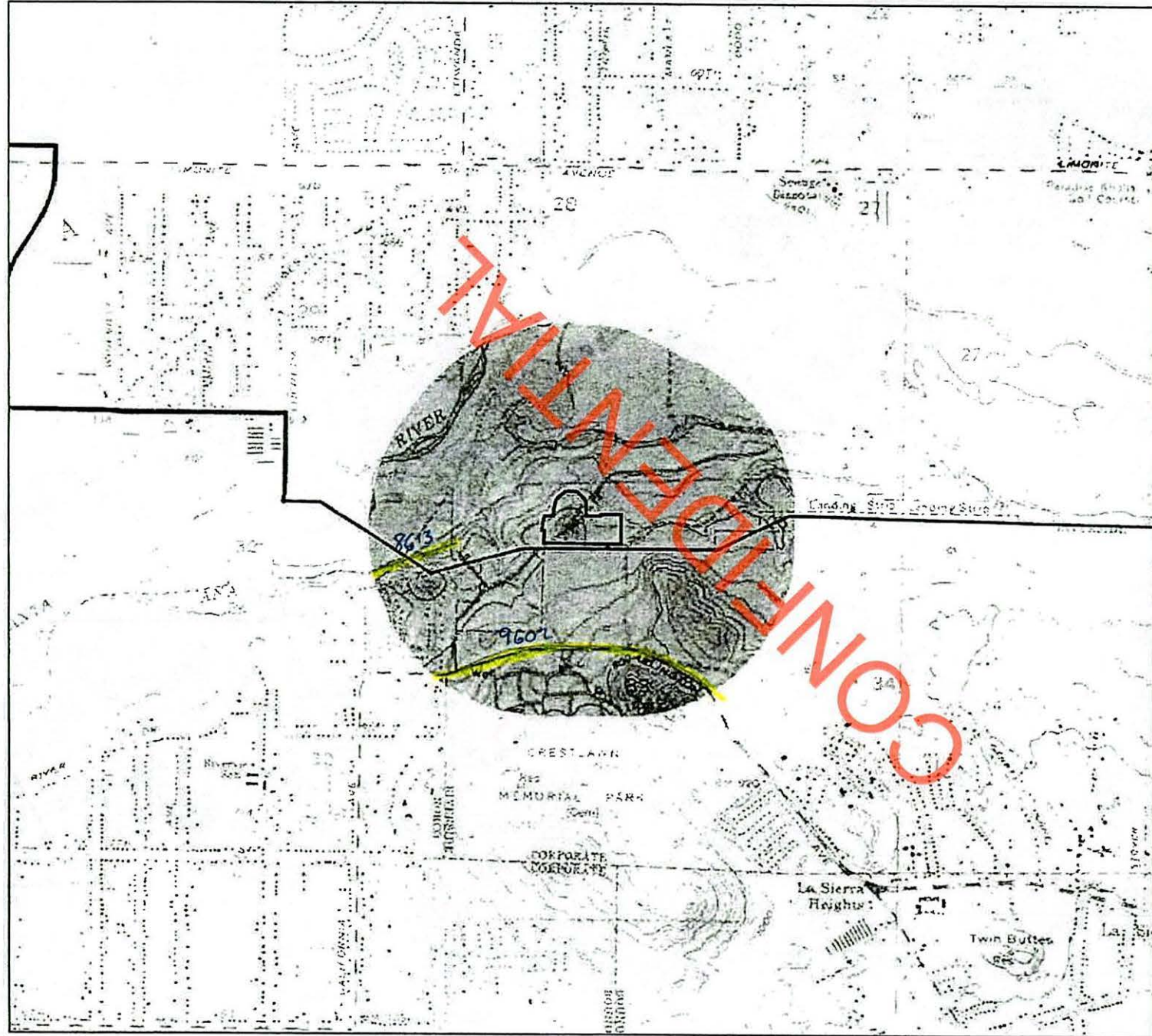
**Archaeological  
Research for  
Parcel 153-240-030**



- Overhead
- Underground
- Parcel 153-240-030
- 1/2 mile buffer



SB Smith



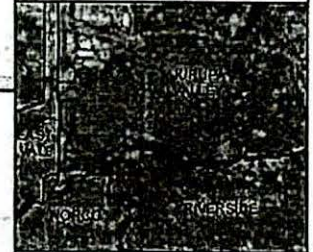
**Riverside  
Transmission  
Reliability  
Project  
(RTRP)**





**Archaeological  
Research for  
Parcel 153-240-030**

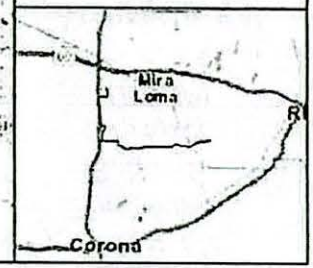


0 1,000 2,000  
Feet

0 250 500  
Meters

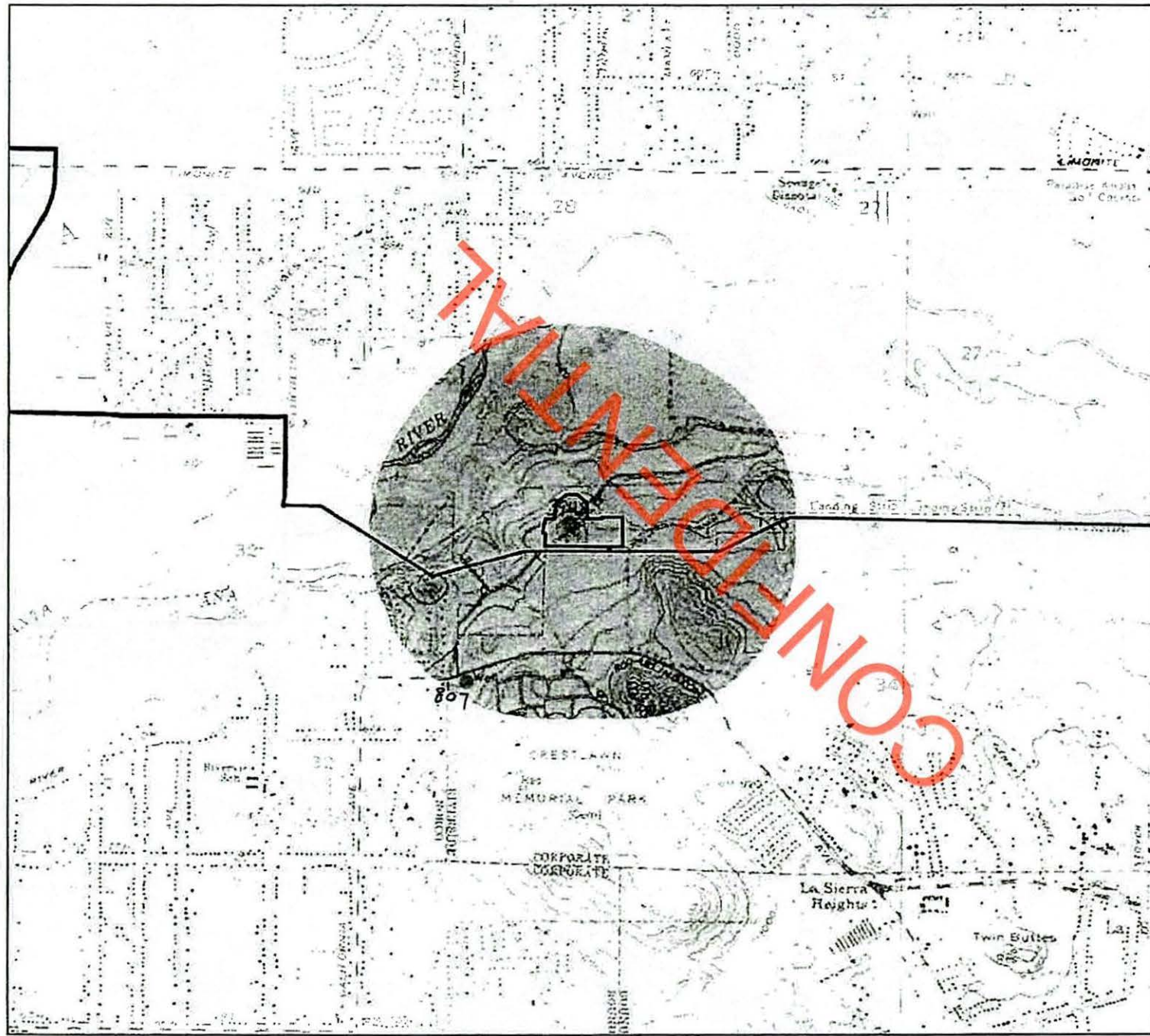


-  Overhead
-  Underground
-  Parcel 153-240-030
-  1/2 mile buffer



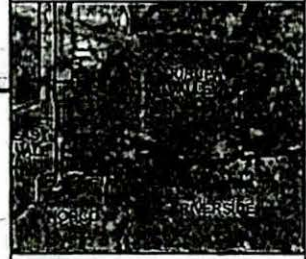
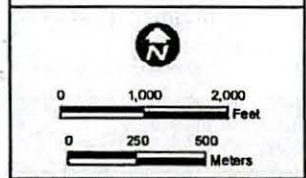


SB Smith

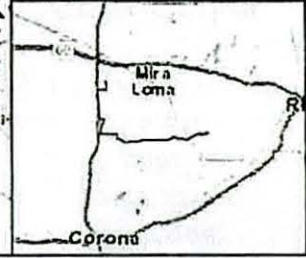


**Riverside  
Transmission  
Reliability  
Project  
(RTRP)**

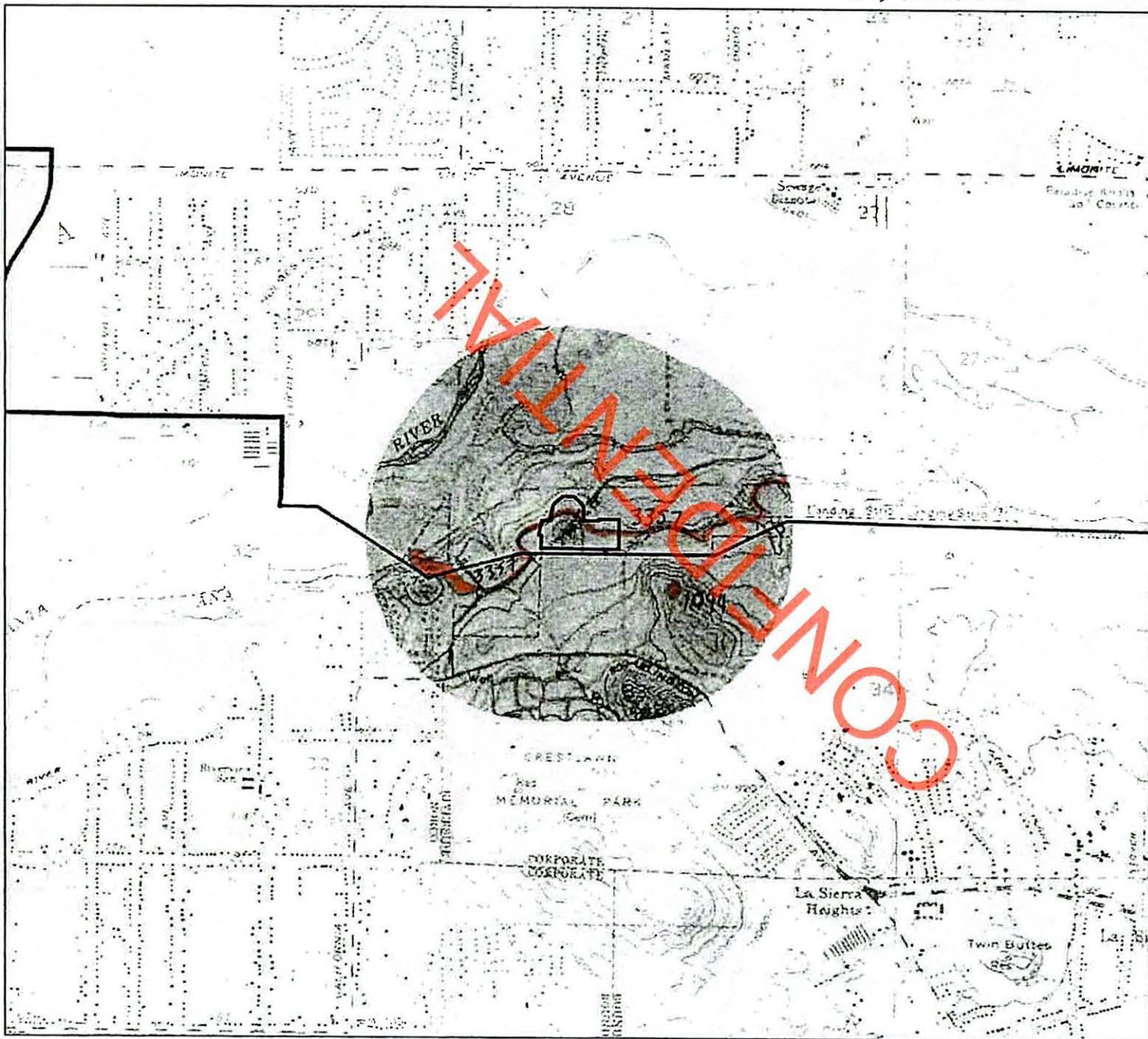
**Archaeological  
Research for  
Parcel 153-240-030**



- Overhead
- Underground
- Parcel 153-240-030
- 1/2 mile buffer

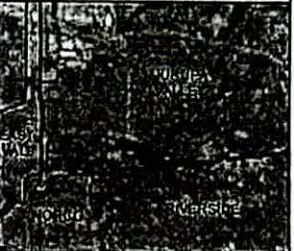
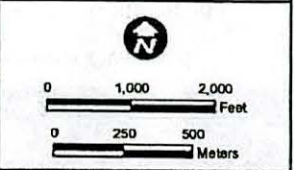






SB Smith

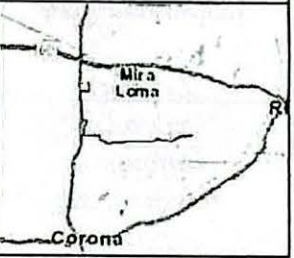


**Riverside  
Transmission  
Reliability  
Project  
(RTRP)**

**Archaeological  
Research for  
Parcel 153-240-030**

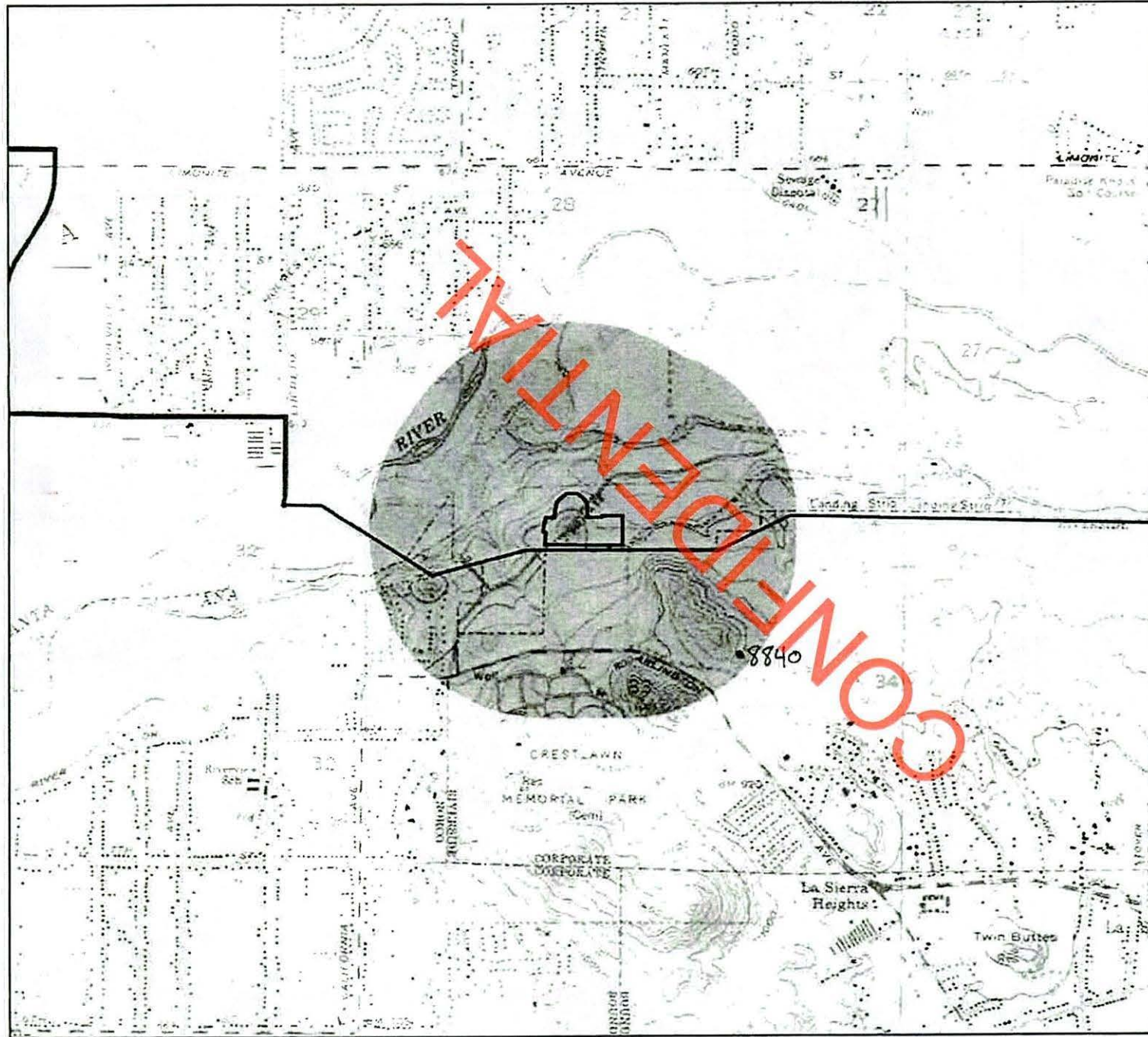


-  Overhead
-  Underground
-  Parcel 153-240-030
-  1/2 mile buffer



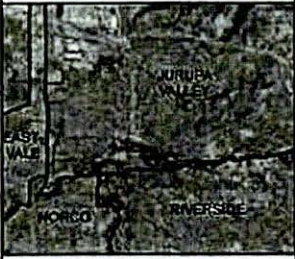
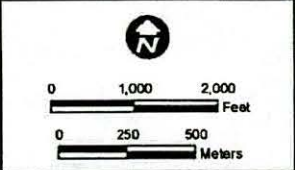
CONFIDENTIAL

SB Smith

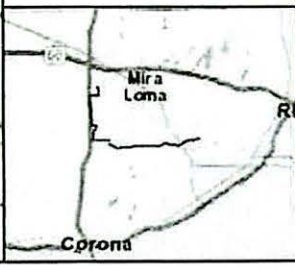


**Riverside  
Transmission  
Reliability  
Project  
(RTRP)**

**Archaeological  
Research for  
Parcel 153-240-030**



- Overhead
- Underground
- Parcel 153-240-030
- 1/2 mile buffer



## Report Detail: RI-00117

### Reports - Project Area

---

#### Identifiers

Report No.: RI-00117

| Other IDs: | Type   | Name    |
|------------|--------|---------|
|            | NADB-R | 1080134 |
|            | Voided | MF-0104 |

Cross-refs:

#### Citation Information

Author(s): Philip J. Wilke and Stephen Hammond

Year: 1973

Title: LA Loma-Mira Loma Transmission Line: Expected Impact on Archaeological Values.

Affiliation: Archaeological Research Unit, U.C., Riverside

No. pages: 19

No. maps:

Attributes: Archaeological, Field study

Inventory size: 1000 Acres surveyed

Disclosure: Not for publication

Collections: No

#### General notes

#### Associated resources

| Primary No. | Trinomial     | Name |
|-------------|---------------|------|
| P-33-000127 | CA-RIV-000127 |      |
| P-33-000494 | CA-RIV-000494 |      |
| P-33-000502 | CA-RIV-000502 |      |
| P-33-000615 | CA-RIV-000615 |      |
| P-33-000616 | CA-RIV-000616 |      |
| P-33-000617 | CA-RIV-000617 |      |
| P-33-000618 | CA-RIV-000618 |      |
| P-33-000619 | CA-RIV-000619 |      |
| P-33-000620 | CA-RIV-000620 |      |
| P-33-000621 | CA-RIV-000621 |      |
| P-33-000622 | CA-RIV-000622 |      |
| P-33-000623 | CA-RIV-000623 |      |
| P-33-000624 | CA-RIV-000624 |      |

No. resources: 13

Has informals:

CONFIDENTIAL

## Report Detail: RI-00117

### Reports - Project Area

---

#### Location information

County(ies): Riverside  
USGS quad(s): CORONA NORTH, FONTANA, GUAJTI, RIVERSIDE WEST  
Address:  
PLSS:

#### Database record metadata

|                | Date      | User       |                             |
|----------------|-----------|------------|-----------------------------|
| Entered:       | 9/29/1988 | EIC        |                             |
| Last modified: | 2/27/2017 | studentelc |                             |
| IC actions:    | Date      | User       | Action taken                |
|                | 3/28/2007 | jay        | Imported records from NADB. |

Record status:

CONFIDENTIAL

## Report Detail: RI-02837

### Reports - Project Area

---

#### Identifiers

Report No.: RI-02837  
Other IDs: 

| Type   | Name    |
|--------|---------|
| NADB-R | 1083442 |
| Voided | MF-3036 |

Cross-refs:

#### Citation Information

Author(s): ARKUSH, BROOKE  
Year: 1990  
Title: AN ARCHAEOLOGICAL ASSESSMENT OF TENTATIVE TRACT 25718 LOCATED WEST OF THE CITY OF RIVERSIDE IN WESTERN RIVERSIDE COUNTY, CALIFORNIA  
Affiliation: ARCHAEOLOGICAL RESEARCH UNIT  
No. pages: 10  
No. maps:  
Attributes: Archaeological, Field study  
Inventory size: 100 Acres surveyed  
Disclosure:  
Collections:

#### General notes

#### Associated resources

| Primary No. | Trinomial     | Name |
|-------------|---------------|------|
| P-33-003945 | CA-RIV-003945 |      |

No. resources: 1

Has informals:

#### Location Information

County(ies): Riverside  
USGS quad(s): CORONA NORTH  
Address:  
PLSS:

#### Database record metadata

| Date                    | User | Action taken                |
|-------------------------|------|-----------------------------|
| Entered: 9/13/1990      | EIC  |                             |
| Last modified: 8/9/2004 | EIC  |                             |
| IC actions: Date        | User | Action taken                |
| 3/28/2007               | jay  | Imported records from NADB. |

CONFIDENTIAL

**Report Detail: RI-02837**

**Reports - Project Area**

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*Record status:*

**CONFIDENTIAL**

## Report Detail: RI-00253

### Reports - Radius

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#### Identifiers

Report No.: RI-00253

| Other IDs: Type | Name    |
|-----------------|---------|
| NADB-R          | 1080309 |
| Voided          | MF-0235 |

Cross-refs:

#### Citation information

Author(s): Donald E. Lipp

Year: 1976

Title: Environmental Impact Evaluation: Archaeology of the Proposed El Rio Residential Development, Riverside County, California

Affiliation: Archaeological Research Unit, U.C. Riverside

No. pages: 8

No. maps:

Attributes: Archaeological, Field study

Inventory size: 1000 Acres surveyed

Disclosure: Not for publication

Collections: No

#### General notes

#### Associated resources

| Primary No. | Trinomial     | Name |
|-------------|---------------|------|
| P-33-000623 | CA-RIV-000623 |      |
| P-33-000624 | CA-RIV-000624 |      |
| P-33-000625 | CA-RIV-000625 |      |
| P-33-001092 | CA-RIV-001092 |      |
| P-33-001093 | CA-RIV-001093 |      |
| P-33-001094 | CA-RIV-001094 |      |

No. resources: 6

Has informals:

#### Location information

County(ies): Riverside

USGS quad(s): CORONA NORTH, CORONA SOUTH, RIVERSIDE WEST

Address:

PLSS:



## Report Detail: RI-00253

Reports - Radius

---

### Database record metadata

*Date*      *User*  
*Entered:* 10/7/1988 EIC  
*Last modified:* 6/18/2009 Jackie

*IC actions:* *Date*      *User*      *Action taken*  
3/28/2007 jay Imported records from NADB.  
6/18/2009 Jackie updated.

*Record status:*

CONFIDENTIAL

## Report Detail: RI-01665

Reports - Radius

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### Identifiers

Report No.: RI-01665

| Other IDs: Type | Name    |
|-----------------|---------|
| NADB-R          | 1081956 |
| Voided          | MF-1759 |

Cross-refs:

### Citation information

Author(s): WIRTH ASSOCIATES

Year: 1983

Title: DEVERS-SERRANO-VILLA PARK TRANSMISSION SYSTEM SUPPLEMENT TO THE CULTURAL RESOURCES TECHNICAL REPORT - PUBLIC REVIEW DOCUMENT AND CONFIDENTIAL APPENDICES

Affiliation: Wirth Associates

No. pages: 315

No. maps:

Attributes: Archaeological, Field study

Inventory size: 1320 Acres surveyed

Disclosure:

Collections:

### General notes

#### Associated resources

| Primary No. | Trinomial     | Name |
|-------------|---------------|------|
| P-33-002529 | CA-RIV-002529 |      |
| P-33-002530 | CA-RIV-002530 |      |
| P-33-002531 | CA-RIV-002531 |      |
| P-33-002591 | CA-RIV-002591 |      |
| P-33-002592 | CA-RIV-002592 |      |
| P-33-013336 |               |      |
| P-33-013366 |               |      |
| P-33-013545 |               |      |

No. resources: 8

Has informals:

#### Location information

County(ies): Riverside

USGS quad(s): ALBERHILL, BEAUMONT, CABAZON, CORONA NORTH, CORONA SOUTH, EL CASCO, LAKE FULMOR, LAKE MATHEWS, PERRIS, SAN BERNARDINO SOUTH, SAN JACINTO, SUNNYMEAD

Address:

## Report Detail: RI-01665

Reports - Radius

---

PLSS:

### Database record metadata

|                       | <i>Date</i> | <i>User</i> |
|-----------------------|-------------|-------------|
| <i>Entered:</i>       | 3/5/1989    | EIC         |
| <i>Last modified:</i> | 3/26/2009   | Megan       |

| <i>IC actions:</i> | <i>Date</i> | <i>User</i> | <i>Action taken</i>         |
|--------------------|-------------|-------------|-----------------------------|
|                    | 3/28/2007   | jay         | Imported records from NADB. |
|                    | 4/8/2008    | eickw       | eickw-error correction      |

*Record status:*

CONFIDENTIAL

## Report Detail: RI-02307

Reports - Radius

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### Identifiers

Report No.: RI-02307

| Other IDs: Type | Name             |
|-----------------|------------------|
| NADB-R          | 1082764          |
| Voided          | MF-2508          |
| Other           | DACW09-86-D-0034 |

Cross-refs:

### Citation information

Author(s): R. Paul Hampson, Jerrel Sorensen, Susan K. Goldberg, Mark T. Swanson, and Jeanne E. Arnold

Year: 1988

Title: Cultural Resources Survey, Upper Santa Ana River, California

Affiliation: Greenwood and Associates, Pacific Palisades, CA

No. pages: 151

No. maps:

Attributes: Archaeological, Field study

Inventory size: 3860 Acres surveyed

Disclosure: Not for publication

Collections: No

### General notes

### Associated resources

| Primary No. | Trinomial       | Name |
|-------------|-----------------|------|
| P-33-000127 | CA-RIV-000127   |      |
| P-33-000559 | CA-RIV-000559   |      |
| P-33-000561 | CA-RIV-000561   |      |
| P-33-000620 | CA-RIV-000620   |      |
| P-33-000621 | CA-RIV-000621   |      |
| P-33-000622 | CA-RIV-000622   |      |
| P-33-003353 | CA-RIV-003353   |      |
| P-33-003354 | CA-RIV-003354   |      |
| P-33-003355 | CA-RIV-003355   |      |
| P-33-003356 | CA-RIV-003356   |      |
| P-33-003357 | CA-RIV-003357   |      |
| P-33-003358 | CA-RIV-003358   |      |
| P-33-003359 | CA-RIV-003359   |      |
| P-33-003360 | CA-RIV-003360   |      |
| P-33-003361 | CA-RIV-003361/H |      |
| P-33-003362 | CA-RIV-003362   |      |
| P-33-003363 | CA-RIV-003363   |      |

## Report Detail: RI-02307

### Reports - Radius

---

*No. resources:* 17

*Has informals:*

### Location information

*County(ies):* Riverside

*USGS quad(s):* CORONA NORTH, FONTANA, RIVERSIDE WEST, SAN BERNARDINO SOUTH

*Address:*

*PLSS:*

### Database record metadata

|                       | <i>Date</i> | <i>User</i> |
|-----------------------|-------------|-------------|
| <i>Entered:</i>       | 6/19/1989   | EIC         |
| <i>Last modified:</i> | 4/12/2010   | Jackie      |

| <i>IC actions:</i> | <i>Date</i> | <i>User</i> |
|--------------------|-------------|-------------|
|                    | 3/28/2007   | jay         |
|                    | 4/12/2010   | Jackie      |

*Record status:*

### *Action taken*

Imported records from NADB.

Updated by jg.

CONFIDENTIAL

## Report Detail: RI-03578

Reports - Radius

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### Identifiers

Report No.: RI-03578

| Other IDs: Type | Name    |
|-----------------|---------|
| NADB-R          | 1084292 |
| Voided          | MF-3848 |

Cross-refs:

### Citation information

Author(s): W&S CONSULTANTS

Year: 1992

Title: LIMITED PHASE I ARCHAEOLOGICAL SURVEY AND CULTURAL RESOURCES OVERVIEW OF THE RANCHO LA SIERRA SPECIFIC PLAN AREA, CITY OF RIVERSIDE, RIVERSIDE COUNTY, CA.

Affiliation: W&S CONSULTANTS

No. pages: 65

No. maps:

Attributes: Archaeological, Field study

Inventory size: 150 Acres surveyed

Disclosure:

Collections:

### General notes

#### Associated resources

| Primary No. | Trinomial     | Name |
|-------------|---------------|------|
| P-33-004762 | CA-RIV-004762 |      |
| P-33-004765 | CA-RIV-004765 |      |
| P-33-004766 | CA-RIV-004766 |      |

No. resources: 3

Has informals:

#### Location information

County(ies): Riverside

USGS quad(s): CORONA NORTH, RIVERSIDE WEST

Address:

PLSS:

## Report Detail: RI-03578

Reports - Radius

---

### Database record metadata

*Date*    *User*  
*Entered:* 11/18/1992 EIC  
*Last modified:* 10/14/2004 EIC

*IC actions:* *Date*    *User*  
3/28/2007 jay

*Record status:*

*Action taken*  
Imported records from NADB.

CONFIDENTIAL

## Report Detail: RI-04038

Reports - Radius

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### Identifiers

Report No.: RI-04038

| Other IDs: Type | Name    |
|-----------------|---------|
| NADB-R          | 1085358 |
| Voided          | MF-4476 |
| Submitter       | 263     |

Cross-refs:

### Citation information

Author(s): LOVE, BRUCE, BAI "TOM" TANG, and MICHAEL HOGAN

Year: 1999

Title: ARCHAEOLOGICAL/HISTORICAL SITE EVALUATION RANCHO LA SIERRA DEVELOPMENT, CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

Affiliation: CRM TECH

No. pages: 65

No. maps:

Attributes: Archaeological, Field study

Inventory size: ca. 600 Acres surveyed

Disclosure: Not for publication

Collections: Yes

### General notes

### Associated resources

| Primary No. | Trinomial     | Name |
|-------------|---------------|------|
| P-33-000623 | CA-RIV-000623 |      |
| P-33-000625 | CA-RIV-000625 |      |
| P-33-001092 | CA-RIV-001092 |      |
| P-33-001093 | CA-RIV-001093 |      |
| P-33-001094 | CA-RIV-001094 |      |
| P-33-004762 | CA-RIV-004762 |      |
| P-33-004765 | CA-RIV-004765 |      |
| P-33-004766 | CA-RIV-004766 |      |
| P-33-008827 | CA-RIV-006263 |      |
| P-33-008838 | CA-RIV-006274 |      |
| P-33-008839 |               |      |
| P-33-008840 |               |      |

No. resources: 12

Has informals:



## Report Detail: RI-04038

Reports - Radius

---

### Location information

County(ies): Riverside

USGS quad(s): CORONA NORTH, RIVERSIDE WEST

Address:

PLSS:

### Database record metadata

Date User

Entered: 10/27/1999 EIC

Last modified: 8/6/2007 chris

IC actions: Date User

3/28/2007 jay

8/6/2007 chris

Action taken

Imported records from NADB.

ELB, Report info updated

Record status:

CONFIDENTIAL

## Report Detail: RI-04039

Reports - Radius

---

### Identifiers

*Report No.:* RI-04039

| <i>Other IDs:</i> | <i>Type</i> | <i>Name</i> |
|-------------------|-------------|-------------|
| NADB-R            |             | 1085155     |
| Voided            |             | MF-4476     |
| Submitter         |             | 263         |

*Cross-refs:*

### Citation information

*Author(s):* LOVE, BRUCE

*Year:* 1997

*Title:* CULTURAL RESOURCE PRESERVATION AND MITIGATION RECOMMENDATIONS: AN INTERIM REPORT  
RANCHO LA SIERRA DEVELOPMENT CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

*Affiliation:* CRM TECH

*No. pages:* 22

*No. maps:*

*Attributes:* Archaeological, Field study

*Inventory size:* 740 Acres surveyed

*Disclosure:* Not for publication

*Collections:* No

### General notes

#### Associated resources

| <i>Primary No.</i> | <i>Trinomial</i> | <i>Name</i> |
|--------------------|------------------|-------------|
| P-33-000624        | CA-RIV-000624    |             |
| P-33-000625        | CA-RIV-000625    |             |
| P-33-001092        | CA-RIV-001092    |             |
| P-33-001093        | CA-RIV-001093    |             |
| P-33-001094        | CA-RIV-001094    |             |

*No. resources:* 5

*Has informals:*

### Location information

*County(ies):* Riverside

*USGS quad(s):* CORONA NORTH, RIVERSIDE WEST

*Address:*

*PLSS:*

## Report Detail: RI-04039

Reports - Radius

---

### Database record metadata

|                       | <i>Date</i> | <i>User</i> |
|-----------------------|-------------|-------------|
| <i>Entered:</i>       | 4/24/1998   | EIC         |
| <i>Last modified:</i> | 8/6/2007    | chris       |

| <i>IC actions:</i> | <i>Date</i> | <i>User</i> |
|--------------------|-------------|-------------|
|                    | 3/28/2007   | jay         |
|                    | 8/6/2007    | chris       |

*Action taken*  
Imported records from NADB.  
ELB, Report info updated

*Record status:*

CONFIDENTIAL

## Report Detail: RI-05965

Reports - Radius

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### Identifiers

Report No.: RI-05965

Other IDs: Type

NADB-R

Submitter

Name

1087328

CRM TECH Project #1139

Cross-refs:

### Citation information

Author(s): HOGAN, MICHAEL, BAI "TOM" TANG, and CASEY TIBBET

Year: 2003

Title: ARCHAEOLOGICAL SENSITIVITY ASSESSMENT, LA SIERRA/ARLANZA REDEVELOPMENT PROJECT, IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

Affiliation: CRM TECH

No. pages: 25

No. maps:

Attributes: Literature search

Inventory size: ca. 7600 Acres surveyed

Disclosure: Unrestricted

Collections: No

### General notes

#### Associated resources

No. resources: 0

Has informals:

#### Location information

County(ies): Riverside

USGS quad(s): CORONA NORTH, RIVERSIDE WEST

Address:

PLSS:

#### Database record metadata

Date User

Entered: 9/12/2006 EIC

Last modified: 10/8/2008 rachel

IC actions: Date User

3/28/2007 jay

8/22/2007 chris

Action taken

Imported records from NADB.

UPDATE REPORT INFO. RLW

**Report Detail: RI-05965**

**Reports - Radius**

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10/8/2008 rachel Corrected reference number, client data, and inventory acreage.

*Record status:*

CONFIDENTIAL

## Report Detail: RI-07308

Reports - Radius

---

### Identifiers

*Report No.:* RI-07308  
*Other IDs:*  
*Cross-refs:*

### Citation information

*Author(s):* Wayne Bonner and Mamie Aislin-Kay  
*Year:* 2006  
*Title:* Cultural Resource Records Search and Site Visit for Global Signal Telecommunications Facility Candidate 3021250 (Crestlaw), 11551 Arlington Avenue, Riverside, California  
*Affiliation:* Michael Brandman Associates  
*No. pages:* 15  
*No. maps:*  
*Attributes:* Archaeological, Field study, Literature search  
*Inventory size:* 0.25 Acres surveyed  
*Disclosure:* Unrestricted  
*Collections:* No

### General notes

#### Associated resources

*No. resources:* 0  
*Has informals:*

#### Location information

*County(ies):* Riverside  
*USGS quad(s):* CORONA NORTH  
*Address:*  
*PLSS:*

#### Database record metadata

| <i>Date</i>                     | <i>User</i> |
|---------------------------------|-------------|
| <i>Entered:</i> 9/19/2007       | eickw       |
| <i>Last modified:</i> 9/19/2007 | eickw       |

*IC actions:*  
*Record status:*

## Report Detail: RI-08613

Reports - Radius

---

### Identifiers

Report No.: RI-08613

Other IDs:

Cross-refs:

### Citation information

Author(s): Antonina M. Delu

Year: 2010

Title: Cultural Resource Assessment of the Profit 12kV out of Pedley Distribuion Substation Planning Project (IO 313390)

Affiliation: Souther California Edison

No. pages: 8

No. maps:

Attributes: Archaeological, Field study

Inventory size: 1.3 Miles x 20 Feet surveyed

Disclosure: Not for publication

Collections: No

### General notes

### Associated resources

No. resources: 0

Has informals:

### Location information

County(ies): Riverside

USGS quad(s): CORONA NORTH

Address:

PLSS:

### Database record metadata

Date User

Entered: 2/22/2012 Mike

Last modified: 2/22/2012 Mike

IC actions: Date User

2/22/2012 Mike

Action taken

Entered Report Into database

Record status:

CONFIDENTIAL

## Report Detail: RI-09602

Reports - Radius

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### Identifiers

Report No.: RI-09602

Other IDs: Type

Name

Other

Federal Project No. HSPL-5058 (092)

Cross-refs:

### Citation information

Author(s): Molly Valasik, Sherri Gust, Megan Wilson, and Samantha Schell

Year: 2015 (Aug)

Title: Archaeological Survey Report For the Arlington Avenue Widening Project, City of Riverside, Riverside County, California

Affiliation: Cogstone

No. pages: 43

No. maps:

Attributes: Archaeological, Field study, Literature search

Inventory size:

Disclosure: Not for publication

Collections: No

### General notes

#### Associated resources

No. resources: 0

Has informals: No

#### Location information

County(ies): Riverside

USGS quad(s): CORONA NORTH

Address: Address

City

Assessor's parcel no.

Zip code

Arlington Ave

Corona

PLSS:

#### Database record metadata

Date User

Entered: 8/17/2016 studenteic

Last modified: 8/17/2016 studenteic

IC actions: Date User Action taken

8/17/2016 studenteic Leslie Yee entered into database

Record status:



## Resource Detail: P-33-003357

### Resources - Project Area

#### Identifying information

Primary No.: P-33-003357

Trinomial: CA-RIV-003357

Name:

Other IDs: Type Name  
Other CRM TECH 261-1

Cross-refs:

#### Attributes

Resource type:

Age: Historic

Information base:

Attribute codes:

Disclosure: Not for publication

Collections: Unknown

Accession no(s):

Facility:

#### General notes

#### Recording events

| Date     | Recorder(s)  | Affiliation                                    | Notes |
|----------|--|--|-------|
| 1/1/1987 | G. Romani, S. Wakefield, J. Wishner, J. Schmidt and R. Brown | Greenwood & Associates, Pacific Palisades, CA. |       |
| 1/1/1997 | Bruce Love   | CRM TECH, Riverside, CA.                       |       |

#### Associated reports

| Report No. | Year | Title   | Affiliation                                     |
|------------|------|---|---|
| RI-02307   | 1988 | Cultural Resources Survey, Upper Santa Ana River, California  | Greenwood and Associates, Pacific Palisades, CA |
| RI-03982   | 1997 | Historic Property Survey Report for the Santa Ana River Bike Trail Phase IIIB Project City and County of Riverside, CALIFORNIA  | CRM TECH, Riverside, CA                         |
| RI-05049   | 2003 | ARCHAEOLOGICAL SURVEY REPORT: A PHASE I CULTURAL RESOURCES INVESTIGATION FOR THE PROPOSED EASTVALE WATER AND SEWER MASTER PLAN, RIVERSIDE COUNTY, CALIFORNIA  | MCKENNA ET AL.                                  |
| RI-05052   | 2003 | A PHASE I CULTURAL RESOURCES INVESTIGATION FOR THE PROPOSED EASTVALE WATER AND SEWER MASTER PLAN, RIVERSIDE COUNTY, CALIFORNIA  | McKENNA et al., Whittier, CA                    |
| RI-09735   | 2015 | Archaeological Survey Report For The Southern California Edison Company Replacement of One Deteriorated Power Ole on the La Sierra 12kV Circuit TD890998, Hidden Valley Wildlife Area, Riverside County, California | LSA Associates, Inc                             |

#### Location information

County: Riverside

USGS quad(s): CORONA NORTH, RIVERSIDE WEST

Address:

PLSS:

UTMs:

#### Management status

## Resource Detail: P-33-003357

Resources - Project Area

---

### Database record metadata

|                       | <i>Date</i> | <i>User</i> |  |
|-----------------------|-------------|-------------|--|
| <i>Entered:</i>       | 3/28/2007   | jay         |  |
| <i>Last modified:</i> | 8/22/2014   | aruadmin    |  |
| <i>IC actions:</i>    | <i>Date</i> | <i>User</i> | <i>Action taken</i>                                |
|                       | 3/28/2007   | jay         | Added records from hard-copy list provided by EIC. |
|                       | 8/20/2009   | Lydia       | entered record into the database.                  |

*Record status:*

CONFIDENTIAL

# Resource Detail: P-33-003945

## Resources - Project Area

### Identifying information

Primary No.: P-33-003945

Trinomial: CA-RIV-003945

Name:

| Other IDs: | Type  | Name        |
|------------|-------|-------------|
|            | Other | ARU #1080-1 |

Cross-refs:

### Attributes

Resource type:

Age: Prehistoric

Information base:

Attribute codes:

Disclosure: Not for publication

Collections: No

Accession no(s):

Facility:

### General notes

### Recording events

| Date     | Recorder(s)            | Affiliation                                   | Notes |
|----------|------------------------|---|-------|
| 1/1/1990 | B. Arkush and R. Beals | Archaeological Research Unit,<br>UC Riverside |       |

### Associated reports

| Report No. | Year | Title   | Affiliation                  |
|------------|------|---|------------------------------|
| RI-02837   | 1990 | AN ARCHAEOLOGICAL ASSESSMENT OF TENTATIVE TRACT 25718 LOCATED WEST OF THE CITY OF RIVERSIDE IN WESTERN RIVERSIDE COUNTY, CALIFORNIA | ARCHAEOLOGICAL RESEARCH UNIT |

### Location information

County: Riverside

USGS quad(s): CORONA NORTH

Address:

PLSS:

UTMs:

### Management status

#### Database record metadata

| Date | User |
|------|------|
|------|------|

Entered: 3/28/2007 jay

Last modified: 7/28/2010 karen

| IC actions: | Date | User | Action taken |
|-------------|------|------|--------------|
|-------------|------|------|--------------|

|  |           |       |                       |
|--|-----------|-------|-----------------------|
|  | 7/28/2010 | karen | Entered into database |
|--|-----------|-------|-----------------------|

|  |           |     |  |
|--|-----------|-----|--|
|  | 3/28/2007 | jay | Added records from hard-copy list provided by EIC. |
|--|-----------|-----|--|

Record status:

## Resource Detail: P-33-000807

### Resources - Radius

#### Identifying information

Primary No.: P-33-000807  
Trinomial: CA-RIV-000807  
Name:  
Other IDs:  
Cross-refs:

#### Attributes

Resource type: Other  
Age: Prehistoric  
Information base:  
Attribute codes: AP04 (Bedrock milling feature)  
Disclosure: Not for publication  
Collections: No  
Accession no(s):  
Facility:

#### General notes

#### Recording events

| Date     | Recorder(s)         | Affiliation | Notes |
|----------|---------------------|-------------|-------|
| 1/1/1974 | H. Clough, S. Reiss | n/a         |       |

#### Associated reports

| Report No. | Year | Title  | Affiliation   |
|------------|------|--|---|
| RI-00534   | 1979 | Native Americans of Western Riverside County, California and the Devers-Mira Loma 500 KV Transmission Line Route (Lamb Canyon-Mira Loma Section) | Cultural Systems Research Inc., Menlo Park, CA          |
| RI-00535   | 1979 | Cultural Resources and the Devers-Mira 500 KV Transmission Line Route (Valley to Mira Loma Section)  | Cultural Systems Research, Incorporated, Menlo Park, CA |

#### Location information

County: Riverside  
USGS quad(s): CORONA NORTH  
Address:  
PLSS:  
UTMs:

#### Management status

#### Database record metadata

| Date                     | User       | Action taken                                       |
|--------------------------|------------|--|
| Entered: 3/28/2007       | jay        |  |
| Last modified: 9/14/2015 | studenteic |  |
| IC actions: Date         | User       | Action taken                                       |
| 3/28/2007                | jay        | Added records from hard-copy list provided by EIC. |
| 6/16/2009                | Liz        | Entered records into database.                     |

Record status:

## Resource Detail: P-33-001094

### Resources - Radius

#### Identifying information

Primary No.: P-33-001094  
Trinomial: CA-RIV-001094  
Name:  
Other IDs:  
Cross-refs:

#### Attributes

Resource type: Other  
Age: Prehistoric  
Information base:  
Attribute codes: AP04 (Bedrock milling feature)  
Disclosure: Not for publication  
Collections: No  
Accession no(s):  
Facility:

#### General notes

#### Recording events

| Date     | Recorder(s)                  | Affiliation | Notes |
|----------|------------------------------|-------------|-------|
| 1/1/1976 | D. Lipp                      | n/a         |       |
| 1/1/1998 | Bruce Love and Michael Hogan | CRM Tech    |       |
| 6/4/1999 | M. Hogan, Bai "Tom" Tang     | CRM Tech    |       |

#### Associated reports

| Report No. | Year | Title   | Affiliation                                    |
|------------|------|---|--|
| RI-00253   | 1976 | Environmental Impact Evaluation: Archaeology of the Proposed El Rio Residential Development, Riverside County, California   | Archaeological Research Unit, U.C. Riverside   |
| RI-00534   | 1979 | Native Americans of Western Riverside County, California and the Devers-Mira Loma 500 KV Transmission Line Route (Lamb Canyon-Mira Loma Section)  | Cultural Systems Research Inc., Menlo Park, CA |
| RI-04038   | 1999 | ARCHAEOLOGICAL/HISTORICAL SITE EVALUATION RANCHO LA SIERRA DEVELOPMENT, CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA   | CRM TECH                                       |
| RI-04039   | 1997 | CULTURAL RESOURCE PRESERVATION AND MITIGATION RECOMMENDATIONS: AN INTERIM REPORT RANCHO LA SIERRA DEVELOPMENT CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA   | CRM TECH                                       |
| RI-09735   | 2015 | Archaeological Survey Report For The Southern California Edison Company Replacement of One Deteriorated Power Ole on the La Sierra 12kV Circuit TD890998, Hidden Valley Wildlife Area, Riverside County, California | LSA Associates, Inc                            |

#### Location information

County: Riverside  
USGS quad(s): CORONA NORTH  
Address:  
PLSS:  
UTMs:

#### Management status

## Resource Detail: P-33-001094

Resources - Radius

---

### Database record metadata

|                       | <i>Date</i> | <i>User</i> |  |
|-----------------------|-------------|-------------|--|
| <i>Entered:</i>       | 3/28/2007   | jay         |  |
| <i>Last modified:</i> | 9/21/2015   | studenteic  |  |
| <i>IC actions:</i>    | <i>Date</i> | <i>User</i> | <i>Action taken</i>                                |
|                       | 3/28/2007   | jay         | Added records from hard-copy list provided by EIC. |
|                       | 6/18/2009   | Liz         | Entered records into database.                     |

*Record status:*

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**EASTERN INFORMATION CENTER**

California Historical Resources Information System  
Department of Anthropology, University of California, Riverside, CA 92521-0418  
(951) 827-5745 - eickw@ucr.edu  
Inyo, Mono, and Riverside Counties

A whole RTRP  
+ 1-1-re

April 7, 2017  
CHRIS Access and Use Agreement No.: 161  
EIC- RIV-ST-4099

Michael Dice  
Power Engineers  
731 E Ball Rd. #100  
Anaheim, CA 92805

Re: Cultural Resources Records Search for the RTRP Update 124462.02.03.03.02 Project

Dear Mr. Dice:

We received your request on March 28, 2017, for a cultural resources records search for the RTRP Update 124462.02.03.03.02 Project located in multiple sections in the Santa Ana River area of Riverside County. We have reviewed our site records, maps, and manuscripts against the location map you provided.

Our records indicate that 118 cultural resources studies have been conducted within a one-mile radius of your project area. 45 of these studies involved the project area. Five additional studies provide overviews of cultural resources in the general project vicinity. All of these reports are listed on the attachment entitled "Eastern Information Center Report Detail" and are available upon request at 15¢/page plus \$40/hour for hard copies, or 15¢/page plus \$40/hour and a \$25 flat fee for PDFs.

Our records indicate that 73 cultural resources properties have been recorded within a one-mile radius of your project area. Four of these properties involved the project area. All of these resources are listed on the attachment entitled "Eastern Information Center Resource Detail".

The above information is reflected on the enclosed maps. Areas that have been surveyed are highlighted in yellow. Numbers marked in blue ink refer to the report number (RI #). Cultural resources properties are marked in red; numbers in black refer to Trinomial designations, those in green to Primary Number designations. National Register properties are indicated in light blue.

Additional sources of information consulted are identified below.

National Register of Historic Places: Two properties (33-007734; 33-009766) are listed.

Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE): Two properties (33-000621 CA-RIV-621; 33-007539 CA-RIV-5805H) are listed and are ineligible for inclusion on the National Register of Historic Places. The applicable portion of this directory is enclosed for your study needs.

listed and are ineligible for inclusion on the National Register of Historic Places. The applicable portion of this directory is enclosed for your study needs.

Office of Historic Preservation (OHP), Directory of Properties in the Historic Property Data File (HPD): One property (33-014880) is listed and is potentially eligible for inclusion on the National Register of Historic Places. Two properties (33-017379; 33-017382) are listed and are not eligible, but may be of local interest. Three properties (33-013261; 33-013255; 33-013256) are listed and are ineligible for inclusion on the National Register of Historical Places. The applicable portion of this directory is enclosed for your study needs.

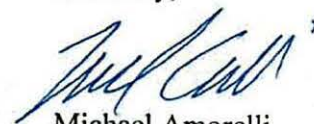
Note: not all properties in the California Historical Resources Information System are listed in the OHP ADOE and HPD; the ADOE and HPD comprise lists of properties submitted to the OHP for review.

As the Information Center for Riverside County, it is necessary that we receive a copy of all cultural resources reports and site information pertaining to this county in order to maintain our map and manuscript files. Confidential information provided with this records search regarding the location of cultural resources outside the boundaries of your project area should not be included in reports addressing the project area.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by the IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Sincerely,



Michael Amorelli  
Information Officer

Enclosures



**CONFIDENTIAL**

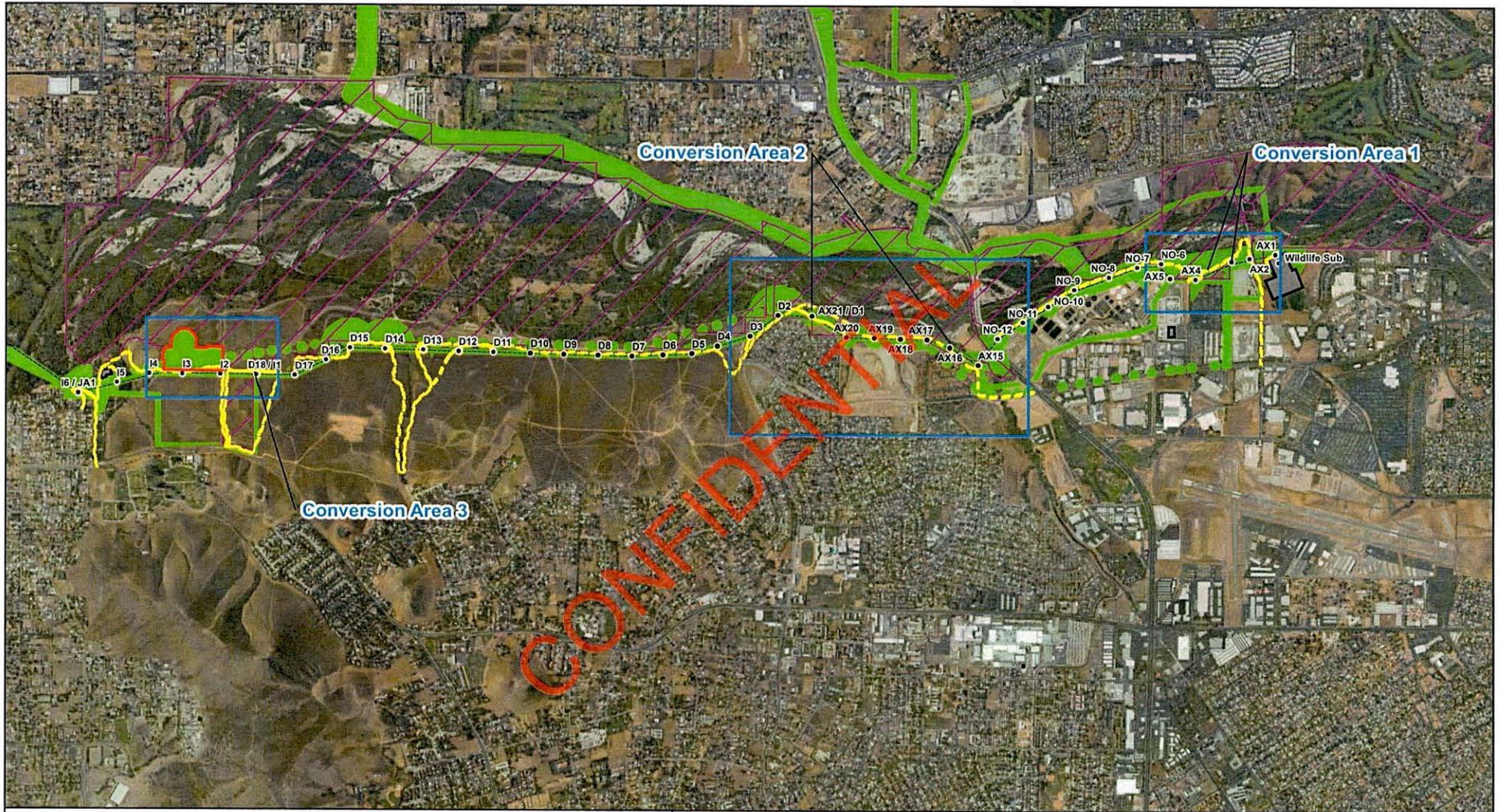
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**APPENDIX C ARCHAEOLOGICAL COVERAGE (FIELD SURVEY)  
MAP**

**CONFIDENTIAL**

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|   |   |  |  |   |
|---|---|--|--|---|
|  Cultural Survey Area         |  LWCF lands              |  | <br> | LWCF Conversion Project<br><b>Appendix C: Archaeological Coverage</b> |
|  LWCF Replacement Parcel      |  RTRP Project Centerline |  |  |   |
|  RTRP Transmission Structure |  Substation              | Date: 8/7/2017   |  |   |
|  RTRP Project Access Roads    |   |  |  |   |

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**APPENDIX D EVIDENCE OF NATIONAL REGISTER EVALUATION  
WORK**

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**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: Riverside. and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quads: Corona North, CA. Date: 1967. T/R/S T 2S; R 6W, SE ¼ of the SW ¼ of the SW ¼ of Section 28. Meridian: S.B.B.M.

c. Address: none City: Zip:

d. UTM: Zone 11S. by 452115 mE / 3757884 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate).

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The site consists of two medium granite bedrock outcrops gray in color bearing some surface burning with milling slicks and saucer mortars on both. No artifacts were observed in 2017, but one quartzite core fragment was observed in 1990. The site overlooks the Santa Ana River to the north and is situated on a slight ridge leading to the top of a low hill with the crest about 40 meters to the south. Dense weeds on the date of survey prevents an assessment of the potential for buried resources, but the possibility is there given the location and depth of soils. The site has not been harmed by the effects of graffiti, which is an act ubiquitous in this area. In the view of this author, the site should be considered eligible for the NRHP under Criterion D because buried cultural resources and/or Features may occur within the recorded site boundary.

\*P3b. Resource Attributes: (List attributes and codes) AP4 (bedrock milling feature).

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



\*P5b. Description of Photo: (View, date, accession #) shot #1174

Overview east of CA-RIV-3945 with smaller bedrock outcrop in the foreground and the larger outcrop in the back.

\*P6. Date Constructed/Age:  Historic  Prehistoric  Both

\*P7. Owner and Address: City of Riverside  
3133 Mission Inn Ave,  
Riverside, CA 92507

\*P8. Recorded by: Michael H. Dice, M.A.  
POWER Engineers, Inc.  
731 East Ball Road Suite #100  
Anaheim, CA. 92805

\*P9. Date Recorded: April 20, 2017

\*P10. Survey Type: (Describe)  
Reconnaissance survey (dense weeds).

\*P11. Report Citation: (Cite survey report and other sources, or enter "none."): Dice, M. 2017. *National Park Service Land and Water Conservation Fund Section 6(f): Conversion and Replacement of Property located near the Hidden Valley Nature Center, County of Riverside, California. Cultural Resource Survey Report.* Submitted to City of Riverside Public Utilities by POWER Engineers, Inc. Draft dated May 30, 2017.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):



\*A1. **Dimensions:** a. Length: 25 m. (nw/se) \* b. Width: 9 m. (ne/sw)

**Method of Measurement:**  Paced  Taped  Visual estimate  Other: Googleearth map measure

**Method of Determination (Check any that apply):**  Artifacts  Features  Soil  Vegetation  Topography

Cut bank  Animal burrow  Excavation  Property boundary  Other (Explain):

**Reliability of Determination:**  High  Medium  Low Explain: Artifacts may be hidden from view by dense weeds

**Limitations (Check any that apply):**  Restricted access  Paved/built over  Site limits incompletely defined

Disturbances  Vegetation  Other (Explain):

**A2. Depth:**  None  Unknown. **Method of Determination:** No subsurface testing was conducted.

\*A3. **Human Remains:**  Present  Absent  Possible  Unknown (Explain): Weeds hide all soil exposure

\*A4. **Features** (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.): Two bedrock outcrops with a total of three saucer mortars, one conical mortar and 11 milling slicks.

\*A5. **Cultural Constituents** (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.):  
None.

\*A6. **Were Specimens Collected?**  No  Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)

\*A7. **Site Condition:**  Good  Fair  Poor (Describe disturbances.): The site has not been graded nor vandalized.

\*A8. **Nearest Water** (Type, distance, and direction.): Santa Ana River flood plain is located 300 meters to the north.

\*A9. **Elevation:** 693 feet above mean sea level

**A10. Environmental Setting** (Describe culturally relevant variables such as vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.): The site is located amongst ground that has been grazed, had alfalfa or hay grown for at least 100 years. Most vegetation is not native and very dense.

**A11. Historical Information:** CA-RIV-3357H (flume) lies about 80 meters to the north.

\*A12. **Age:**  Prehistoric  Protohistoric  1542-1769  1769-1848  1848-1880  1880-1914  1914-1945

Post 1945  Undetermined. Describe position in regional prehistoric chronology or factual historic dates if known: Post-archaic period likely.

**A13. Interpretations** (Discuss data potential, function[s], ethnic affiliation, and other interpretations):  
Data potential does exist therefore the site should be considered significant until demonstrated otherwise.

**A14. Remarks:** 1990 site recordation form is accurate but the location not plotted correctly (no GIS).

**A15. References** (Documents, informants, maps, and other references): Arkush, B. (1990) CA-RIV-3945 site recordation form. On-file, EIC.

**A16. Photographs** (List subjects, direction of view, and accession numbers or attach a Photograph Record.): See photograph record (attached). Original Media/Negatives Kept at: POWER Engineers, Inc.

\*A17. **Form Prepared by:** Michael Dice      **Date:** 24 April 2017

**Affiliation and Address:** POWER Engineers, Inc. 731 E. Ball Road, Anaheim, CA 92805

| Date          | Exp/ Frame | Subject/Description  | View Toward |
|---------------|------------|--|-------------|
| 17-April 2017 | 1176       | Site overview toward the southeast of the eastern granite bedrock outcrop and Park parking lot in background                           | SE          |
| 17-April 2017 | 1178       | Chalked milling features on west boulder. From left to right: Fea A, B and B-1   | N           |
| 17-April 2017 | 1186       | Chalked milling features on east boulder. From left to right: Fea C, D   | N           |
| 17-April 2017 | 1184       | Chalked milling features on east boulder. From left to right: Fea E, E-1, F, G, H surrounded by an "encompassing" slick and Feature I. | N           |
| 17-April 2017 | 1181       | Chalked milling features on east boulder. From left to right: Fea K (lower), I-1 (upper) and J.  | N           |
| 18-April 2017 | 1300       | Exposed mortar in east boulder: Feature K-1 with Feature K and J pictured at top.  | N           |



Shot 1176. Site overview.



Shot 1178: Chalked milling features on west boulder. From left to right: Fea A, B and B-1



Shot 1186: Chalked milling features on east boulder. From left to right: Fea C, D



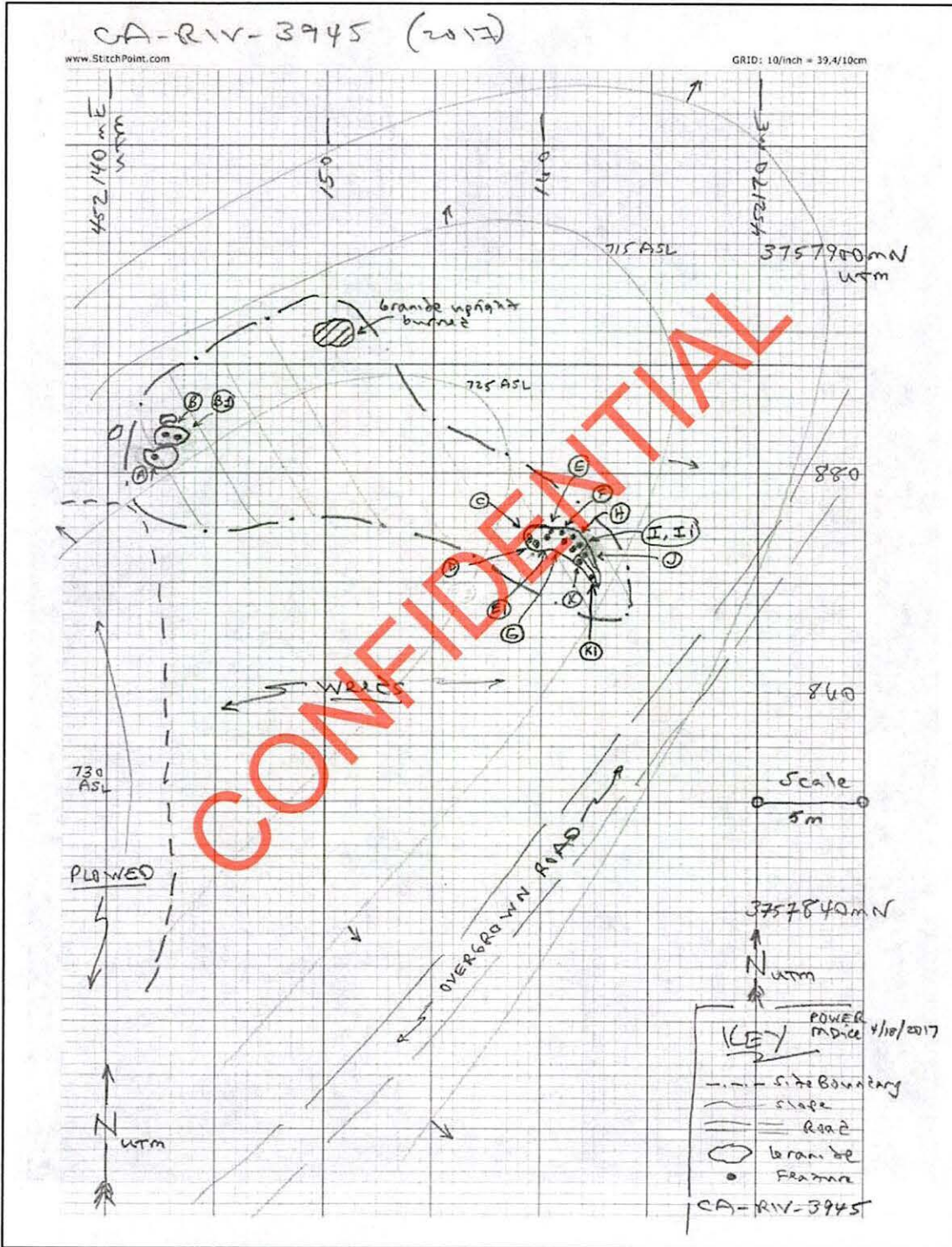
Shot 1184: Chalked milling features on east boulder. From left to right: Fea E, E-1, F, G, H surrounded by an “encompassing” slick and Fea “I”.



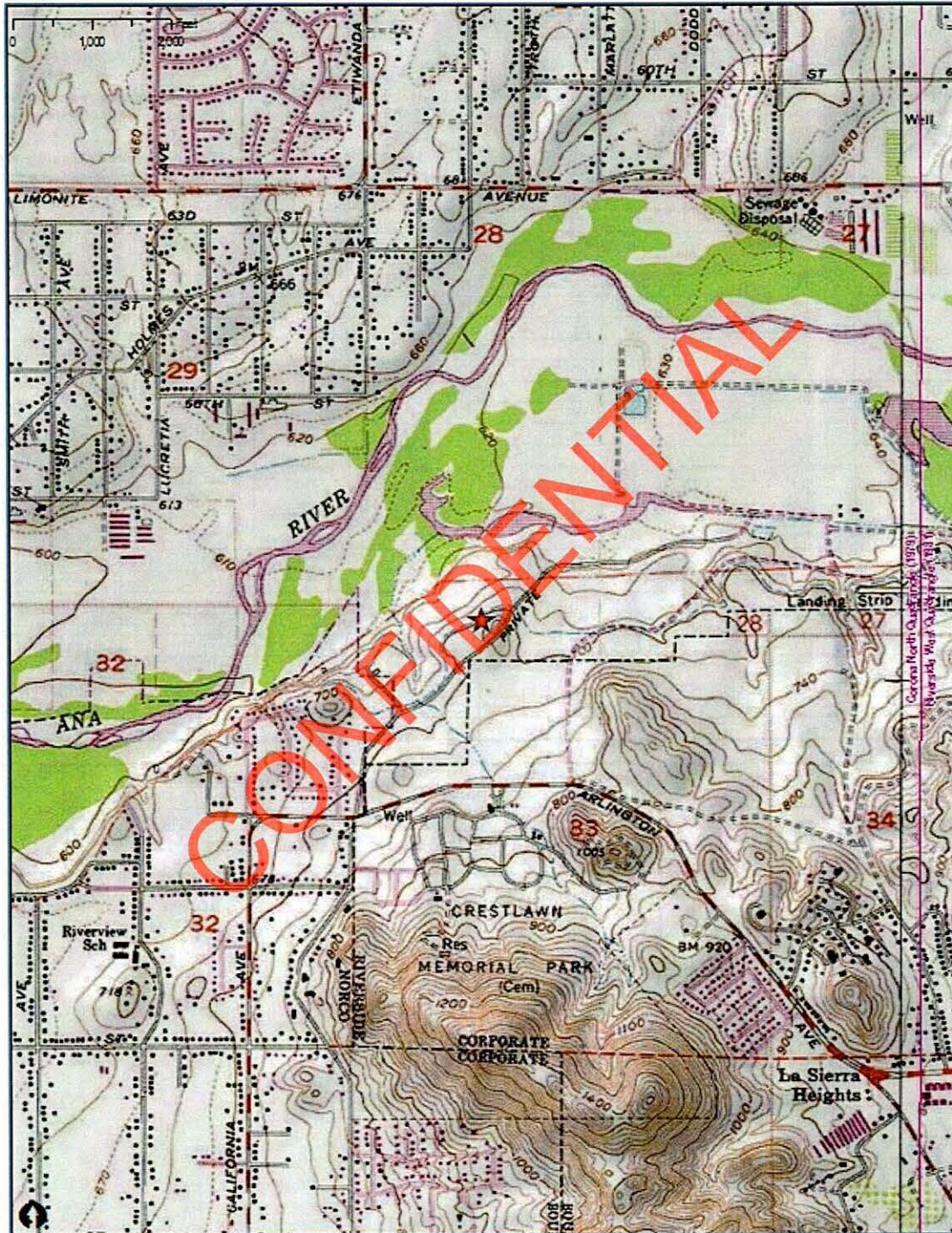
Shot 1181: Chalked milling features on east boulder. From left to right: Fea K (lower), I-1 (upper) and J (right).



Shot 1300: Exposed mortar in east boulder chalked Feature K-I with Fea K below and J pictured at top.



North is up. Scale 1" = 8m



Note: North is up and location of site is shown as a star due to it's small size (25x8m). Small hill is not accurately drawn on topo.

Form Prepared by: Michael H. Dice

Date: April 20, 2017

| Feature #     | Outcrop Dimensions (M) and Orientation |                       |                        | Bedrock Type and Condition  |
|---------------|--|-----------------------|------------------------|---|
| West outcrop  | N/S axis: 2.5 meters                   | E/W axis: 1.5 meters  | Height. up to 30cm     | Medium granite, three separate chunks, milling surfaces on southern 2 pieces<br>Medium granite, four separate chunks, milling surface on western two pieces<br>One badly burned granite tower with no visible resources |
| East outcrop  | NW/SE axis: 8.5 meters                 | NE/SW axis: ~2 meters | Height. Up to 70cm     |   |
| North outcrop | N/S axis: 1 meter                      | E/W axis: 2 meters    | Height. Up to 2 meters |   |

| Feature # | Milling Surf. # | Type | Length (cm) | Width (cm) | Depth (cm) | Contents | Remarks  |
|-----------|-----------------|------|-------------|------------|------------|----------|--|
| A         |                 | MS   | 23          | 19         | 3          | None     | West outcrop   |
| B         |                 | SM   | 20          | 20         | 3          | None     | West outcrop   |
| B-1       |                 | MS   | 23          | 19         | 2          | None     | West Outcrop   |
| C         |                 | MS   | 38          | 20         | 1          | None     | East outcrop   |
| D         |                 | MS   | 39          | 29         | 1          | None     | East outcrop   |
| E         |                 | MS   | 15          | 13         | 0          | None     | East outcrop   |
| E-1       |                 | MS   | 37          | 28         | 0          | None     | East outcrop   |
| F         |                 | SM   | 20          | 17         | 1          | None     | East outcrop   |
| G         |                 | MS   | 17          | 15         | 0          | None     | East outcrop   |
| H         |                 | SM   | 23          | 18         | 5          | None     | East outcrop. Note that F,G and H are surrounded by a slick of odd shape |
| I         |                 | MS   | 16          | 14         | 0          | None     | East outcrop   |
| I-1       |                 | MS   | 23          | 17         | 0          | None     | East outcrop   |
| J         |                 | MS   | 25          | 19         | 1          | None     | East outcrop   |
| K         |                 | MS   | 35          | 21         | 0          | none     | East outcrop   |
| K-1       |                 | CO   | 12          | 12         | 6          | S        | East outcrop   |
|           |                 |      |             |            |            |          | Note: uncertain exactly which slicks were called out on 1990 form set    |

| Type Key   |                          | Contents Key         |                   |
|--|--------------------------|----------------------|-------------------|
| CO Conical mortar                                    | PM Possible mortar       | S Filled with soil   | R Contains Rock   |
| OM Oval mortar                                       | MS Milling slick         | L Filled with Leaves | P Contains pestle |
| SM Saucer mortar                                     | BM Basin milling feature | U Unexcavated        | M Contains mano   |
| Other: Milling slick with mortar inside, see Remarks |                          | Other:               |                   |



**ARCHAEOLOGICAL SITE RECORD**  
Archaeological Research Unit  
University of California  
Riverside, CA 92521

Permanent Trinomial: CA-Riv-3945  
Temporary Designation: ARU #1080-1

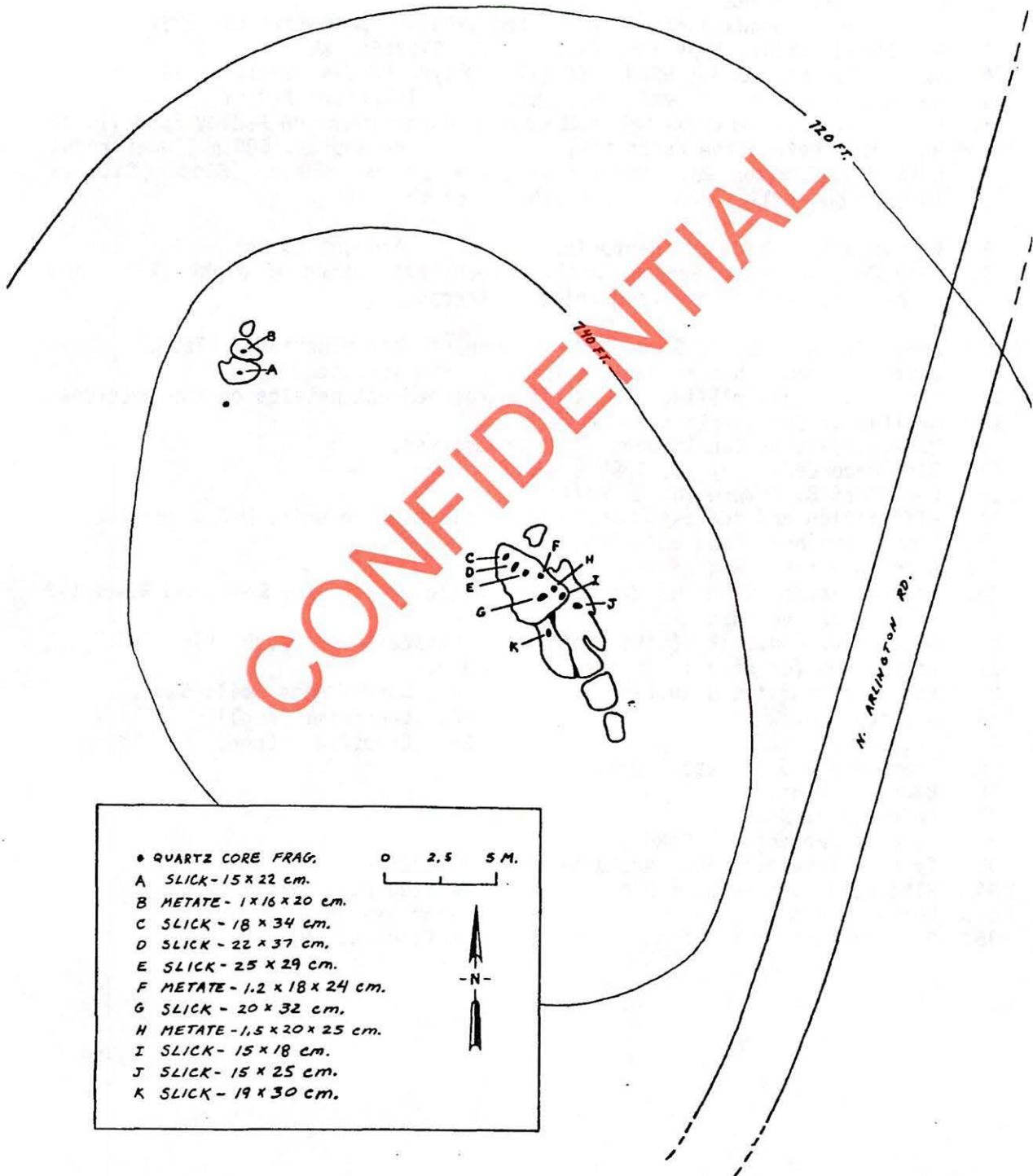
Page 1 of 3

1. County: Riverside
2. USGS Quad: Corona North 7.5' dated 1967 photorevised 1981
3. UTM Coordinates: Zone 11: 452270 mE, 3757660 mN
4. Twp. 2 S.; Rng. 6 W.; SBBM, SE 1/4 SW 1/4 SW 1/4 Section 28
5. Map Coordinates: 183 mmS 415 mmE 6. Elevation: 740 ft.
7. Location: Drive west on Arlington Ave., and go right on Pedley Subdivision Rd., just before the Norco City limits. After approx. 500 m., veer right onto N. Arlington Rd., and continue for approx. 450 m. Stop. Site is located on knoll immediately northwest of the road.
8. Prehistoric: XX           Historic:                   Protohistoric:
9. Site Description: Bedrock milling locus consisting of eight slicks and three B.R. metates on two granitic outcrops.
10. Area: 25 m (N/S) x 5 m (E/W); Method of Determination: Tape.
11. Depth: Unknown, but probably limited to the surface.
12. Features: Eight milling slicks and three bedrock metates on two outcrops.
13. Artifacts: One quartz core fragment.
14. Non-artifactual Constituents: None observed.
15. Date Recorded: May 25, 1990
16. Recorder: B. Arkush and R. Beals
17. Affiliation and Address: Archaeological Research Unit, U C Riverside
18. Human Remains: None observed.
19. Site Integrity: High.
20. Nearest Water: Seasonal drainage immediately west, and Santa Ana River 1/2 mile to the northwest.
21. Vegetation Community (site vicinity): Coastal Sage Brush, Riparian.
22. Vegetation (on site): Coastal Sage Brush.
23. Soil: Decomposing granitics.
24. Surrounding Soil: Same.
25. Geology: Granitic.
26. Landform: Knoll.
27. Slope: 1 - 2%
28. Exposure: Open.
29. Landowner and Address: Private.
30. Remarks: None.
31. References: None.
32. Name of Project: UCRARU
33. Type of Investigation: Archaeological assessment.
34. Site Accession Number: N/A           Curated at: N/A
35. Photos: N/A                           Taken by: N/A
36. Photo Accession #: N/A               On File at: N/A

ARCHAEOLOGICAL SITE MAP

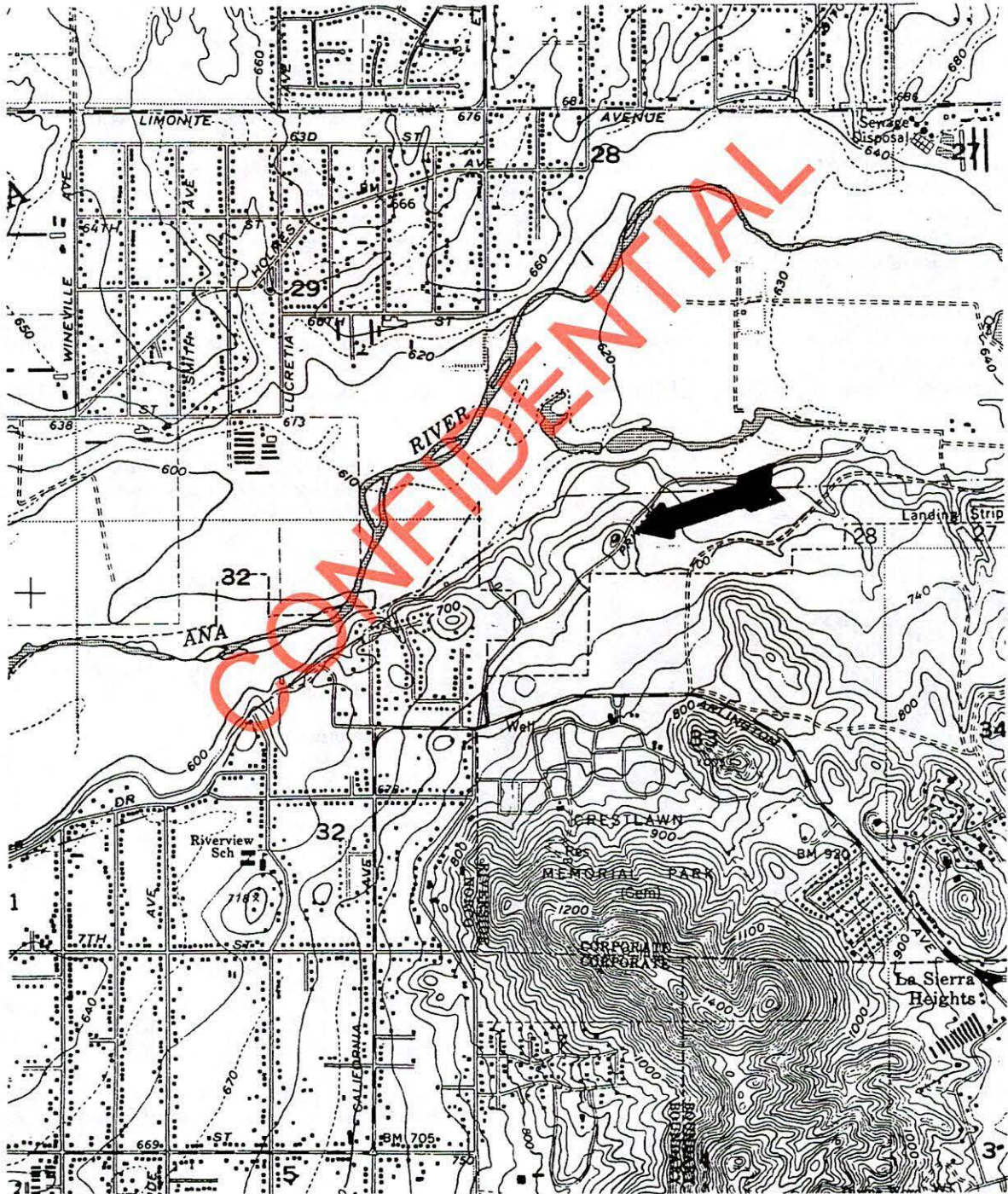
Permanent Trinomial: CA-Riv-3945  
Temp. Designation: ARU #1080-1  
USGS Map: Corona North 7.5'  
Recorder: B. Arkush, R. Beals

Page 2 of 3



ARCHAEOLOGICAL SITE LOCATION MAP

Permanent Trinomial: CA-Riv-3945  
Temp. Designation: ARU #1080-1  
USGS Map: Corona North 7.5'  
Recorder: B. Arkush, R. Beals



**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: Riverside. and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quads: Corona North, CA. and Riverside West, CA. Date: 1967. T/R/S T 2S; R5W and 6W, portion of Section 33, 32, 29, 28, 27, 26. Meridian: S.B.B.M. c. Address: none City: Zip:

d. UTM: Zone 11S. 451489mE / 3757703 mN (powerhouse west end) 459725 mE/3758660 mN (estimate intake area east end)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate).

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The site was originally recorded by Greenwood Assoc. in 1987. The concrete flume leading to the powerhouse was recorded by Love in 1997 and was added to the original site record. Both archaeologists discussed how much the resource (Pedley Power Plant and flume) had deteriorated since the headgates of the flume were destroyed by Santa Ana River flooding in the teens (probably in January 1916). The headgate for the flume was very near and likely west of the Salt Lake Railroad (SP&LASL) southern bridge footing as described and photographed in the Jan 1912 (Vol 28, No 8) copy of the Journal of Electricity, Power and Gas. The bridge located on the Santa Ana was once the longest concrete railroad bridge in the United States (wikipedia) and the headgate would have been located roughly at 708' above sea level leading to the powerhouse intake at 692'. This meant a drop of about 2.5 feet a mile was dug, probably by hand or with a hydraulic shovel. A penstock drop of about 65' was used to spin the turbine generators inside the plant building.  
(see continuation sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP9 industrial building (powerhouse remnant) and HP11 flume (engineered canal remnant).

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



\*P5b. Description of Photo: (View, date, accession #) shot #1268 (April 2017). Overview west at flume remnant located east of Hidden Valley Wildlife Center headquarters

\*P6. Date Constructed/Age:  
 Historic  Prehistoric  Both

\*P7. Owner and Address: Majority of site owned by Riverside County Parks and Open Space District  
4600 Crestmore Rd, Riverside, CA 92509

\*P8. Recorded by:  
Michael H. Dice, M.A.  
POWER Engineers, Inc.  
731 East Ball Road Suite #100  
Anaheim, CA. 92805

\*P9. Date Recorded:  
May 17, 2017

\*P10. Survey Type: (Describe)  
Reconnaissance survey (dense weeds, difficult terrain).

\*P11. Report Citation: (Cite survey report and other sources, or enter "none."): Dice, M. 2017. *National Park Service Land and Water Conservation Fund Section 6(f): Conversion and Replacement of Property located near the Hidden Valley Nature Center, County of Riverside, California. Cultural Resource Survey Report.* Submitted to City of Riverside Public Utilities by POWER Engineers, Inc. Draft dated May 30, 2017.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

Continued from P3:

Following the original track of the flume between the Bridge and the old Hole Ranch Reservoir located near Jurupa Ave and Van Buren Boulevard is difficult without utilizing views of on-line historic aerial photographs, but a 400' piece of the flume exists about 300' southwest of the MWD feeder pipe north of Wilderness Avenue (see site form CA-RIV-5806H). Extensive development in and near the Riverside Sewage plant and the Santa Ana River Trail may have removed the rest of the long-lost eastern section of the flume, and 1938 Santa Ana flooding probably covered much of it over in sand and silt. The concrete flume was dug into the southern cliffs of the Santa Ana west of Van Buren beginning at the north end of the old Hole Reservoir, and was sent into a roughly 700' tunnel beneath what is now the headquarters of the Hidden Valley Wildlife Area (HQ) to emerge on the grassy plains west of the HQ, thence further westward in a winding track to the Pedley powerhouse.

The powerhouse and flume were built about 1904 but both have been disused since about 1916. Subsequently these features have deteriorated to the point where overall integrity is very poor, but the concrete intake trench above (south) of the powerhouse still exists as does the powerhouse shell. About 4 miles of the flume exists and does exhibit, in two places, narrow chutes on the north side of the feature near the HQ that could have allowed water to flow to irrigated plots on the southern Santa Ana flood plain.

The original developers/builders of the powerhouse are unknown but the controlling company was the Pacific Power and Light Company. The Pedley powerhouse was probably managed by W.E. Pedley (and possibly built by), one of the first local developers. We consider Pedley to be a significant person at the local level, but not at the state nor national level. The events leading to electricity development in this portion of Southern California is a significant event locally but the date of the powerhouse construction does not reflect a unique event since electrical development began in southern California about 1893 (Sibley 1912). This engineering structure complex was one of many hydroelectric developments in the region meant to foster development of the local citrus industry, which required electrical pumps to feed water to growing orchards. Finally, the structures that remain are not considered unique architecturally and are heavily deteriorated such that little additional historic information can be gained. For these reasons, the site is not considered eligible for listing on the NRHP under Criterion A, B, C or D.

Citation: January 1916 flooding date:

<https://www.weather.gov/media/sgx/documents/weatherhistory.pdf>

Citation Sibley 1912:

Sibley, R. 1912. The Pacific Light and Power System. *Journal of Electricity, Power and Gas* Vol 28 No 8:172. San Francisco.

State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD (Update)**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial CA-RIV-3357H (Feat. 6)  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) CRM TECH 261-1

P1. Other Identifier: Riverside Power Company Canal

\*P2. Location:  Not for Publication  Unrestricted \*a. County Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Corono North; Riverside West Date 1967/1981; 1967/1980

T2S; R6W; Section 25-28, 32, 33, and 36; S.B. B.M.

c. Address N/A City \_\_\_\_\_ Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources) Zone 11; 451840 mE/3757360 mN (A)

454100 mE/3757910 mN (B)

455820 mE/3757960 mN (C)

456040 mE/3757940 mN (D)

457160 mE/3757510 mN (E)

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The remaining portion of the canal runs along a bluff to the south of the Santa Ana River from a point approximately 350 feet west of Van Buren Boulevard to the main body of CA-RIV-3357H, the site of the Pedley Power Plant.

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The Pedley Power Plant canal runs alongside the Santa Ana River on the south bank. The canal is a concrete lined ditch of varying depths and widths, with steep sides and a flat bottom. The western end of the canal was previously recorded as Feature 6 of CA-RIV-3357H in 1987. An approximately 400-foot segment of the canal near Van Buren Boulevard was recorded as a separate site (CA-RIV-5806H). During the present survey, it has been determined that the canal should be considered a part of CA-RIV-3357H, namely Feature 6, rather than a separate site.

\*P3b. Resource Attributes: (List attributes and codes) AH6-water conveyance system

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
 Other (isolates, etc.) A feature of previously recorded Site CA-RIV-3357H

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) \_\_\_\_\_

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both \_\_\_\_\_

\*P7. Owner and Address: Various

\*P8. Recorded by (Name, affiliation, and address): Bruce Love, CRM TECH, 126 Barret Road, Riverside, CA 92507

\*P9. Date Recorded: June 3, 1997

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation (Cite survey report and other sources, or enter "none."): Bruce Love: Historic Property Survey Report for the Santa Ana River Bike Trail Phase IIIB Project, City and County of Riverside, California. On file, Eastern Information Center, University of California, Riverside.

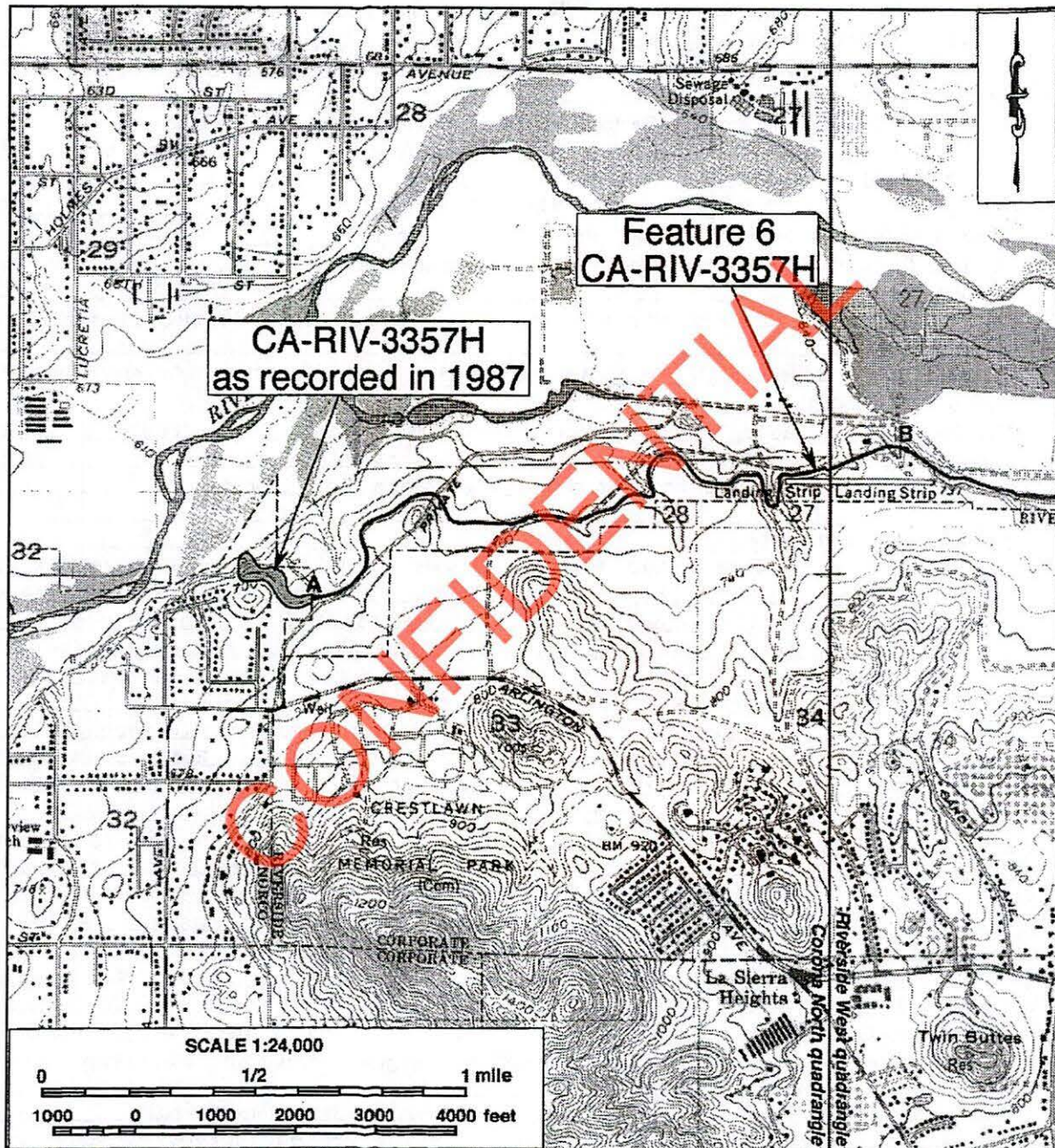
\*Attachments:  None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

**ARCHAEOLOGICAL SITE RECORD (Update)**Page 2 of 4\*Resource Name or # (Assigned by recorder) CRM TECH 261-1

- A1. Dimensions: a. Length Ca. 4 miles (E-W)  
 b. Width 6-12 feet, including embankments on either side (N-S)  
 Method of Measurement: \_\_\_\_\_ Paced \_\_\_\_\_ Taped  Visual estimate  Other: Map measurement  
 Method of Determination (Check any that apply.): \_\_\_\_\_ Artifacts  Features \_\_\_\_\_ Soil \_\_\_\_\_ Vegetation \_\_\_\_\_ Topography \_\_\_\_\_ Cut bank \_\_\_\_\_ Animal burrow \_\_\_\_\_ Excavation \_\_\_\_\_ Property boundary \_\_\_\_\_ Other (Explain): \_\_\_\_\_  
 Reliability of Determination: \_\_\_\_\_ High  Low \_\_\_\_\_ Explain: Total length of feature is based on USGS map measurement. This feature was not inspected for the entire length during this survey.  
 Limitations (Check any that apply.): \_\_\_\_\_ Restricted access \_\_\_\_\_ Paved/built over \_\_\_\_\_ Site limits incompletely defined \_\_\_\_\_ Disturbances \_\_\_\_\_ Vegetation \_\_\_\_\_ Other (Explain): This feature was not inspected for the entire length during this survey.
- A2. Depth: \_\_\_\_\_ None  Unknown Method of Determination: \_\_\_\_\_
- \*A3. Human Remains: \_\_\_\_\_ Present  Absent \_\_\_\_\_ Possible \_\_\_\_\_ Unknown (Explain): \_\_\_\_\_
- \*A4. Features: (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.) N/A
- \*A5. Cultural Constituents: (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.) None
- \*A6. Were Specimens Collected?  No \_\_\_\_\_ Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)
- \*A7. Site Condition: \_\_\_\_\_ Good  Fair \_\_\_\_\_ Poor (Describe disturbances.): This feature was not inspected for the entire length during this survey.
- \*A8. Nearest Water (Type, distance, and direction.): The Santa Ana River, adjacent to the north
- \*A9. Elevation: 680-700 feet
- A10. Environmental Setting: (Describe vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.): The plant community along the canal includes Riparian Woodland (sycamores, cottonwoods, and willows) and perhaps Valley Grassland, but in all cases it is greatly changed from historic times. Today, *Arundo donax* is choking the river bottom and introduced bromes and weeds cover the river banks and bluffs. The landform is river terrace and the soil is quaternary alluvium.
- A11. Historical Information: The canal, when in use, traversed a six-mile course along the Santa Ana River from the location of today's Union Pacific Railroad bridge to the Riverside Power Company's hydroelectric power plant, known as the Pedley Power Plant. It was completed in 1904 under the direction of William E. Pedley, a prominent local developer and the founder of the Riverside Power Company. The company was organized in 1901, and supplied electric power to the City of Riverside from 1903 to 1906, when it was taken over by the Pacific Light and Power Company. The canal served as the water supply line for the Pedley Power Plant until the mid-1910s, when its headworks were destroyed by flood. The Pacific Light and Power Company subsequently abandoned the Pedley Power Plant, as well as the canal.
- \*A12. Age: \_\_\_\_\_ Prehistoric \_\_\_\_\_ Protohistoric \_\_\_\_\_ 1542-1769 \_\_\_\_\_ 1769-1848 \_\_\_\_\_ 1848-1880  1880-1914 \_\_\_\_\_ 1914-1945 \_\_\_\_\_ Post 1945 \_\_\_\_\_ Undetermined Describe position in regional prehistoric chronology or factual historic dates if known: See Item A11.
- A13. Interpretations: (Discuss data potential, function[s], ethnic affiliation, and other interpretations.) \_\_\_\_\_
- A14. Remarks: This feature was not evaluated for the present survey because the it is located outside the project's area of potential effects, and will be protected during construction through designation as an environmentally sensitive area.
- A15. References: (Documents, informants, maps, and other references.): See Item P11.
- A16. Photographs: (List subjects, direction of view, and accession numbers or attach a Photograph Record.): \_\_\_\_\_  
 Original Media/Negatives Kept at: CRM TECH, 126 Barret Road, Riverside, CA 92507
- \*A17. Form Prepared by: Bruce Love and Bai "Tom" Tang Date: June 3, 1997  
 Affiliation and Address: CRM TECH, 126 Barret Road, Riverside, CA 92507

\*Map Name: Corona North and Riverside West, Calif. \*Scale: 1:24,000

\*Date of Map: 1967, photorevised 1981; 1967, photorevised 1980



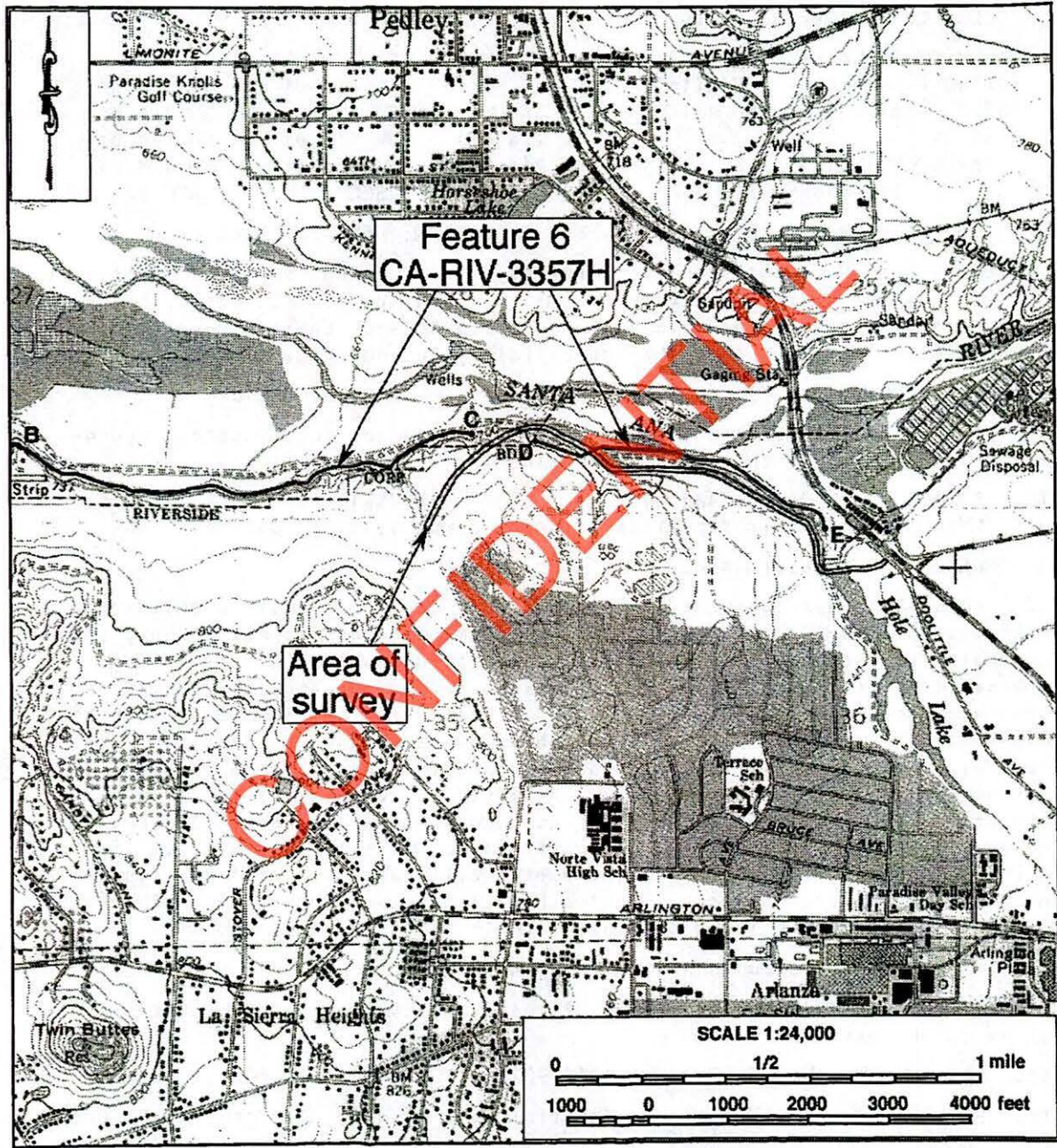
Western portion of the feature



\*Map Name: Riverside West, Calif.

\*Scale: 1:24,000

\*Date of Map: 1967, photorevised 1980



Eastern portion of the feature

ARCHAEOLOGICAL SITE RECORD

PAGE: 1 OF 13

DATE OF ORIGINAL RECORD: 11/04/1987

DATE OF THIS FORM: 11/04/1987

PERMANENT TRINOMIAL: CA-RIV-3357-H

TEMPORARY NUMBER: B-22

AGENCY DESIGNATION:

1. COUNTY: Riverside
2. USGS QUAD: Corona North 7.5' 1967 REVISED: 1980
3. UTM COORDINATES: ZONE 11 4. TOWNSHIP 2S RANGE 6W  
 451550 - 451840 EASTING SW 1/4 of NW 1/4 of  
 3757530 - 3757320 NORTHING SE 1/4 of SW 1/4 of NW 1/4 of  
 NE 1/4 of NW 1/4 of SW 1/4 of  
 NE 1/4 of NW 1/4 of NW 1/4 of
5. MAP COORDINATES: 190-198 mm S SEC 32 SEC 33 SEC 33  
 387-399 mm E
6. ELEVATION: 615-700 feet
7. LOCATION: Exit north on La Sierra Ave. from Highway 91 (becomes Arlington Ave. to the northwest, continue ~1.5 mile); turn north on S. Calif. Edison private gravel road, past gate and continue past sub-station to west-northwest ~0.5 mile. Site is upslope, behind building, to south and southeast.
8. PREHISTORIC HISTORIC XXXX PROTOHISTORIC
9. SITE DESCRIPTION: The site consists of an intact (but vacated) hydroelectric building at the base of the slope and related features.
10. AREA: 300+ m (length) x 100+ m (width); 30,000 m<sup>2</sup>.  
 METHOD: Surface observation, Brunton compass, tape, pacing.
11. DEPTH: Not determined. METHOD: n/a
12. FEATURES: Six features were identified: 1) hydroelectric building, 2) concrete spillway/flume, 3) concrete penstock, 4) concrete header box, 5) concrete foundations and slab, and 6) concrete channel.  
 Feature 1 - Hydroelectric building: Constructed of poured, reinforced concrete, the structure has two rooms. A "main" room, presumed to have housed the generator, is 26 x 60 feet with gabled walls at the east and west ends 25 feet high. Three metal trusses span the structure north/south; roofing is corrugated metal on metal supports. An interior ledge at 15 feet may have supported a ceiling. Arched windows and doors, square windows, and round holes (for flumes?) are formed into all of the walls. There are six large arched windows spaced evenly in the north wall. The west wall has two arched windows and one arched door. The south wall has two large square windows (~5 x 5 feet) and two round openings with 48 inch corrugated (cont.)
13. ARTIFACTS: Broken insulator fragments.
14. NON-ARTIFACTUAL CONSTITUENTS: Pepper and eucalyptus trees on top of the slope to the east
15. DATE OF ORIGINAL RECORD: 11/04/1987 DATE OF THIS FORM: 11/04/1987
16. RECORDED BY: G. Romani, S. Wakefield, J. Wishner, J. Schmidt, R. Brown
17. AFFILIATION: Greenwood and Associates, 725 Jaco Way, Pacific Palisades, CA 90272 (213) 454-3091

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ARU

OCT 27 1988

ARCHAEOLOGICAL SITE RECORD

PAGE: 2 OF 13

DATE OF ORIGINAL RECORD: 11/04/1987

DATE OF THIS FORM: 11/04/1987

PERMANENT TRINOMIAL: CA-RIV-3357-H

TEMPORARY NUMBER: B-22

AGENCY DESIGNATION:

18. HUMAN REMAINS: None observed.

19. SITE INTEGRITY: The structure is intact, although seriously abused by graffiti and broken bottles; all equipment has been removed. Parts of spillway have been broken; the corrugated roof is bullet-riddled; dirt and garbage cover the floor. Slope adjacent to the back wall is slumping into the buildings and is up to the base of the windows (6' 2"). The penstock, concrete channel and header box seem fairly intact although filled in by soil. Most of the foundations and concrete slab are covered by soil, they appear to have been situated on a series of terraces.

20. NEAREST WATER: Santa Ana River adjacent to north (<80 m).

21. LARGEST BODY OF WATER WITHIN 1 KM: Same as #20.

22. VEGETATION COMMUNITY (SITE VICINITY): Riparian downslope, introduced grasses upslope.

23. VEGETATION COMMUNITY (ON SITE): Same as #22.

REFERENCES FOR ABOVE:

24. SITE SOIL: Sandy silt.

25. SURROUNDING SOIL: Sandy silt and silty sand.

26. GEOLOGY:

27. LANDFORM: Low terrace, adjacent to slope and river.

28. SLOPE: 24-35%                      29. EXPOSURE: Northwest.

30. LANDOWNER(S), (TENANTS), ADDRESS:

31. REMARKS: Southern California Edison substation ~200 m to east.

32. REFERENCES:

33. NAME OF PROJECT: Cultural Resources Survey, Upper Santa Ana River.

34. TYPE OF INVESTIGATION: Intensive survey.

35. SITE ACCESSION NO.: n/a                      CURATED AT: n/a

36. PHOTOS: Black and white                      TAKEN BY: J. Schmidt

37. PHOTO ACCESSION NO. n/a ON FILE AT: San Bernardino County Museum

ARCHAEOLOGICAL SITE LOCATION MAP

PAGE: 3 OF 13

DATE OF ORIGINAL RECORD: 11/04/1987

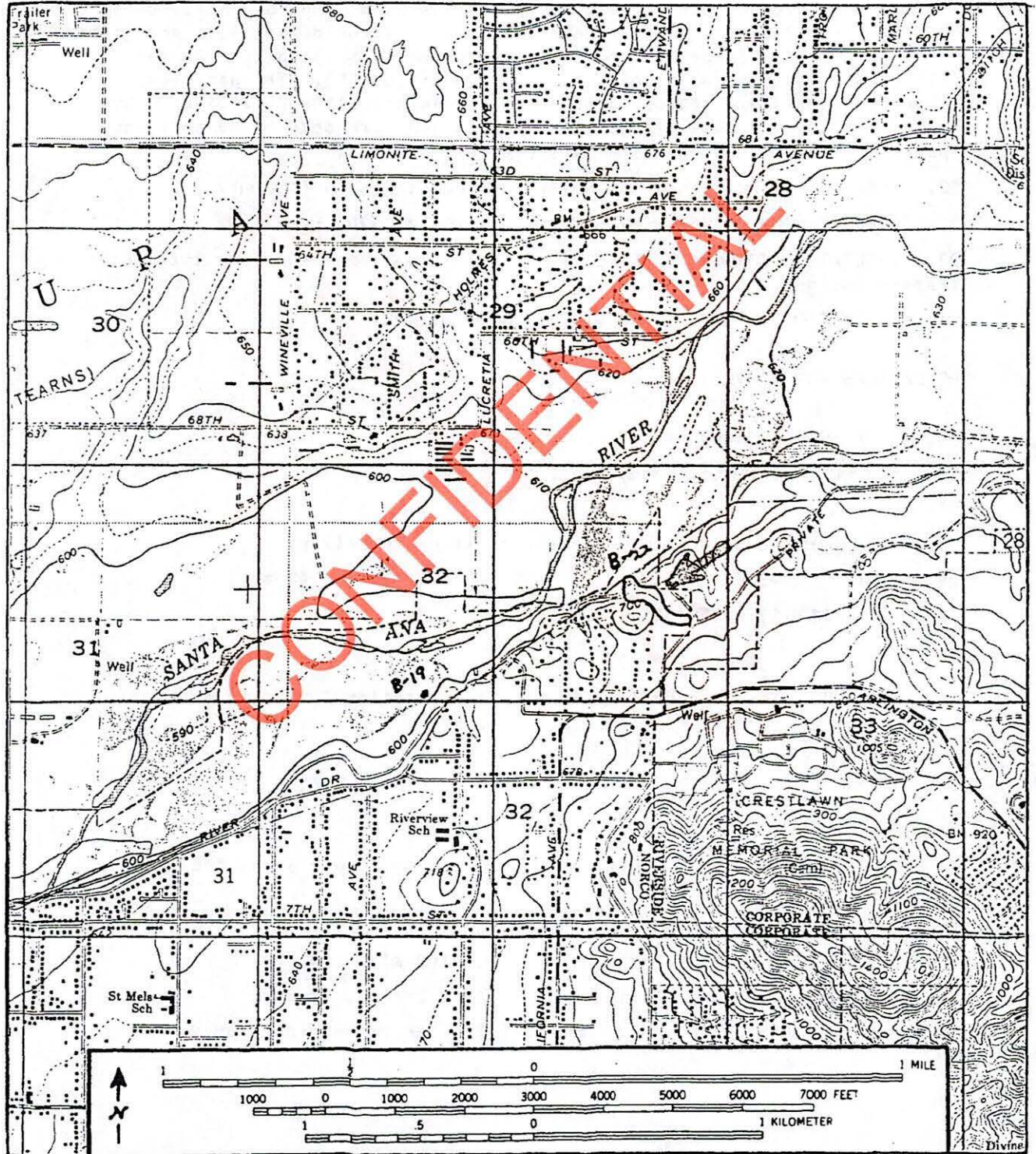
DATE OF THIS FORM: 11/04/1987

PERMANENT TRINOMIAL: CA-RIV-3357-H

TEMPORARY NUMBER: B-22

AGENCY DESIGNATION:

U.S.G.S. 7.5' QUADRANGLE: Corona North



ARCHAEOLOGICAL SITE MAP

PAGE: 4 OF 13

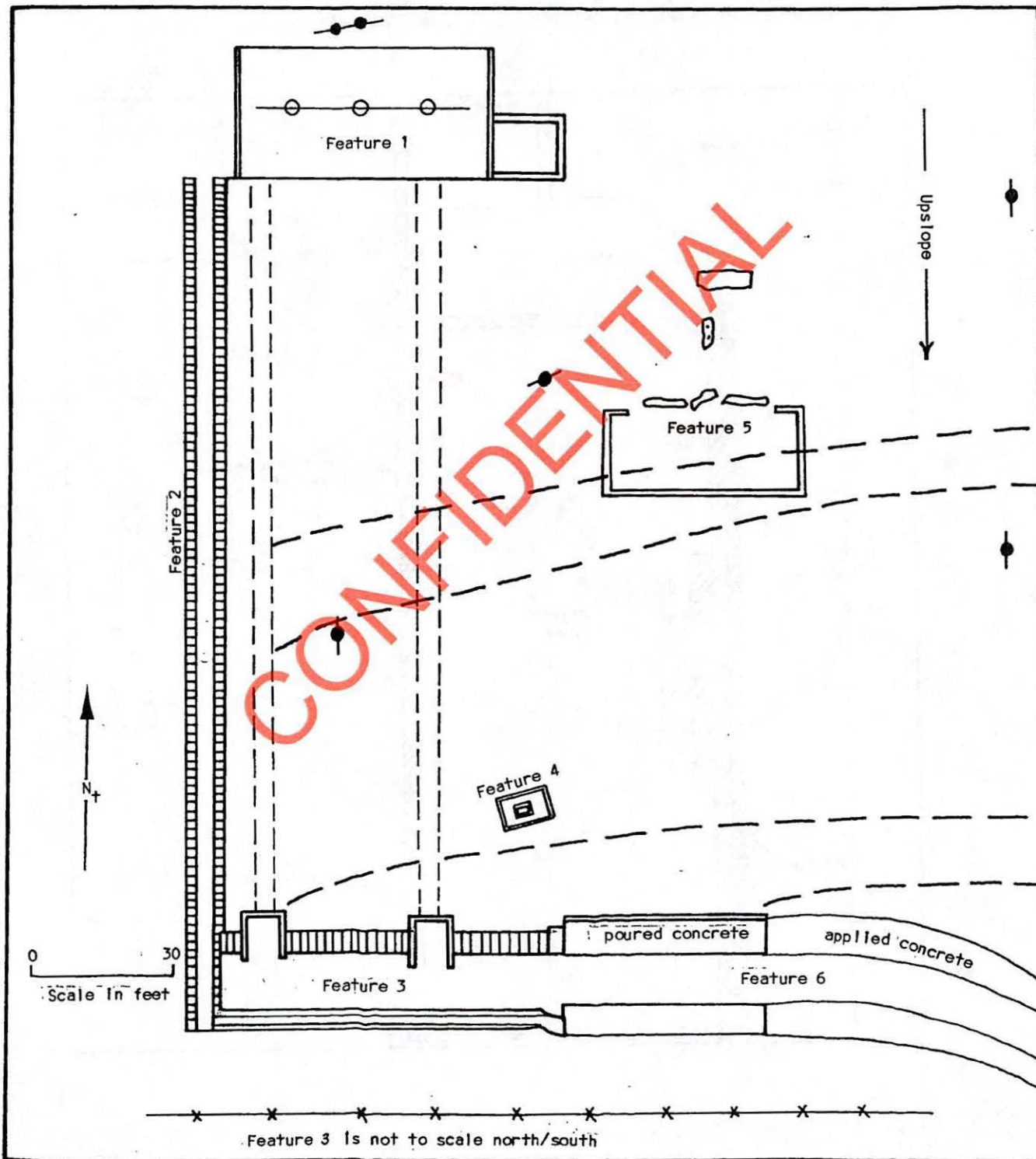
DATE OF ORIGINAL RECORD: 11/04/1987

DATE OF THIS FORM: 11/04/1987

PERMANENT TRINOMIAL: CA-RIV-3357-H

TEMPORARY NUMBER: B-22

AGENCY DESIGNATION:



ARCHAEOLOGICAL FEATURE RECORD

PAGE: 5 OF 13

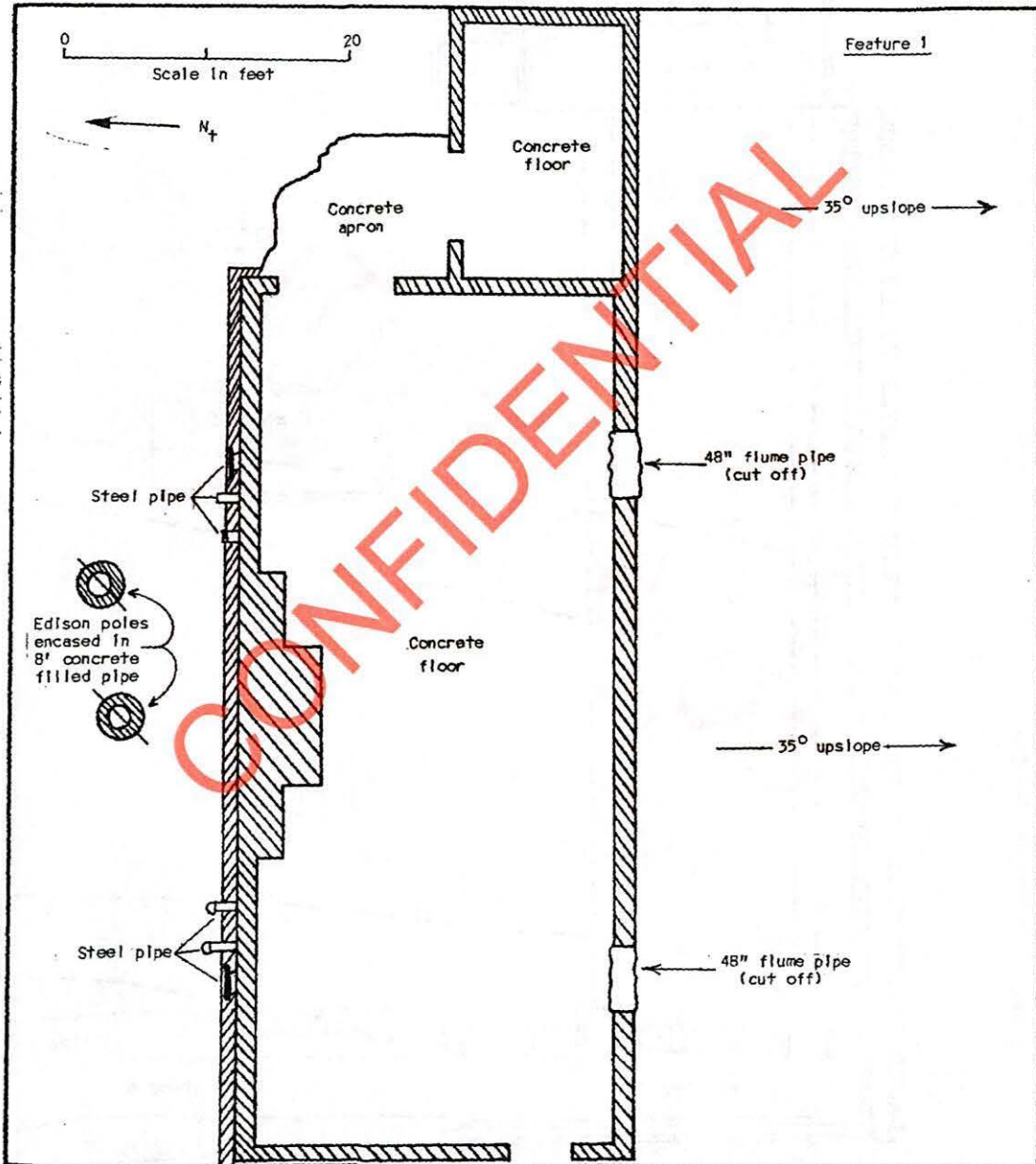
DATE OF ORIGINAL RECORD: 11/04/1987

DATE OF THIS FORM: 11/04/1987

PERMANENT TRINOMIAL: CA-RIV-3357-H

TEMPORARY NUMBER: B-22

AGENCY DESIGNATION:



ARCHAEOLOGICAL FEATURE RECORD

PAGE: 6 OF 13

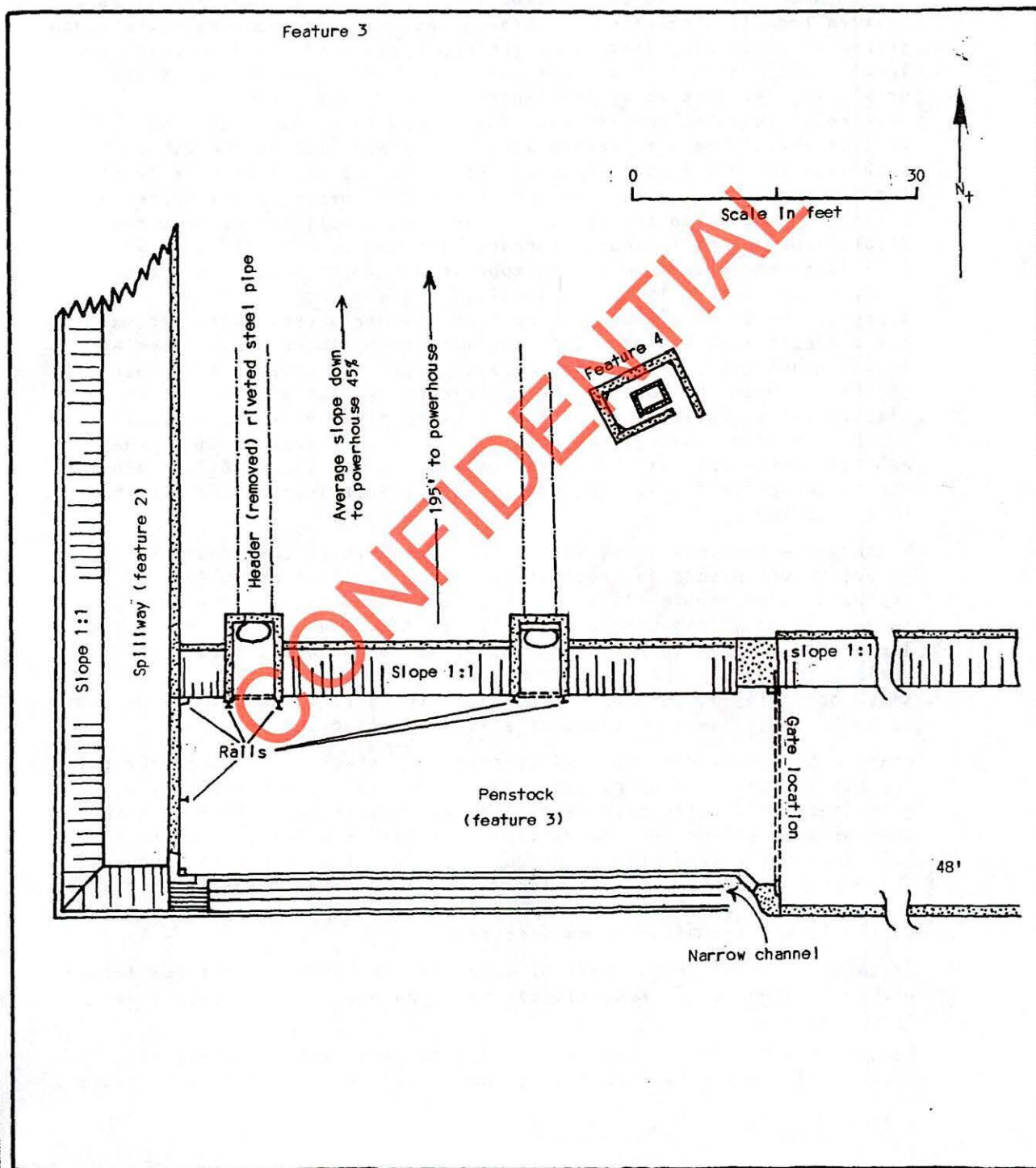
DATE OF ORIGINAL RECORD: 11/04/1987

DATE OF THIS FORM: 11/04/1987

PERMANENT TRINOMIAL: CA-RIV-3357-H

TEMPORARY NUMBER: B-22

AGENCY DESIGNATION:



ARCHAEOLOGICAL SITE RECORD - CONTINUATION

PAGE: 7 OF 13

PERMANENT TRINOMIAL: CA-RIV-3357-H

DATE OF ORIGINAL RECORD: 11/04/1987

TEMPORARY NUMBER: B-22

DATE OF THIS FORM: 11/04/1987

AGENCY DESIGNATION:

ITEM NO.

CONTINUATION

12. pipe extending into the room. The east wall has one large (double?) arched door leading to the outside and one arched window leading to the eastern room (control room?); three 6 inch ceramic pipes exit the south corner of this wall, leading to the upper story of the "control" room. Three additional 6 inch ceramic pipes exit the north corner of the west wall, ~12 feet above the "entry porch." The second, "control," room has two floors. The second floor has a central divider which does not provide access from one side to the other. Each side has one arched window. Access to the north side is from the outside through a square door (no stairway or other access currently present). Access to the south side is from a wall ladder from the floor below in the southeast corner. The bottom floor is a single room accessed through an arched door in the north wall. Two arched windows are located in the east wall. A 4 x 8 inch "I" beam supports the ceiling under the central divider above. The west wall has a single arched window into the main room, there are no openings in the south wall. Six 6 inch ceramic pipes are located on either side of the "I" beam and lead to the upper floor (total of 12). Three stacked pairs (total of 6) 10 inch ceramic pipes exit the southern side of the top floor through the east wall. Three 6 inch ceramic pipes exit the north wall of the north side of the top floor ~8 feet above the "entry porch." The "entry porch" is a four inch concrete slab 10 x 13.5 feet.

Feature 2 - Spillway: 180 feet long, the width of this concrete structure diminishes in cross section from south to north (as it approaches the "power plant." The southern end is nine feet wide, seven feet deep; the northern end is six feet wide and two feet deep. The sides slope in to a flat bottom (trapezoidal cross-section). The entire structure slopes down from south to north with the steepest slope occurring at the north end. The structure appears to be designed to maximize the gravitational effect on water velocity.

Feature 3 - Penstock: Made of concrete and steel, there are four gates in this feature, one entry gate, two header gates, and one spillway gate (the steel gates have been removed). Railroad rails have been used as gate guides for the spillway and header gates; the entry gate apparently used guides formed in the original concrete pour. The overflow channel, 5 feet wide with sloped sides, empties into the spillway. The north wall of the penstock is sloped, the south wall is vertical, approximately seven feet deep.

Feature 4 - Header box: Made of concrete, there is a small box formed within a larger box. Function was not apparent except possibly for flow control.

Feature 5 - Foundation and slab: 13 x 40 feet, this concrete slab apparently had an eight inch thick north wall which has been displaced.



ARCHAEOLOGICAL SITE RECORD - CONTINUATION

PAGE: 8 OF 13

PERMANENT TRINOMIAL: CA-RIV-3357-H

DATE OF ORIGINAL RECORD: 11/04/1987

TEMPORARY NUMBER: B-22

DATE OF THIS FORM: 11/04/1987

AGENCY DESIGNATION:

ITEM NO.

CONTINUATION

12. Function not apparent. An additional footing 26 feet north and a small concrete pad 49 feet north may have been associated.

cont. Feature 6 - Concrete channel: This aqueduct is 35 feet wide at the top, rectangular in cross-section, and made of poured concrete to a point 45 feet east of the penstock. At that point apparent construction is applied concrete, turning to sloped sides (~45 degrees) and making a turn to the south (approximate radius 150 feet) then proceeds south. At the east end of the turn an earthen berm aqueduct empties into this channel from the east-southeast.

Note: Both features 2 and 6 have been blocked by earthen berms. This facility resembles in design (if not scale) those constructed at the turn of the century in the upper Santa Ana Canyon.

CONFIDENTIAL

SITE PHOTOGRAPHIC LOG

PAGE: 9 OF 13

PERMANENT TRINOMIAL: CA-RIV-3357-H

TEMPORARY NUMBER: B-22

DATE OF THIS FORM: 11/04/1987

AGENCY DESIGNATION:

PROJECT: UPPER SANTA ANA RIVER

ROLL NUMBER: B-3

CAMERA AND LENS TYPES: K1000/28-70mm

FILM TYPE AND SPEED: Tri-X 400

| MO.      | DAY | TIME | FRAME | SUBJECT/DESCRIPTION                                 | VIEW TOWARD |
|----------|-----|------|-------|---|-------------|
| 11       | 4   | 1:00 | 23    | B-22, north wall                                    | W           |
| 11       | 4   | 1:02 | 24    | B-22, general view, J. Wishner                      | W           |
| 11       | 4   | 1:05 | 25    | B-22, general view                                  | N           |
| 11       | 4   | 1:07 | 26    | B-22, view, south wall and entry                    | W           |
| 11       | 4   | 1:10 | 27    | B-22, interior, second floor foyer                  | E           |
| 11       | 4   | 1:15 | 28    | B-22, main room from second floor foyer             | W           |
| 11       | 4   | 1:22 | 29    | B-22, main entrance from second floor foyer         | NW          |
| 11       | 4   | 1:23 | 30    | B-22, interior, second floor foyer                  | W           |
| 11       | 4   | 1:25 | 31    | B-22, interior from foyer to main                   | W           |
| 11       | 4   | 1:27 | 32    | B-22, interior toward foyer                         | SE          |
| 11       | 4   | 1:30 | 33    | B-22, interior main floor, Brown, Romani, Wakefield | W           |
| 11       | 4   | 1:32 | 34    | B-22, up the west "hole" (flume)                    | S           |
| 11       | 4   | 1:34 | 35    | B-22, up the east "hole" (flume)                    | S           |
| 11       | 4   | 1:37 | 36    | B-22, west wall (rear)                              | N           |
| 11       | 4   | 1:40 | 37    | B-22, west wall (rear)                              | SE          |
| ROLL B-4 |     |      |       |   |             |
| 11       | 4   | 1:55 | 3     | B-22, flume   | S           |
| 11       | 4   | 2:00 | 4     | B-22, flume   | E           |
| 11       | 4   | 2:05 | 5     | B-22, flume   | NE          |
| 11       | 4   | 2:10 | 6     | B-22, general view                                  | N           |
| 11       | 4   | 2:15 | 7     | B-22, general view of flume and buildings           | NE          |
| 11       | 4   | 2:20 | 8     | B-22, view of south wall                            | N           |
| 11       | 4   | 2:22 | 9     | B-22, view of south wall                            | N           |
| 11       | 4   | 2:25 | 10    | B-22, feature 5                                     | E           |
| 11       | 4   | 2:30 | 11    | B-22, feature 5                                     | E           |
| 11       | 4   | 2:35 | 12    | B-22, feature 4 (no good)                           | NE          |

SITE PHOTOGRAPHIC LOG

PAGE: 10 OF 13

PERMANENT TRINOMIAL: CA-RIV-3357-H

DATE OF THIS FORM: 11/04/1987

TEMPORARY NUMBER: B-22

PROJECT: UPPER SANTA ANA RIVER

AGENCY DESIGNATION:

ROLL NUMBER: B-4

CAMERA AND LENS TYPES: K1000/28-70mm

FILM TYPE AND SPEED: Tri-X 400

| MO. | DAY | TIME | FRAME | SUBJECT/DESCRIPTION                      | VIEW TOWARD |
|-----|-----|------|-------|--|-------------|
| 11  | 4   | 2:36 | 13    | B-22, feature 4                          | NE          |
| 11  | 4   | 2:40 | 14    | B-22, entry                              | SW          |
| 11  | 4   | 2:42 | 15    | B-22, entry in wall                      | SW          |
| 11  | 4   | 2:45 | 16    | B-22, pipes, east end of north wall      | S           |
| 11  | 4   | 2:46 | 17    | B-22, pipes, west end of north wall      | S           |
| 11  | 4   | 2:50 | 18    | B-22, porch slab and wall footing, entry | S           |
| 11  | 4   | 2:51 | 19    | B-22, interior roof                      | W           |

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PHOTOGRAPHIC RECORD

PAGE: 11 OF 13

DATE OF ORIGINAL RECORD: 11/04/1987

DATE OF THIS FORM: 11/04/1987

PERMANENT TRINOMIAL: CA-RIV-3357-H

TEMPORARY NUMBER: B-22

AGENCY DESIGNATION:

ROLL AND FRAME:

B-3 26

VIEW:

W

SUBJECT: Feature 1.



PHOTOGRAPHIC RECORD

PAGE: 12 OF 13  
DATE OF ORIGINAL RECORD: 11/04/1987  
DATE OF THIS FORM: 11/04/1987

PERMANENT TRINOMIAL: CA-RIV-3357-H  
TEMPORARY NUMBER: B-22  
AGENCY DESIGNATION:

ROLL AND FRAME:  
B-4 5

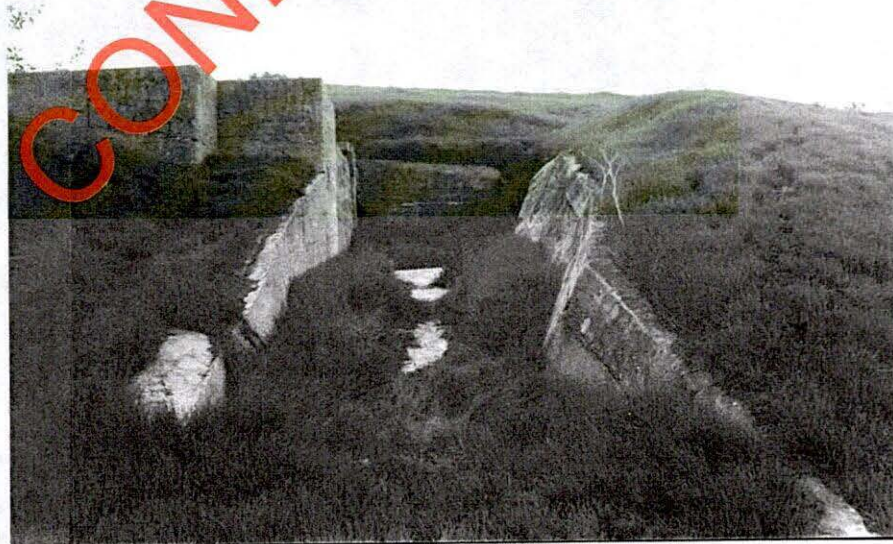
VIEW:  
NE



SUBJECT: Feature 3.

ROLL AND FRAME:  
B-4 4

VIEW:  
E



SUBJECT: Feature 2.

PHOTOGRAPHIC RECORD

PAGE: 13 OF 13

DATE OF ORIGINAL RECORD: 11/04/1987

DATE OF THIS FORM: 11/04/1987

PERMANENT TRINOMIAL: CA-RIV-3357-H

TEMPORARY NUMBER: B-22

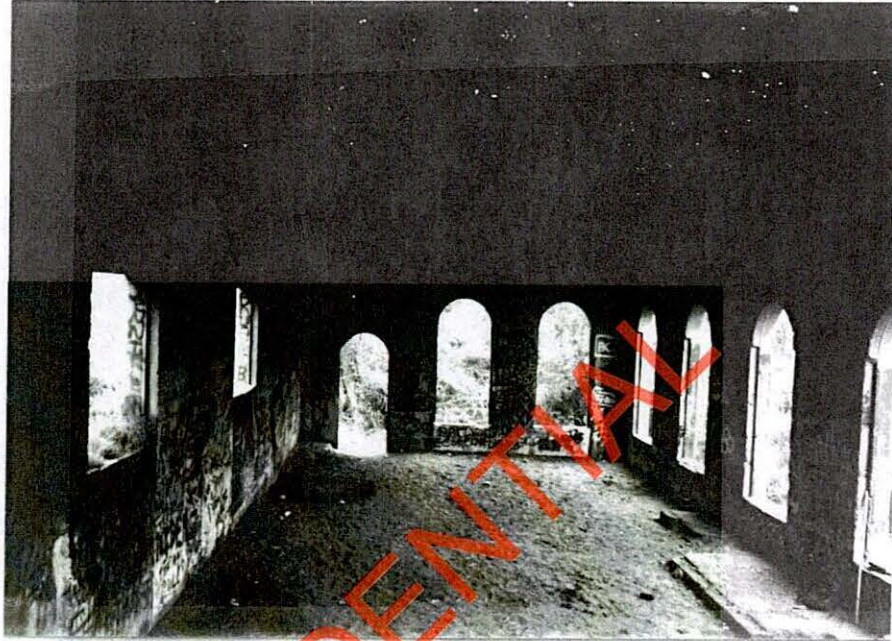
AGENCY DESIGNATION:

ROLL AND FRAME:

B-3 28

VIEW:

W



SUBJECT: Inside Feature 1, ground floor.

ROLL AND FRAME:

B-3 34

VIEW:

S



SUBJECT: West flume entrance to Feature 1.

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## APPENDIX E SELECTED SURVEY PHOTOGRAPHS

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View of bedrock outcrop at site CA-RIV-3945 plus Conversion Area 3 in background.



Chalked milling features at site CA-RIV-3945



View of western segment of site CA-RIV-3357H located due north of site CA-RIV-3945: found at the north edge of Parcel APN#153-240-030.



View of site CA-RIV-3357H segment (arrows) located south of site CA-RIV-621 (boulders) at the western portion of Conversion Area 2.



View of visible segment of site CA-RIV-3357H (arrow) located near the eastern portion of Conversion Area 2.



View of site CA-RIV-3357H (arrow) located north of Conversion Area 1.

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## APPENDIX F RESUME OF MICHAEL H. DICE

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## **MICHAEL DICE, RPA SENIOR ARCHAEOLOGIST**

### **YEARS OF EXPERIENCE**

29

### **EDUCATION**

- M.A., Anthropology, Arizona State University, 1995
- B.A., Anthropology, Washington State University, 1986

### **AREAS OF EXPERTISE**

- > Historic and Prehistoric Archaeology
- > Native American Coordination and Consultation
- > Section 106 and CEQA Compliance
- > Architectural History
- > Environmental Compliance Inspection and Monitoring
- > Independent Contracting

### **MILITARY SERVICE**

### **SPECIAL TRAINING**

- > Completed Section 106 and Historic Architecture Seminar, City of Los Angeles (SWCA staff), April 2012.
- > Completed County of Riverside archaeological training/permitting program. 2005, 2010.
- > Completed County of San Diego archaeological training/permitting program. 2008, 2012.

### **EQUIPMENT**

### **AFFILIATIONS**

- > Register of Professional Archaeologists (RPA) since 2002.
- > Society for American Archaeology (SAA) since 1999.
- > BLM-California Statewide Survey Permit 2014.
- > State of Oregon Registered Archaeologist. 2014.

### **PUBLICATIONS**

- > Author. 2013. HPSR (HRER/ASR). Caltrans District 6 Fulton Mall Redevelopment Project. Draft submitted July 2013 and final submitted August 2013.

### **EXPERIENCE SUMMARY**

Mr. Dice is a Registered Professional Archaeologist specializing in archaeology and cultural resource management. He has conducted more than 200 cultural resource survey, testing, monitoring, data recovery, and inspection/monitoring/restoration projects in California, Arizona, Utah, Colorado and New Mexico. He has participated in a wide range of projects for local, state, and federal agencies, as well as for major utilities and project developers. Very active in the field as the primary archaeologist during field research, his studies have involved housing tracts, commercial tracts, high voltage transmission lines, natural gas pipelines, telecommunications facilities, and transportation projects. His experience includes projects on BLM lands in California, Arizona and New Mexico.

#### **Kinder Morgan, Mojave Line No. 1901 Replacement Project, California**

POWER Engineers provided environmental project and task management during the permitting phase of the Line No. 1901 Replacement Project, which replaced existing 30-inch-diameter pipe with thicker-walled pipe along a section of the existing Mojave Pipeline in Kern County, California. Pipe replacement was on privately owned land, as well as lands managed by the BLM. The project was subject to environmental review under NEPA; FERC was the lead federal agency. The project was also subject to BLM jurisdiction. POWER services included biological and cultural resource surveys, preparation of the Environmental Report for the FERC application, and more.

### **PREVIOUS WORK HISTORY**

#### **Caltrans, HPSR/HRER/ASR Projects, California**

Principle Investigator for various Caltrans projects in southern California: wrote and teamed with colleagues on multiple projects requiring cultural resource compliance. Projects included new transportation-related infrastructure or federal roadway/transit-funded projects in Riverside, San Bernardino, Orange and Fresno Counties. Historic Property Survey Reports, supported by Archaeological Survey Reports and Historic Resource Evaluation Reports (written by colleagues) were developed and submitted.

#### **California Department of Corrections, Cultural Resource Support, California**

Cultural Resources Specialist associated with MND's and EIR's for improvements to state prisons in San Luis Obispo, San Diego, Los Angeles and Riverside counties.



- > Lead author. 2011. Class III Cultural Resource Assessment for the LADWP Powerline Road Maintenance Project: Victorville to Baker Segment, County of San Bernardino, California. BLM ARPA Permit #CA-10-05, California Field Authorization Permit #FA-680-11-14 (acreage: BLM 685.234, State Lands Commission 24.196, Private /Unclassified 402.305. Michael Brandman Associates #0575.0043.
- > Lead Author. 2013. Cultural Resources Survey and Assessment of the Dunnigan Specific Plan, Phase 1 Project Area. County of Yolo, California. Michael Brandman Associates #0575.0043.
- > Lead Author. 2009. Phase I Archaeological Survey, Phase II Cultural Resources Assessment and Paleontological Records Review for the Barstow Industrial Park Specific Plan of 1,150 Acres. City of Barstow, San Bernardino County, California. Michael Brandman Associates #2958.0002.

### **City of Barstow, Barstow Industrial Park Phase I Survey and Phase II Significance Assessment, California**

Lead Archaeologist in support of a large redevelopment project in the City of Barstow. Designed project methodology (Phase I, Phase II and Phase III), directed and led a team of five archaeologists during survey of approximately 1,150 acres of former agricultural and vacant dune land lying adjacent to the east bank of the Mojave River. Rediscovered eight archaeological sites and two low-number RIV archaeological sites then tested a series of these sites with a group of four archaeologists. Conducted work with Native American monitors, and personally performed consultations with tribes for the City of Barstow. Wrote EIR section, which gained approval from City staff.

### **Various State-level Architectural History Projects: Evaluating Historic Buildings for Significance under CEQA Guidelines**

Architectural Historian responsible for analyzing a series of historic-era buildings in multiple jurisdictions. Designed project-level analyses and undertook numerous individual historical building surveys and CEQA-level evaluations within the following jurisdictions: City of La Verne, CA (The Whitney Building), the City of Banning, CA. (The San Geronio Inn), The City of Long Beach (F&M Artesia Bank Building), The City of Santa Fe Springs, CA. (Premier Lanes Bowling Alley, Washington Boulevard Redevelopment District, Consolidated Redevelopment District), The City of Chino (Alfa Leisure Building).

### **City of Fresno, Fulton Mall Redevelopment Project, California**

Cultural Resources Specialist and report author in support of various City of Fresno General Plan and EIR Projects. Wrote certain technical sections of the City's General Plan EIR, wrote the technical sections of the Fresno Mall Redevelopment EIR. Also responsible for compiling the HPSR/HRER/ASR (federal) portions of the project and funneling the draft and final reports through Caltrans District 6 staff prior to the development of the FOE.

### **Los Angeles, Riverside, Kings and Kern Counties, Silverado Power Passive Solar Farm Projects, California**

Lead Archaeologist and report author for a series of proposed solar power stations in multiple counties. Designed project methodology for each, then directed and led a team of cultural resource specialists on survey of over 2,000 acres at 14 different locations of proposed utility-scale power plants in four different counties during a four-year competitive contract period. Numerous historic-era archaeological sites and prehistoric sites were encountered. Each project survey report was written to meet CEQA and Section 106 guidelines due anticipated future involvement with federal agencies, including FERC, ACOE and the BLM.

### **Los Angeles Department of Water and Power, On-Call Cultural Services Support, California**

Lead Archaeologist responsible for providing rapid response cultural resource services in support of various LADWP projects in southern California and the Eastern Sierras. Projects included the Van Norman Dam Project, the Harbor Refineries Project, the Griffith Park Development

Project, the Olancho Overcrossing Project, the Victorville to Baker Powerline Road Maintenance Project, the Pine Creek - Rovana Meter Replacement Project, the Hines Spring Well Project, and the Owens Lake Solar Demonstration Project.

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**LA-RICS Authority, "LTE" Project Sites, California**

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Cultural Resources Specialist for the Authority subcontractor, Ultrasystems, Inc. Designed the process for architectural history and archaeological site visitations, performed archaeological site visits at 50 LTE locations, helped to develop the cultural resource section of the project EA, developed the databases associated with raw data management, and visited dozens of historic buildings as part of the FCC Form 620 assessments.

---

**Riverside County Waste Management Department, Badlands Landfill and Lamb Canyon Landfill Expansion Projects, California**

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Lead Cultural Resources Specialist and report author in support of two Riverside County landfill projects. Designed project methodology for each, then directed and led a team of archaeologists and paleontologists on a total of 1000 acres adjacent to the existing Badlands Landfill and approximately 600 acres adjacent to the Lamb Canyon Landfill, both in the County of Riverside. The purpose of the studies was to evaluate adjacent property as part of an analysis for potential impacts during expansion of the Landfills, and the reports would support EIR's written by County staff. Several new resources were detected and recorded during the study. While RCWMD will not construct for several decades, the sites will be avoided when land development takes place in the site areas. Conducted consultations with local Tribal Authorities.

---

**City of Moreno Valley, Phase I Survey, Phase II Historical Evaluation and Phase IV Monitoring for the World Center Specific Plan, California**

---

Lead Archaeologist for two developmental projects, one project-level and the other program-level, for Highland Fairview's World Specific Plan. Undertook a Phase I survey of 3,200 acres of fallow agricultural property, in addition to other properties controlled by the proponent, and then headed a team of cultural professionals performing historic building evaluations and Phase II tests of archaeological sites. Led a field crew of monitors during the earth-moving phase of complex construction. Evaluated several historic era buildings and more than one dozen archaeological sites. Conducted consultations with local tribal authorities.

---

**Colgreen Energy, Felicity and North Salton Sea Passive Solar Farm Projects, California**

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Cultural Resources Specialist and co-project coordinator for two proposed solar power stations in southeast California. Colgreen Energy of El Centro, CA initiated development of two 480 acre passive solar power stations, one near the Salton Sea and another northwest of the Quechan Reservation. Led the archaeological surveys with a team of archaeological technicians, and then tested previously recorded and newly discovered archaeological sites. Reports were provided to the County of Riverside and the County of El Centro.

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## **ATTACHMENT G PUBLIC NOTIFICATION**

Attachment G-1: Public Notification Letter/Proof of Publication  
Attachment G-2: Notification Mailing List  
Attachment G-3: Public Comments

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**Attachment G-1: Public Notification Letter/Proof of Publication**

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# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
 Riverside, CA 92507  
 951-684-1200  
 951-368-9018 FAX

**PROOF OF PUBLICATION**  
 (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**03/23/2018**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 23, 2018  
 At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

CALIFORNIA ENVIRONMENTAL SERVICES PROJECT MANAGEMENT GROUP  
 731 E. BALL ROAD, SUITE 100  
 ANAHEIM, CA 92805

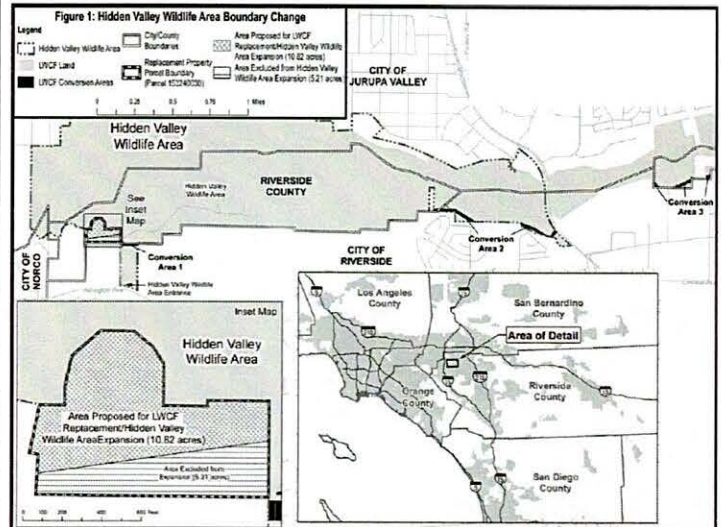
Ad Number: 0011093855-01

P.O. Number:

Ad Copy:

## REQUEST FOR PUBLIC COMMENT REGARDING HIDDEN VALLEY WILDLIFE AREA BOUNDARY CHANGE

The Riverside Transmission Reliability Project (RTRP) is a high-voltage utility project jointly proposed by Southern California Edison (SCE) and Riverside Public Utilities (RPU) currently undergoing review by the California Public Utilities Commission (CPUC). The Project as proposed would consist of approximately eight (8) miles of overhead and approximately two (2) miles of underground 230 kV transmission line, as well as 69 kV subtransmission lines and other facility upgrades. The RTRP would cross portions of the Hidden Valley Wildlife Area (HVWA), managed by the Riverside County Regional Park and Open Space District (County Parks), on the south side of the Santa Ana River in several locations. Project features would affect 10.8 acres of HVWA LWCF funded lands in three (3) general locations (see Figure 1). The affected HVWA lands were funded, in part, under the Land and Water Conservation Fund (LWCF). Conversion of these lands to non-recreation uses requires the acquisition of "replacement" lands to offset Project impacts. A similarly sized contiguous portion of a parcel (#153240030-6), owned by the City of Riverside and Riverside County and located near the park's entrance road north of Arlington Avenue, would be incorporated into the HVWA to compensate for the loss of recreational function within the park, expanding its area by approximately 10.6 acres. More details regarding project planning are available on the CPUC's website at: <http://www.cpuc.ca.gov/Environment/info/panoramaenv/RTRP/>. County Parks is encouraging interested and affected agencies and members of the public to provide input on the proposed conversion, replacement and expansion of the HVWA by April 23, 2018. Comments may be submitted by the following methods: By email to: [RTRP-LWCF@powereng.com](mailto:RTRP-LWCF@powereng.com). By mail to: Riverside County Regional Park and Open Space District- c/o Darrin Gilbert, POWER Engineers, 731 East Ball Road, Suite 100, Anaheim, CA 92805.





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**Attachment G-2: Notification Mailing List**

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7532 LA MADERA RD NE  
ALBUQUERQUE, NM 87109

LENORE EMETT  
1453 S EASY WAY  
ANAHEIM, CA 92804

CALIFORNIA AUTO DEALERS EXCHANGE  
C/O MANHEIM TAX MAILSTOP CP3  
6205 PEACHTREE DUNWOODY  
ATLANTA, GA 30328

CHASE MORTGAGE SERVICES INC  
3415 VISION DR  
COLUMBUS, OH 43219

EMILIANA V CARBAJAL  
738 VALDOSTA  
CORONA, CA 92879

WILLIAM LLOYD DAVIS  
4924 BLABOA BLV NO 489  
ENCINO, CA 91316

MERIDIAN LTD LIABILITY CO  
C/O WILLIAM DAVIS HOLDINGS PMB 489  
4924 BALBOA BLVD  
ENCINO, CA 91316

RANCHO LA SIERRA WEST  
C/O VENTURE PACIFIC PROP  
4924 BALBOA BLV NO 489  
ENCINO, CA 91316

HARNEK S HEER  
5711 CORTE BENISA  
HEMET, CA 92545

OLIVIA CAPUCHINO  
2401 CALIFORNIA ST  
HUNTINGTON PARK, CA 90255

PATRICIA D ORTON  
1 ISLANDVIEW  
IRVINE, CA 92604

DIANE M HILTON  
13968 ELMBROOK DR  
LA MIRADA, CA 90638

MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES, CA 90054

JEAN HESS  
PO BOX 81  
MORGANZA, LA 70759

SERGIO CABRAL  
8364 E SCARBOROUGH CT  
ORANGE, CA 92867

CITY OF RIVERSIDE  
C/O DEPT OF BLDG SER REAL PROP DIV  
3133 MISSION INN AVE  
RIVERSIDE, CA 92507

CITY OF RIVERSIDE  
C/O CITY CLERKS OFFICE  
3900 MAIN ST  
RIVERSIDE, CA 92522

CITY OF RIVERSIDE  
C/O PROPERTY SERVICES  
3900 MAIN ST  
RIVERSIDE, CA 92522

COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE, CA 92502

EDDIE R FISCHER  
C/O HENRY C COX II  
P O BOX 3617  
RIVERSIDE, CA 92509

FRIENDS OF THE RIVERSIDE AIRPORT  
8175 LIMONITE AVE  
RIVERSIDE, CA 92509

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LOIS J HAMILTON  
6501 CARLO DR  
RIVERSIDE, CA 92506

VIRGINIA ALANIS  
1411 SUTHERLAND DR  
RIVERSIDE, CA 92507

FRIENDS OF THE RIVERSIDE AIRPORT  
8175 LIMONITE AVE  
RIVERSIDE, CA 92509

ERIKA REYNOSO  
10047 JULIAN DR  
RIVERSIDE, CA 92503

TERESA J MORENO  
9421 CANTER CT  
RIVERSIDE, CA 92509

HARD CORP  
2555 3RD ST  
SACRAMENTO, CA 95818

STATE OF CALIFORNIA  
DEPT FISH & GAME WILDLIFE  
CONSERVATION BOARD  
1416 9TH ST  
SACRAMENTO, CA 95814

SOUTHERN CALIFORNIA GAS CO  
C/O TAX DEPT  
101 ASH ST NO HW07  
SAN DIEGO, CA 92101

KAITLYN HONG NGUYET TRAN  
2340 LARKWOOD ST  
WEST COVINA, CA 91791

TRI H INVESTORS  
5821 WILDERNESS AVE  
RIVERSIDE, CA 92504

PATRICIA DOUGHERTY  
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LETICIA ROCHA DENIEVES  
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ANGELINA PACHECO  
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THO H NGUYEN  
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EDWIN V MURRAY  
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7167 BRADFORD ST  
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PEDRO SALAZAR  
7171 BRADFORD ST  
RIVERSIDE, CA 92503

ANDY MAN VO  
7175 BRADFORD ST  
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HORTENCIA ALANIS  
7178 BRADFORD ST  
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JESUS P ALVARADO  
7179 BRADFORD ST  
RIVERSIDE, CA 92503

CHRISTOPHER ARELLANO  
7181 RUTLAND AVE  
RIVERSIDE, CA 92503

MARIA DELCARMEN FELIX  
7185 RUTLAND AVE  
RIVERSIDE, CA 92503

QUANG PHUOC TRAN  
7186 BRADFORD ST  
RIVERSIDE, CA 92503

MERCEDES AVILES  
7187 BRADFORD ST  
RIVERSIDE, CA 92503

HECTOR QUIROZ  
7188 BRADFORD ST  
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ERIK RAUL PLASCENCIA  
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JUSTIN VAN TRAN  
7191 BRADFORD ST  
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DAVION FARRELL CREIGHTON  
7192 BRADFORD ST  
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ELODIA CHAVEZ  
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KIET A TRAN  
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JASON C TENNANT  
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STEVE L LORENZ  
7270 IDYLLWILD LN  
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PAULETTE SIMMONS  
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IMAN R IBRAHIM  
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JESUS GARCIA MENESES  
7275 IDYLLWILD LN  
RIVERSIDE, CA 92503

LEONEL CUEN  
7278 IDYLLWILD LN  
RIVERSIDE, CA 92503

SUSAN C VIERECK  
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RICHARD DE NAJERA  
7282 MACY CT  
RIVERSIDE, CA 92503

TODD TREUL  
7282 IDYLLWILD LN  
RIVERSIDE, CA 92503

MANUEL J POL  
7285 IDYLLWILD LN  
RIVERSIDE, CA 92503

ESTATE OF WILLETTE FRANCIS  
ARTHUR JR  
7286 IDYLLWILD LN  
RIVERSIDE, CA 92503

TIMOTHY R VICHKON  
7290 IDYLLWILD LN  
RIVERSIDE, CA 92503

BENJAMIN A DIAZ  
7293 MACY CT  
RIVERSIDE, CA 92503

MATTHEW A JAIMES  
7294 IDYLLWILD LN  
RIVERSIDE, CA 92503

GRACIELA MATA  
7295 IDYLLWILD LN  
RIVERSIDE, CA 92503

RENE G NAVARRETTE  
7298 IDYLLWILD LN  
RIVERSIDE, CA 92503

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CHRISTOPHER M LANE  
10017 JULIAN DR  
RIVERSIDE, CA 92503

MARGARET GANO  
10018 JULIAN DR  
RIVERSIDE, CA 92503

NANCY C ROJO  
10027 JULIAN DR  
RIVERSIDE, CA 92503

RICHARD DELANE FORD  
10028 JULIAN DR  
RIVERSIDE, CA 92503

GUADALUPE REYNOSO  
10047 JULIAN DR  
RIVERSIDE, CA 92503

SANDRA JEANETTE GARCIA  
10048 JULIAN DR  
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DAVID MANUEL VASQUEZ  
10057 JULIAN DR  
RIVERSIDE, CA 92503

DANIEL N TAYLOR  
10087 JULIAN DR  
RIVERSIDE, CA 92503

MADELEINE V TAYLOR  
10087 JULIAN DR  
RIVERSIDE, CA 92503

Wendell Tucker, Ph.D., Superintendent  
Alvord Unified School District  
10365 Keller Ave.  
Riverside, CA 92505

Teri Raml, District Manager  
Bureau of Land Management  
22835 Calle San Juan de los Lagos  
Moreno Valley, CA 92553

Malcolm Grossinger, Superintendent  
California School For the Deaf  
3044 Horace St.  
Riverside, CA 92506

William Hofferber, Chair  
City of Jurupa Valley-City Planning  
Commission  
8930 Limonite Ave.  
Jurupa Valley, CA 92509

Gary Thompson, City Manager  
City of Jurupa Valley  
8930 Limonite Ave.  
Jurupa Valley, CA 92509

Anthony Kelly, Jr., City Council Member  
City of Jurupa Valley-City Council  
8931 Limonite Ave.  
Jurupa Valley, CA 92509

Laura Roughton, City Council Member  
City of Jurupa Valley-City Council  
8933 Limonite Ave.  
Jurupa Valley, CA 92509

Verne Lauritzen, City Council Member  
City of Jurupa Valley-City Council  
8932 Limonite Ave.  
Jurupa Valley, CA 92509

Micheal Goodland, Mayor  
City of Jurupa Valley-Mayor  
8930 Limonite Ave.  
Jurupa Valley, CA 92509

Thomas Merrell, Planning Director  
City of Jurupa Valley-Planning  
Department  
8931 Limonite Ave.  
Jurupa Valley, CA 92509

Berwin Hanna, City Council Member  
City of Norco-City Council  
2870 Clark Ave.  
Norco, CA 92860

Brian Petree, Director of Parks,  
Recreation and Community Services  
City of Norco-City Council  
2870 Clark Ave.  
Norco, CA 92860

Greg Newton, City Council Member  
City of Norco-City Council  
2870 Clark Ave.  
Norco, CA 92860

Kevin Bash, City Council Member  
City of Norco-City Council  
2870 Clark Ave.  
Norco, CA 92860

Ted Hoffman, Mayor  
City of Norco-Mayor  
2870 Clark Ave.  
Norco, CA 92860

Geoff Kahan, Commission Chair  
City of Norco-Parks Commission  
2870 Clark Ave.  
Norco, CA 92860

John Rigler, Commission Chair  
City of Norco-Planning Commission  
2870 Clark Ave.  
Norco, CA 92860

Steve King, Planning Director  
City of Norco Planning Department  
2870 Clark Ave.  
Norco, CA 92860

Lee McDougal City Manager  
City of Riverside  
3900 Main St.  
Riverside, CA 92522

Andy Melendrez, City Council Member  
City of Riverside-City Council  
3900 Main St.  
Riverside, CA 92522

Chris MacArthur, City Council Member  
City of Riverside-City Council  
3900 Main St.  
Riverside, CA 92522

Chuck Conder, City Council Member  
City of Riverside-City Council  
3900 Main St.  
Riverside, CA 92522

Jim Perry, City Council Member  
City of Riverside-City Council  
3900 Main St.  
Riverside, CA 92522

Mike Gardner, City Council Member  
City of Riverside-City Council  
3900 Main St.  
Riverside, CA 92522

Mike Soubirous, City Council Member  
City of Riverside-City Council  
3900 Main St.  
Riverside, CA 92522

Steve Adams, City Council Member  
City of Riverside-City Council  
3900 Main St.  
Riverside, CA 92522

William Bailey, III, Mayor  
City of Riverside-Mayor  
3900 Main St.  
Riverside, CA 92522

M. Todd Rounds, Commission Chair  
City of Riverside-Parks and Recreation  
Commission  
3900 Main St.  
Riverside, CA 92522

Kerry Parker, Commission Chair  
City of Riverside-Riverside Planning  
Commission  
3900 Main St.  
Riverside, CA 92522

Ed Takele, Director  
Cooperative Extension  
21150 Box Springs Rd. #202  
Moreno Valley, CA 92557

Kent L. Bechler, Superintendent  
Corona-Norco Unified School District  
2820 Clark Ave.  
Norco, CA 92860

Dan Rodriquez, General Manager  
Jurupa Area Recreation & Park District  
4810 Pedley Rd. Riverside, CA 92509

Elliott Duchon, Superintendent  
Jurupa Unified School District  
4850 Pedley Dr.  
Riverside, CA 92509

Jeffrey Kightlinger, General Manager  
Metropolitan Water District of  
Southern California  
P.O. Box 54153  
Los Angeles, CA 90054

Azari Cynthia, President  
Riverside Community College  
4800 Magnolia Ave.  
Riverside, CA 92506

Elizabeth Sarabia, Planning Commission Secretary  
Riverside County Planning Commission  
4080 Lemon St., 12th Floor, P.O. Box 1409  
Riverside, CA 92502

David Hansen, Superintendent  
Riverside Unified School District  
3380 Fourteenth St.  
Riverside, CA 92501

Douglas Headrick, General Manager  
San Bernardino Valley  
Municipal Water District  
380 East Vanderbilt Way  
San Bernardino, CA 92408

Hans Kernkamp  
General Manager / Chief Engineer  
Waste Resources Management Department  
14310 Frederick St.  
Riverside, CA 92553

Heidi Marshall, Director of Housing  
Authority  
County of Riverside  
5555 Arlington Ave. Riverside, CA 92504

Kim Jarrell Johnson, President of the Board  
Jurupa Area Recreation and Park  
District-Board of Directors  
4810 Pedley Rd.  
Jurupa Valley, CA. 92509

Victoria Williamson, Director  
Law Library  
3989 Lemon St.  
Riverside, CA 92501

S. Dhillon Ph.D., District Manager  
Northwest Mosquito  
& Vector Control District  
1966 Compton Ave.  
Corona, CA 92881

Warren "Dusty" Williams  
General Manager / Chief Engineer  
Riverside County Flood Control  
1995 Market St.  
Riverside, CA 92501

Zareh Sarrafian, Chief Executive Officer  
Riverside County Regional  
Medical Center  
26520 Cactus  
Moreno Valley, CA 92555

Shelli Lamb, District Manager  
Riverside-Corona Resource  
Conservation District  
4500 Glenwood Dr., Bldg. A  
Riverside, CA 92501

Celeste Cantu, General Manager  
Santa Ana Watershed Project Authority  
11615 Sterling Ave.  
Riverside, CA 92503

Charles Landry, Executive Director  
Western Riverside County Regional  
Conservation Authority  
3403 10th St., #300  
Riverside, CA 92501

Mandy Parkes, District Manager  
Inland Empire Resource  
Conservation District  
25864-K Business Center Dr.  
Redlands, CA 92374

Eldon E. Horst, General Manager  
Jurupa Community Services District  
11201 HarrelSt. Mira Loma, CA 91752

George J. Spiliotis, Executive Officer  
Local Agency Formation Commission  
3850 Vine St., #110  
Riverside, CA 92507

Scott Bangle, General Manager  
Regional Park and Open-Space District  
4600 Crestmore Rd.  
Riverside, CA 92509-6858

Kenneth Young, Superintendent of Schools  
Riverside County Office of Education  
3939 13th St.  
Riverside, CA 92501

Anne Meyer, Executive Director  
Riverside County Transportation  
Commission  
4080 Lemon St., 3rd Fl.  
Riverside, CA 92501-1031

David D. Lopez, General Manager  
Rubidoux Community Services District  
3590 Rubidoux Blvd.  
Riverside, CA 92509

Samuel Hamrick, Jr.  
Executive Officer of the Courts  
Superior Courts  
P.O. Box 1547  
Riverside, CA 92502



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**Attachment G-3: Public Comments**

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Letter 001

# NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT

PUBLIC HEALTH GOVERNMENT AGENCY

April 4<sup>th</sup>, 2018

President  
Berwin Hanna  
City of Norco

Vice President  
Brian Tisdale  
City of Lake Elsinore

Secretary  
Karen Alexander  
City of Corona

Trustee  
Joe Tessari  
City of Eastvale

Trustee  
Micheal Goodland  
City of Jurupa Valley

Trustee  
George Read  
County of Riverside

Trustee  
Jordan Ehrenkranz  
City of Canyon Lake

Trustee  
Gary Bradley, Ph.D.  
City of Riverside

Major S. Dhillon, Ph.D.  
District Manager

Riverside County Regional Park and Open Space District  
POWER Engineers  
731 East Ball Road  
Anaheim, CA 92805  
Attn: Darrin Gilbert

Re: Hidden Valley Wildlife Area Boundary Change

On behalf of Northwest Mosquito and Vector Control District, I'd like to express our continued appreciation for being included on these communications. Please accept these general comments with regards to our district needs, stressing the necessity for access to these areas as boundaries shift.

Any impoundment of water which stands 3 days or longer can produce mosquitoes, and becomes a public nuisance or a health threat, or both, exposing the residents of Riverside and nearby vicinities to mosquito borne diseases such as West Nile Virus, Saint Louis Encephalitis, etc. As these boundary changes are made, we would like all such areas to remain accessible to our technicians and vehicle traffic for the purposes of inspection and/or treatments targeting mosquito breeding. If applicable, provisions should be in place for annual maintenance of paths, roads, and vegetation management. Unchecked growth in aquatic habitats, if not maintained, will lead to increased mosquito breeding habitat and hinder our staff's efforts to inspect as well as abate the mosquito breeding.

Sincerely,

Angela Caranci, PhD  
Vector Ecologist

Cc: Major S. Dhillon, Ph.D., District Manager



**RivCoParks** (Riverside County Regional Park and Open-Space District)

4600 Crestmore Road, Jurupa Valley, CA 92509 | (951) 955-6998 | FAX: (951) 955-4305

[analiciagomez@rivco.org](mailto:analiciagomez@rivco.org) | [www.RivCoParks.org](http://www.RivCoParks.org)

Follow RivCoParks: [Facebook](#) | [Twitter](#) | [Upcoming Events](#)

---

**From:** Bangle, Scott

**Sent:** Tuesday, April 17, 2018 12:50 PM

**To:** Gettis, Erin <[EGettis@rivco.org](mailto:EGettis@rivco.org)>; Gettis, Aaron <[AGettis@RIVCO.ORG](mailto:AGettis@RIVCO.ORG)>; Gunzel, Synthia <[SMGunzel@RIVCO.ORG](mailto:SMGunzel@RIVCO.ORG)>; Gomez, Analicia <[analiciagomez@RIVCO.ORG](mailto:analiciagomez@RIVCO.ORG)>

**Subject:** FW: RivCoParks proposal to provide a utility corridor for Towers, Power Lines and Roads for RTRP through the Hidden Valley Wildlife Area

As requested.

Scott Bangle

Parks Director/General Manager

RivCoParks (Riverside County Regional Park and Open-Space District)

4600 Crestmore Road, Jurupa Valley, CA 92509 | (951) 955-4398 | Fax (951) 955-4305 [sbangle@rivco.org](mailto:sbangle@rivco.org) |

[www.RivCoParks.org](http://www.RivCoParks.org) Facebook | Twitter | Upcoming Events

---

**From:** Johnson, George

**Sent:** Monday, April 16, 2018 3:41 PM

**To:** Bangle, Scott <[sbangle@RIVCO.ORG](mailto:sbangle@RIVCO.ORG)>

**Cc:** Field, Robert <[RFIELD@RIVCO.ORG](mailto:RFIELD@RIVCO.ORG)>

**Subject:** FW: RivCoParks proposal to provide a utility corridor for Towers, Power Lines and Roads for RTRP through the Hidden Valley Wildlife Area

Scott,

Please see the below e-mail. Provide me with your reaction, so I can provide a response. Thanks.

**From:** Rick Bondar <[rickbondar@aol.com](mailto:rickbondar@aol.com)>

**Sent:** Monday, April 16, 2018 3:21 PM

**To:** Johnson, George <[GAJohnson@RIVCO.ORG](mailto:GAJohnson@RIVCO.ORG)>

**Subject:** RivCoParks proposal to provide a utility corridor for Towers, Power Lines and Roads for RTRP through the Hidden Valley Wildlife Area

Hi George, Been too long, Hope all is well.

Below is an annotated Mar 23, 2018 letter from Riverside County Regional Park and Open-Space District (RivCoParks), a map, and a photo simulation from the CPUC DSEIR, of what RTRP Towers and Powers Lines would look like going through Riding Trails in NW Norco Open Space west of the Hidden Valley Wildlife Area in question. There appear to be no photo simulations for Hidden Valley that we can find.

We were very surprised and disappointed to see that instead of protecting and defending the County's Wildlife Area from scarring by the massive RTRP Towers, Power Lines and access Roads, like other impacted communities and property owners are doing, RivCoParks appears to propose readily facilitating a utility corridor and access roads for RPU **PRIOR to public input AND approval of a Power Line project by the CPUC.** The DSEIR was just released, and the ALJ for the CPUC has stated that she won't schedule CPUC hearings until there is a final EIR.

We would request at a minimum that RivCoParks:

1. Provide a list of who their Mar 23rd letter was sent to. We haven't heard from anybody in Wards 3 & 7 that say they have received the Mar 23rd letter requesting comments.
2. Have photographic simulations of the RTRP Towers, Lines AND Access Roads through KEY locations and vantage points in the Hidden Valley Wildlife Area as the CPUC has done in their DSEIR for NW Norco and Jurupa Valley.
3. Post their Mar 23rd letter, map, and above referenced photographic simulations at key multiple public locations in the Hidden Valley Wildlife Area for folks who use Hidden Valley to see what's being proposed.
4. Have Workshop(s) to review and discuss the proposal with the public, as the CPUC is doing three (3) times in Jurupa Valley.
5. Provide a direct point of contact with RivCoParks, and not have the public have to go through a power utility consultant. Who else does the power utility consultant work for and get paid by?
6. Have Board hearings for public discussion and the final decision on the proposal, if that's not already the plan.
7. Provide more details on the proposed land swap for the RTRP such as:
  1. Who will actually own the utility corridor, the City of Riverside? Who is negotiating the land swap for the County? Where are the appraisals etc.?
  2. How the land swap doesn't violate the Riverside Open Space Conservation Element (OSCE) *"that guarantees the continued protection of the Santa Ana River corridor by....preserving and expanding open space along the river."*
  3. How scraps of land that don't appear to be designated Ag land and are about 1.3 miles away from the Wildlife Area/River are justified as offsets for the RTRP project impacts?



# Riverside County Regional Park and Open-Space District

Scott Bangle, Parks Director/General Manager | Kyla Brown, Assistant Director

March 23, 2018

## REQUEST FOR PUBLIC COMMENT

### REGARDING HIDDEN VALLEY WILDLIFE AREA BOUNDARY CHANGE

The Riverside Transmission Reliability Project (RTRP) is a high-voltage utility project jointly proposed by Southern California Edison (SCE) and Riverside Public Utilities (RPU) currently undergoing review by the California Public Utilities Commission (CPUC). The Project as proposed would consist of approximately eight (8) miles of overhead and approximately two (2) miles of underground 230 kV transmission line, as well as 69 kV subtransmission lines and other facility upgrades.

\* The RTRP would cross portions of the Hidden Valley Wildlife Area (HVWA), managed by the Riverside County Regional Park and Open Space District (County Parks), on the south side of the Santa Ana River in several locations. New access roads, steel lattice and pole structures, and a 100-foot right-of-way would be established within the HVWA. The affected HVWA lands were funded, in part, under the Land and Water Conservation Fund (LWCF), a federal program that provides funds to local and other agencies for the acquisition of public recreation land. Conversion of these lands to non-recreation uses (e.g. utility infrastructure) requires review and approval by the National Park Service (NPS), and the acquisition of "replacement" lands to offset Project impacts. Submittal of a Project Description-Environmental Screening Form by the sponsoring agency (County Parks) and appropriate National Environmental Policy Act (NEPA) environmental review is required by the NPS as part of this Conversion Area and Replacement proposal review process. \*

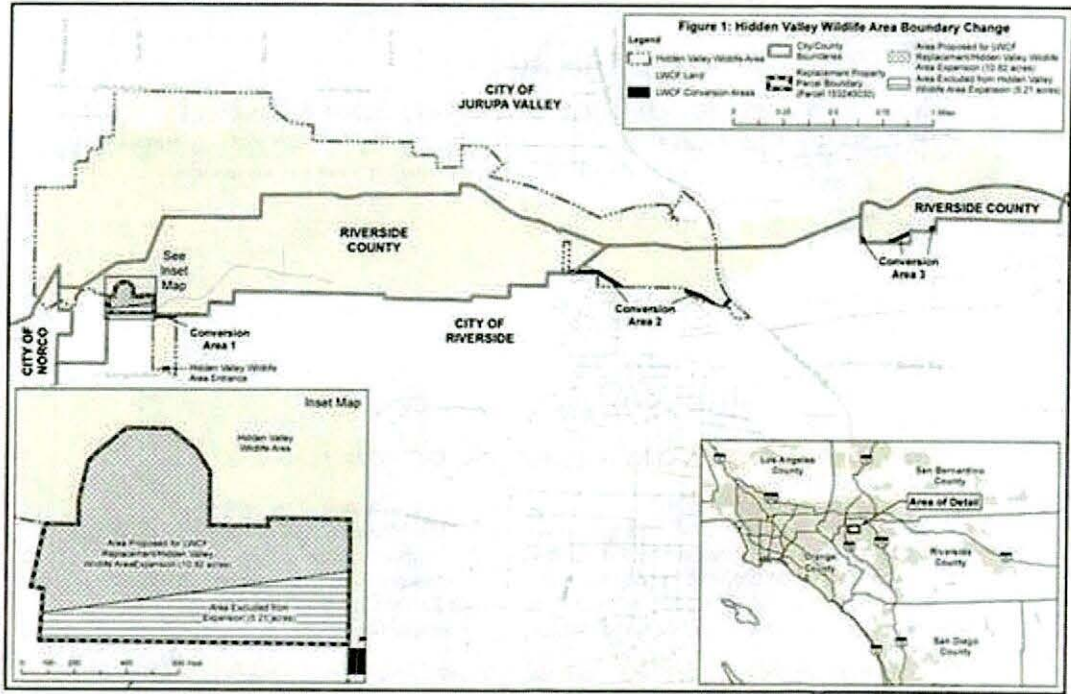
The RTRP would affect approximately 10.8 acres of HVWA LWCF funded lands in three (3) general locations (see Figure 1). These "Conversion Areas" would be permanently utilized for electrical transmission infrastructure. A similarly sized contiguous portion of a parcel (#153240030-6), owned by the City of Riverside and Riverside County and located near the park's entrance road north of Arlington Avenue, would be incorporated into the HVWA to compensate for the loss of recreational function within the park, expanding its area by approximately 10.6 acres. No zone change is proposed as a result of the Conversion Area and Replacement proposal.

During project siting and as detailed in the project's (Draft and Final) Environmental Impact Report (EIR) developed in accordance with the California Environmental Quality

4600 Crestmore Road • Jurupa Valley, CA • 92509 • (951) 955-4310 • FAX (951) 955-4305

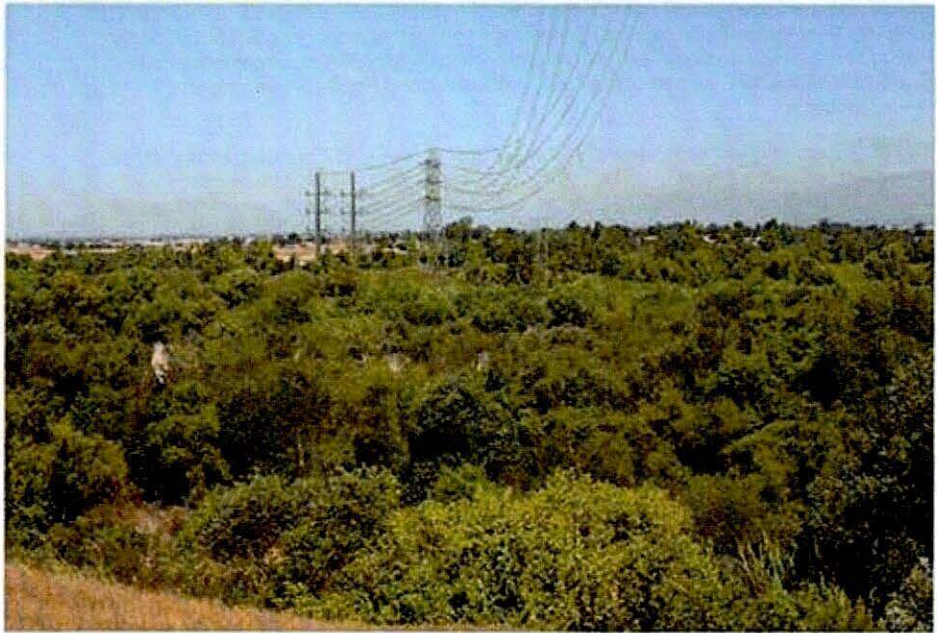
Book your next reservation at: [www.RivCoParks.org](http://www.RivCoParks.org)





**KOP PHOTOS AND VISUAL SIMULATIONS**

**KOP 8 - Photosimulation - Revised Project**



F-44

Please let us know who else we should be contacting about this.

Regards, and Thanks as always for your consideration.



Rick Bondar cell (951) 318-0600  
McCune & Associates, Inc.  
Mail: PO Box 1295, Corona, CA 92878  
Courier: 12080 Bellegrove Ave., Jurupa Valley-Mira Loma, CA 91752  
tel (951) 681-5100 fax (951) 681-5101

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**County of Riverside California**

**From:** Rick Bondar <rickbondar@aol.com>  
**Sent:** Thursday, April 19, 2018 1:31 PM  
**To:** RTRP-LWCF  
**Subject:** resending-comments on RivCoParks Mar 23rd letter proposing a Boundary Change/Land Swap for the RTRP Power Lines

-----Original Message-----

From: Rick Bondar <rickbondar@aol.com>  
 To: sbangle <sbangle@rivco.org>  
 Cc: egettis <egettis@rivco.org>; rtrp-LWCF <rtrp-LWCF@powereng.com>; kchriste <kchriste@rivco.org>  
 Sent: Wed, Apr 18, 2018 3:22 pm  
 Subject: comments on RivCoParks Mar 23rd letter proposing a Boundary Change/Land Swap for the RTRP Power Lines

Scott, Very good speaking with you and Erin Gettis yesterday. Thank you for the call.

In addition to the basic questions we are asking below, we would like to understand why RivCoParks is taking the lead in this proposed boundary change/land swap for the RTRP Power Lines. Was RivCoParks instructed to do so by Riverside County or say a Federal Agency? Or are you doing it at the request of RPU, or ?

Also, As we discussed, It would be very helpful to interested parties, to have the alignment going through the HVWA, staked with markers, particularly where the Towers and Access Roads would be located, and in someway delineate the sight line that the 120' Towers would create. We would like detailed maps at a closer scale, to see who owns what, and is proposed to be swapping for what, so we can all can walk the property and understand the property in question.

We believe that requesting comments be sent to a power utility consultant in just thirty (30) is an unusual and flawed process.

Worse is we've never heard of having a consultant for the "other side" of a transaction represent you. It seems highly irregular.

Please:

1. Provide a list of who your Mar 23rd letter was sent to or let us know if we have to file PRA's.
2. Have photographic simulations of the RTRP Towers, Lines AND Access Roads through KEY locations and vantage points in the Hidden Valley Wildlife Area, as the CPUC has done in their DSEIR for NW Norco and Jurupa Valley.
3. Post your Mar 23rd letter, map, and above referenced photographic simulations at key multiple public locations in the Hidden Valley Wildlife Area for folks to see what's being proposed.
4. Have Workshop(s) to review and discuss the proposal with the public, as the CPUC is doing three (3) times in Jurupa Valley.
5. Provide a direct point of contact with RivCoParks, and not have the public have to go through a Power Utility Consultant. Who pays the Utility Consultant?, and does he have a relationship with RPU and/or SCE?
6. Who makes the ultimate decision on the proposed Boundary Change, and what is their contact information?
7. Provide more details on the proposed land swap for the RTRP such as:
  - a. Who will actually own the utility corridor, the City of Riverside? Who is negotiating the land swap for the County? Where are the maps, appraisals etc.?
  - b. How the Boundary Change/Land Swap doesn't violate the Riverside Open Space Conservation Element (OSCE) *"that guarantees the continued protection of the Santa Ana River corridor by.....preserving and expanding open space along the river."*
  - c. How odd pieces of land that don't appear to be designated Ag and look like they're over a mile away from the Wildlife Area/River are justified as offsets for the RTRP project impacts? We don't understand how possibly better access into the HVWA has anything to do with preserving the quality of Open Space inside the HVWA.

Again, Thank you for you help and consideration.

Rick Bondar cell (951) 318-0600  
McCune & Associates, Inc.  
Mail: PO Box 1295, Corona, CA 92878  
Courier: 12080 Bellegrave Ave., Jurupa Valley-Mira Loma, CA 91752  
tel (951) 681-5100 fax (951) 681-5101

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---

**From:** Rick Bondar <rickbondar@aol.com>  
**Sent:** Thursday, April 19, 2018 2:24 PM  
**To:** RTRP-LWCF  
**Cc:** sbangle@rivco.org; egettis@rivco.org; dcosgrove@rutan.com  
**Subject:** resending-Hidden Valley Wildlife Area Boundary Change comments from David Cosgrove, Rutan & Tucker

Darrin, Here is a copy of the email sent Tuesday Apr 17th to Scott Bangle, [sbangle@rivco.org](mailto:sbangle@rivco.org), and [rtrp-lwcf@powereng.com](mailto:rtrp-lwcf@powereng.com) from David Cosgrove, Rutan & Tucker, that you said that you didn't receive. Please let us know if the Mar 23rd comment request letter is going to be recirculated because of the problem with [rtrp-lwcf@powereng.com](mailto:rtrp-lwcf@powereng.com) receiving emails from unknown addresses.

Thank you.

-----Original Message-----

From: Cosgrove, David <[dcosgrove@rutan.com](mailto:dcosgrove@rutan.com)>  
To: RTRP-LWCF <[RTRP-LWCF@powereng.com](mailto:RTRP-LWCF@powereng.com)>  
Cc: sbangle <[sbangle@rivco.org](mailto:sbangle@rivco.org)>  
Sent: Tue, Apr 17, 2018 12:05 pm  
Subject: Hidden Valley Wildlife Area Boundary Change

I am currently looking into the background on the above-referenced proposal, on which the Riverside County Regional Park and Open Space District invited comment on March 23, 2018. Could you please confirm whether the following are accurate:

1. The proposal is to remove 10.8 acres to accommodate the RTRP, in exchange for 10.6 other acres, for a net loss of 0.2 acres to the Hidden Valley Wildlife Area (HVWA).
2. The proposed portion of the HVWA to be converted is located within the Open Space-Habitat Conservation Land Use designation of the Riverside County General Plan.
3. The Riverside County Regional Park and Open Space District intends to rely on the FEIR for the RTRP as its CEQA review for the proposed action.

I would also appreciate receiving: 1) a copy of any photo view simulations RIVCoParks has done to simulate the impacts of the RTRP being constructed, and how it might affect the remainder of the HVWA; and 2) any appraisal analysis that has been done on the relative values of the portions of the current HVWA proposed to be converted, and the replacement property proposed to be provided. Please advise if a more formal Public Records Act request is required to obtain such documents, and I will forward one immediately.

Your prompt response will assist me in directing my potential comments on the proposed boundary action to meaningful points, and will be most appreciated. Thank you.

### **David B. Cosgrove**

Rutan & Tucker, LLP  
611 Anton Boulevard, 14th Floor  
Costa Mesa, CA 92626  
(714) 662-4602 (direct)

[dcosgrove@rutan.com](mailto:dcosgrove@rutan.com)

[www.rutan.com](http://www.rutan.com)

**RUTAN**

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**From:** Cosgrove, David <dcosgrove@rutan.com>  
**Sent:** Friday, April 20, 2018 4:36 PM  
**To:** RTRP-LWCF; sbangle@rivco.org  
**Cc:** Rick Bondar  
**Subject:** 041718 Letter to Darrin Gilbert.DOCX  
**Attachments:** RivCoParks Letter re HVWA 4-20-18.PDF

Attached please find my letter of April 20, 2018, responding to the invitation to comment on the proposed boundary change to the Hidden Valley Wildlife Area. Given past questions regarding e-mail transmission receipt, I would appreciate your confirmation of receipt of this correspondence.

A copy is also being provided to you by first class mail. Thank you.

**David B. Cosgrove**

Rutan & Tucker, LLP  
611 Anton Boulevard, 14th Floor  
Costa Mesa, CA 92626  
(714) 662-4602 (direct)

[dcosgrove@rutan.com](mailto:dcosgrove@rutan.com)  
[www.rutan.com](http://www.rutan.com)

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April 20, 2018

Riverside County Regional Park  
and Open Space District  
c/o Darrin Gilbert  
POWER Engineers  
731 East Ball Road  
Anaheim, CA 92805

Re: Proposed Hidden Valley Wildlife Area Boundary Change

Dear Mr. Gilbert:

I am writing in response to the "Request for Public Comment regarding Hidden Valley Wildlife Area Boundary Change," dated March 23, 2018 ("Notice"), issued by Riverside County Regional Park and Open Space District ("RivCoParks"). Our office represents a number of property owners whose property will be directly impacted by the proposed Riverside Transmission Reliability Project ("RTRP"), and who oppose it.<sup>1</sup> We believe the proposed boundary change is ill-advised, and very likely contrary to law. We encourage RivCoParks to reject it outright.

First, as a procedural matter, we believe the comment period which was proposed to close on April 23, 2018 must be extended. We understand the e-mail address to which comments were supposed to be directed by the Notice - "RTRP-LWCF@powereng.com", was not accepting e-mails from unknown addresses. An e-mail request I made for information regarding the proposal on April 17, 2018 apparently did not go through, and was only recognized because I copied RivCoPark's General Manager, Scott Bangle, who I understand made Power Engineers aware of the issue. If my e-mail did not go through, I suspect I am not alone, and it seems reasonable to assume there may have been no e-mail reception of any comments made from 3-23-18 until at least 4-17-18. The thirty day comment period should be reset, and we ask that this be done.<sup>2</sup>

<sup>1</sup> My clients are Sky Country Investment Company/East LLC, and the trustees of the Anthony P. Vernola Trust Dated October 18, 2000 and the Pat and Mary Ann Vernola Trust; Marital Trust. The points raised herein apply to any person who uses the Hidden Valley Wildlife Area, or is interested in its preservation, however.

<sup>2</sup> This e-mail snafu calls up the broader question why comments solicited by RivCoParks are being directed to an engineering consulting firm, Power Engineers. Power Engineers' website lists Riverside Public Utilities, the project applicant on RTRP, as one of its clients. With all due respect, routing comments on a proposed government action relating to a park and wildlife area, to a consultant who assists in the building of overhead power lines, hardly

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Turning then to the merits, our first objection is that the proposed boundary change is inconsistent with the County of Riverside's 2017 General Plan. The Hidden Valley Wildlife Area ("HVWA"), which is the subject of the proposed boundary change, lies within the Open Space-Conservation Habitat ("OS-CH") designation. That designation applies to public and private lands to be conserved and managed in accordance with adopted MSHCPs. It allows ancillary structures or uses only for the purpose of preserving or enjoying the open space. (County of Riverside General Plan, July 11, 2017, Page LU-55.)

Removing property from an established land preserve, to facilitate a major, intrusive utility infrastructure installation, is inimical to this "Conservation" designation, and its purposes. We fail to see how paving the way (literally) for a 230 KV transmission line, solely for the benefit of the residents of the City of Riverside, serves the purpose of County residents for preserving or enjoying the Hidden Valley Wildlife Area for open space.

We also note that the Draft Environmental Impact Report for RTRP, from August 2011, pointed up Open Space policies from the 2003 Riverside County General Plan, which included OS 20.2: "Prevent unnecessary extension of public facilities, services, and utilities, for urban uses, into open space conservation designated areas." (RTRP EIR. pp. 3-17-18.) While this particular general plan policy does not appear to have been carried forward in identical form in the July 11, 2017 version, the current plan still defines preservation of open space as one of the key land use policies of the County: "Due to increasing growth pressures, there is danger that the quality and character of some open space areas may be diminished. The balance between accommodating future growth and preserving the quality of Riverside County's open spaces is one of the most challenging and volatile issues in the county." (General Plan, July 11, 2017, p. LU-53.) The General Plan also states: "The County of Riverside has a commitment to ensuring that open spaces remain an integral part of Riverside County's future and are protected through the policies of the General Plan[.]" (*Id.*) The spirit of the policy of protecting habitat areas therefore remains, and we believe frames the paramount responsibility of RivCoParks in approaching this boundary change proposal.

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inspires confidence in objectivity.



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We also call attention to Land Use Policy 7.2 from the July 11, 2017 General Plan, which indicates that public facilities may be allowed “in any other land use designation *except for the open space-conservation and open space-conservation habitat land use designations.*” From this, it is clear that the RTRP is manifestly incompatible with the OS-CH Land Use Designation for the HVWA, and therefore, directly contrary to the County’s General Plan.

As the district charged with the protection and stewardship of HVWA’s important natural resources, we encourage RivCoParks to stay true to the long-standing policy of preventing unnecessary extension of public facilities into open space conservation areas, and to reject this boundary change.

Further, the RTRP project proponents themselves are already on record admitting that the negative environmental effects of their proposed high voltage wires on the HVWA are significant. The RTRP Environmental Impact Report from August 2011, at pp. 3-309 - 310 specifically says the environmental consequences its project visits on this important natural area are significant, but goes on to allege that they are unavoidable. The justification for this improbable assertion was the alleged infeasibility of undergrounding any segment of the RTRP whatsoever. (*Id.*)

Wrong. As subsequent events have transpired, the RTRP project proponents have not only considered, but actually agreed, to underground segments of the RTRP. In fact, the Subsequent Environmental Impact Report prepared on the RTRP by the California Public Utilities Commission, and released just this month, states: “In September 2016, SCE revised the Proposed Project to relocate a portion of the transmission line and to change the design of a segment of the transmission line from overhead to underground.” (SEIR, April, 2018, p. 1-1.) The project proponents’ own conduct therefore disproves the fundamental premise on which their prior EIR shrugged off the environmental effects on HVWA.

It is unclear on what environmental review RivCoParks proposes to base any action it may initiate to implement the HVWA boundary change.<sup>3</sup> The Notice references the prior RTRP EIR, but also references an Environmental Assessment under NEPA, ostensibly to cover the anticipated Federal action that will ultimately be required from the National Park Service to effectuate the boundary change. To the extent that RivCoParks intends to

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<sup>3</sup> This question was touched upon in my April 17, 2018 e-mail, but has not yet been answered.

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participate in future NEPA analysis, any action it may take now, without referencing or making publicly available that analysis, is premature.

To the extent that RivCoParks intends to utilize the RTRP EIR, however, that analysis is now obsolete. At a minimum, the change in the RTRP project, which now includes undergrounding, triggers the need for additional environmental review under CEQA pursuant to *Title 14, California Code of Regulations, § 15162*. That regulation provides, in pertinent part, that subsequent environmental analysis is required whenever any of the following appear:

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

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the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(14 Cal. Code Regs. § 15162(a).)

The project proponents' admission that undergrounding is not only possible, but preferable, on various project segments is certainly a substantial change in the "circumstances under which the project is undertaken," since the fundamental premise on which the HVWA impacts were previously deemed "unavoidable" no longer are. The California Public Utilities Commission has already deemed the prior RTRP EIR inadequate on segments around the I-15 and Limonite, and in fact has identified additional undergrounding as the environmentally superior alternative, after the "no project" alternative. Undergrounding through the HVWA must therefore now be analyzed, both for its environmental impact, and its feasibility, before the boundary change can proceed. So, we believe, should alternative alignments that avoid the HVWA altogether.

Moreover, we understand that ultimately, the National Parks Service, acting by and through the Pacific West Regional Office and its administration of the Land and Water Conservation Fund ("LWCF"), will have to review and pass on this proposed boundary change. The proposal will have to comply with 36 CFR § 59.3, "Prerequisites for Conversion Approval." A copy of the text of that regulation is attached.

Here, we have serious concerns whether the requirements of that federal regulatory provision can be met.

First, subsection (b)(1) of that regulation requires that all practical alternatives have to be evaluated. We see little record of consideration of any alternatives that would avoid the HVWA, nor undergrounding the facilities if the alignment through HVWA is unavoidable, to avoid permanent, long-term visual scarring and the intrusion from constant maintenance, operation, and repair activity that are endemic to overhead electrical transmission lines.

Second, subsection (b)(2) indicates it must be demonstrated that the substitute property coming back in the exchange is of at least the fair market value as that to be provided, pursuant to uniform federal appraisal standards. Has an appraisal assessing comparative values been prepared? If appraisal studies have been undertaken, they should be made available for public review, analysis, and critique.

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Subsection (b)(3) requires that the proposed replacement property must be of reasonably equivalent use from that being converted. Here, we question whether any such finding can be made. According to the map attached to the Notice, the "Conversion Areas" span a total seven distinct portions of the HVWA, all of which contribute to the present integrity of the preserve. It has not been explained how replacement of these areas with the "area proposed for LWCF replacement" will serve a similar or higher function as these converted areas.

Perhaps most impactful, 36 CFR § 59.3(b)(5) requires, in the case of assisted sites which are partially rather than wholly converted, the impact of the converted portion on the remainder shall be considered. Here, more than anywhere else, the proposed boundary change fails. The RTRP will place gargantuan overhead utility structures through areas intended to be preserved as habitat. The obtrusiveness from a visual standpoint, as well as from a maintenance and operation standpoint, cannot be overstated. To demonstrate compliance with this regulatory requirement, (and to illustrate the real impacts of what is being proposed) we request RivCoParks to conduct a visual impact analysis, which should include physical marking of the proposed dimensions of the overhead utilities, in terms of both height and footprint. Only then will the true impacts through the remainder of the HVWA area be evident to all HVWA users, whose interests are most directly at stake.

These are just a few of the nine subsections in 36 CFR § 59.3(b) RivCoParks must meet to gain National Park Service approval of this deeply flawed boundary change proposal. We request that RivCoParks prepare written findings, reviewable for comment by the public, on all of the federal regulatory requirements, prior to taking any step to approve, endorse, or otherwise further the boundary change. Once that is done, we are confident that the proposed boundary change for HVWA will be proven to fall well short of federal regulatory requirements, in a number of respects. Further, we request RivCoParks fully and publically document its analysis of the view impacts, appraisal analyses, and comparative functionality of the areas to be severed from the existing preserve with the lands proposed to be provided. Only this will demonstrate to Riverside County park users the true impacts of what the City of Riverside is asking them to sacrifice for the City's utility infrastructure goals.

In conclusion, RivCoParks' consideration of the proposed boundary change to the HVWA is puzzling, even troubling. RivCoParks has as its mandate and its mission the preservation of wildlife habitat areas. This proposal flies directly in the face of that

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mission, and offers no tangible or demonstrated benefit to the park users RivCoParks is charged to defend. The City of Riverside's utility infrastructure goals are not the County of Riverside's responsibility, and certainly not when advanced at the cost of established wildlife habitat preserve areas. We strongly encourage RivCoParks to reject this proposal outright.

Thank you for the opportunity to comment.

Very truly yours,

RUTAN & TUCKER, LLP



David B. Cosgrove

DBC:tt  
Enclosure

cc: Scott Bangle  
Parks Director/General Manager  
4600 Crestmore Road  
Jurupa Valley, CA 92509

Gregory P. Priamos, Esq.  
Riverside County Counsel  
3960 Orange Street, Suite 500  
Riverside, CA 92501

Supervisor Kevin Jeffries  
4080 Lemon Street, 5th Floor  
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Supervisor John Tavaglione  
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Supervisor Chuck Washington  
4080 Lemon Street, 5th Floor  
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Supervisor V. Manuel Perez  
4080 Lemon Street, 5th Floor  
Riverside, California 92501

Supervisor Marion Ashley  
4080 Lemon Street, 5th Floor  
Riverside, California 92501

Center for Biological Diversity  
660 S. Figueroa St., Suite 1000  
Los Angeles, CA 90017

Endangered Habitats League  
c/o Dan Silver, Executive Director  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

Sierra Club, San Gorgonio Chapter  
PO Box 5425  
Riverside, CA 92517

Center for Community Action and Environmental Justice  
7701 Mission Blvd.  
Jurupa Valley, CA 92509

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## 36 CFR sec. 59.3

### § 59.3 Conversion requirements.

(a) *Background and legal requirements.* Section 6(f)(3) of the L&WCF Act is the cornerstone of Federal compliance efforts to ensure that the Federal investments in L&WCF assistance are being maintained in public outdoor recreation use. This section of the Act assures that once an area has been funded with L&WCF assistance, it is continually maintained in public recreation use unless NPS approves substitution property of reasonably equivalent usefulness and location and of at least equal fair market value.

(b) *Prerequisites for conversion approval.* Requests from the project sponsor for permission to convert L&WCF assisted properties in whole or in part to other than public outdoor recreation uses must be submitted by the State Liaison Officer to the appropriate NPS Regional Director in writing. NPS will consider conversion requests if the following prerequisites have been met:

(1) All practical alternatives to the proposed conversion have been evaluated.

(2) The fair market value of the property to be converted has been established and the property proposed for substitution is of at least equal fair market value as established by an approved appraisal (prepared in accordance with uniform Federal appraisal standards) excluding the value of structures or facilities that will not serve a recreation purpose.

(3) The property proposed for replacement is of reasonably equivalent usefulness and location as that being converted. Dependent upon the situation and at the discretion of the Regional Director, the replacement property need not provide identical recreation experiences or be located at the same site, provided it is in a reasonably equivalent location. Generally, the replacement property should be administered by the same political jurisdiction as the converted property. NPS will consider State requests to change the project sponsor when it is determined that a different political jurisdiction can better carry out the objectives of the original project agreement. Equivalent usefulness and location will be determined based on the following criteria:

(i) Property to be converted must be evaluated in order to determine what recreation needs are being fulfilled by the facilities which exist and the types of outdoor recreation resources and

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opportunities available. The property being proposed for substitution must then be evaluated in a similar manner to determine if it will meet recreation needs which are at least like in magnitude and impact to the user community as the converted site. This criterion is applicable in the consideration of all conversion requests with the exception of those where wetlands are proposed as replacement property. Wetland areas and interests therein which have been identified in the wetlands provisions of the Statewide Comprehensive Outdoor Recreation Plan shall be considered to be of reasonably equivalent usefulness with the property proposed for conversion regardless of the nature of the property proposed for conversion.

(ii) Replacement property need not necessarily be directly adjacent to or close by the converted site. This policy provides the administrative flexibility to determine location recognizing that the property should meet existing public outdoor recreation needs. While generally this will involve the selection of a site serving the same community(ies) or area as the converted site, there may be exceptions. For example, if property being converted is in an area undergoing major demographic change and the area has no existing or anticipated future need for outdoor recreation, then the project sponsor should seek to locate the substitute area in another location within the jurisdiction. Should a local project sponsor be unable to replace converted property, the State would be responsible, as the primary recipient of Federal assistance, for assuring compliance with these regulations and the substitution of replacement property.

(iii) The acquisition of one parcel of land may be used in satisfaction of several approved conversions.

(4) The property proposed for substitution meets the eligibility requirements for L&WCF assisted acquisition. The replacement property must constitute or be part of a viable recreation area. Unless *each* of the following additional conditions is met, land currently in public ownership, including that which is owned by another public agency, may not be used as replacement land for land acquired as part of an L&WCF project:

(i) The land was not acquired by the sponsor or selling agency for recreation.

(ii) The land has not been dedicated or managed for recreational purposes while in public ownership.

(iii) No Federal assistance was provided in the original acquisition unless the assistance was provided under a program expressly authorized to match or supplement L&WCF assistance.

(iv) Where the project sponsor acquires the land from another public agency, the selling agency must be required by law to receive payment for the land so acquired.

In the case of development projects for which the State match was not derived from the cost of the purchase or value of a donation of the land to be converted, but from the value of the development itself, public land which has not been dedicated or managed for



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recreation/conservation use may be used as replacement land even if this land is transferred from one public agency to another without cost.

(5) In the case of assisted sites which are partially rather than wholly converted, the impact of the converted portion on the remainder shall be considered. If such a conversion is approved, the unconverted area must remain recreationally viable or be replaced as well.

(6) All necessary coordination with other Federal agencies has been satisfactorily accomplished including, for example, compliance with section 4(f) of the Department of Transportation Act of 1966.

(7) The guidelines for environmental evaluation have been satisfactorily completed and considered by NPS during its review of the proposed 6(f)(3) action. In cases where the proposed conversion arises from another Federal action, final review of the State's proposal shall not occur until the NPS Regional office is assured that all environmental review requirements related to that other action have been met.

(8) State intergovernmental clearinghouse review procedures have been adhered to if the proposed conversion and substitution constitute significant changes to the original Land and Water Conservation Fund project.

(9) The proposed conversion and substitution are in accord with the Statewide Comprehensive Outdoor Recreation Plan (SCORP) and/or equivalent recreation plans.

(c) *Amendments for conversion.* All conversions require amendments to the original project agreements. Therefore, amendment requests should be submitted concurrently with conversion requests or at such time as all details of the conversion have been worked out with NPS. Section 6(f)(3) project boundary maps shall be submitted with the amendment request to identify the changes to the original area caused by the proposed conversion and to establish a new project area pursuant to the substitution. Once the conversion has been approved, replacement property should be immediately acquired. Exceptions to this rule would occur only when it is not possible for replacement property to be identified prior to the State's request for a conversion. In such cases, an express commitment to satisfy section 6(f)(3) substitution requirements within a specified period, normally not to exceed one year following conversion approval, must be received from the State. This commitment will be in the form of an amendment to the grant agreement.

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**(d) Obsolete facilities.** Recipients are not required to continue operation of a particular facility beyond its useful life. However, when a facility is declared obsolete, the site must nonetheless be maintained for public outdoor recreation following discontinuance of the assisted facility. Failure to so maintain is considered to be a conversion. Requests regarding changes from a L&WCF funded facility to another otherwise eligible facility at the same site that significantly contravene the original plans for the area must be made in writing to the Regional Director. NPS approval must be obtained prior to the occurrence of the change. NPS approval is not necessarily required, however, for each and every facility use change. Rather, a project area should be viewed in the context of overall use and should be monitored in this context. A change from a baseball field to a football field, for example, would not require NPS approval. A change from a swimming pool with substantial recreational development to a less intense area of limited development such as a passive park, or vice versa, would, however, require NPS review and approval. To assure that facility changes do not significantly contravene the original project agreement, NPS shall be notified by the State of *all* proposed changes in advance of their occurrence. A primary NPS consideration in the review of requests for changes in use will be the consistency of the proposal with the Statewide Comprehensive Outdoor Recreation Plan and/or equivalent recreation plans. Changes to other than public outdoor recreation use require NPS approval and the substitution of replacement land in accordance with section 6(f)(3) of the L&WCF Act and paragraphs (a) through (c) of this section.

[ 51 FR 34184, Sept. 25, 1986, as amended at 52 FR 22747, June 15, 1987]

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**From:** Ken Zirges <knlzirg@gmail.com>  
**Sent:** Sunday, April 22, 2018 12:52 PM  
**To:** sbangle@rivco.org  
**Cc:** RTRP-LWCF  
**Subject:** Addirional Powerlines across Hidden Valley Wildlife Area

Scott,

We have enjoyed the Hidden Valley Wildlife Area for over 30 years. We have worked with Riverside Recreational Trails (RRT) and Equestrian Trails Patrol (ETP) to patrol and preserve the trails. We visit the park at least 100 times per year and enjoy the quiet and natural environment. The park is a much needed and much used recreational site in its current condition.

While a new power line only benefits a limited number of Riverside residents, the park is a unique benefit to residents from all over Southern California.

We believe that Riverside County Parks should hold public workshops to discuss the proposed changes to the park and give the public an opportunity to express their feelings on some of the alternatives.

Ken & Louise Zirges  
Norco, CA

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**From:** Kelley Herrington <KHerrington@rwglaw.com> on behalf of Stephen D. Lee <SLee@rwglaw.com>  
**Sent:** Monday, April 23, 2018 12:41 PM  
**To:** RTRP-LWCF  
**Subject:** City of Jurupa Valley's comments re Hidden Valley Wildlife Boundary Change  
**Attachments:** Executed letter to Riverside County Regional Park and Open-Space District.PDF

Attached please find a copy of a letter from the City of Jurupa Valley regarding the Hidden Valley Wildlife Boundary Change. The original letter will be mailed to you via U.S. Certified Mail, Return Receipt Requested.

Thank you.



Stephen D. Lee

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April 23, 2018

VIA ELECTRONIC MAIL & U. S. CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Riverside County Regional Park and Open-Space District  
C/O Darrin Gilbert  
POWER Engineers  
731 East Ball Road  
Anaheim, California 92805  
[RTRP-LWCF@powereng.com](mailto:RTRP-LWCF@powereng.com)

Riverside County Regional Park and Open-Space District  
Attn: Scott Bangles, Park Director/General Manager  
4600 Crestmore Road  
Jurupa Valley, California 92509

Re: ***The City of Jurupa Valley's Comments in Response to Riverside County Regional Park and Open-Space District's March 23, 2018 Request for Public Comment re: Hidden Valley Wildlife Boundary Change***

Dear Mr. Gilbert and Mr. Bangles:

The City of Jurupa Valley (the "City") has reviewed and submits the below comments in response to the Riverside County Regional Park and Open-Space District's ("District") March 23, 2018 Request for Public Comment on the proposed conversion, replacement, and boundary changes to the Hidden Valley Wildlife Area ("HVWA") in conjunction with the Riverside Transmission Reliability Project ("RTRP").<sup>1</sup>

The RTRP would affect approximately 10.8 acres of HVWA land funded by the Land and Water Conservation Fund ("LWCF"). The LWCF was established by Congress with the specific goal of safeguarding natural areas, water resources, cultural heritage, and recreational opportunities. The RTRP, however, seeks to construct massive 230 kV transmission lines and

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<sup>1</sup> The District's proposal to alter the boundaries of and convert lands within the HVWA is referred to as the "Project."

facilities, including steel lattice and pole structures up to 170-feet in height, that will traverse the HVWA.

Consequently, the RTRP and the Project seek to place massive, above-ground electric utility structures on land that has been specifically acquired and designated for open space and recreational uses. For the reasons demonstrated below, the District should fully and independently analyze the impacts of and alternatives to the Project to address the Project's numerous deficiencies and the public's significant concerns:

- The District must independently analyze undergrounding the RTRP in the HVWA and cannot rely on the obsolete 2011 Draft Environmental Impact Report ("EIR") and 2013 Final EIR because those documents incorrectly presume that undergrounding is infeasible when, in fact, the California Public Utilities Commission and the RTRP applicant have conceded undergrounding is both feasible and the environmentally superior alternative for the RTRP.
- The District must fully and independently analyze the contemplated replacement of LWCF lands prior to making a decision on the Project to ensure that the lost LWCF land is adequately compensated by and replaced with land that is comparable in use, value, and location.
- The LWCF Program specifically authorizes and provides funding for undergrounding options that the District must explore and analyze.
- The District has not demonstrated that it has complied with the requirements of the LWCF Act, specifically the requirements under 36 CFR § 59.3, for approval of the Project.
- The Project is inconsistent with state and federal land use policies.
- The District must comply with the scoping requirements for the Project's Environmental Screening Form by meaningfully engaging the public and local government, in the scoping process.
- The District cannot abdicate the District's independent review and decision-making obligations to the RTRP applicant through its consultant, POWER Engineers.

**I. The District Cannot Ignore Its Legally-Required Duties of Fully Analyzing the Project By Relying on the Outdated 2011 Draft EIR and 2013 Final EIR.**

The District cannot rely on the 2011 Draft EIR and 2013 Final EIR for an analysis of the Project's impacts on LWCF lands because those environmental reports are obsolete and do not

analyze impacts of the Project and the RTRP, including feasible alternatives, according to the drastically-altered baseline conditions and presumptions that are now presented.

**A. The District Must Independently Analyze the Feasibility, Impacts, and Alternatives of Undergrounding All or a Portion of the RTRP in the HVWA.**

Because the analysis of and conclusions on the viability of undergrounding in the 2011 and 2013 EIRs have been contradicted by and superseded in the 2018 Subsequent Draft EIR, the District must independently analyze the feasibility, impacts, and alternatives of undergrounding for the HVWA. Indeed, the RTRP applicant and the Subsequent Draft EIR now both concede, contrary to the 2011 and 2013 EIRs, that undergrounding significant portions of the RTRP is not only feasible but also the preferred and environmentally superior option among all other alternatives for the RTRP. This constitutes a major change in the baseline presumptions and conditions for the RTRP and the Project. Thus, the District cannot now rely on the outdated analysis and conclusions of the 2011 and 2013 EIRs and must independently review the impacts, feasibility, and alternatives of undergrounding the RTRP alignment that traverses through the HVWA.

The California Environmental Quality Act ("CEQA") requires subsequent environmental review, including a subsequent EIR, when new information shows that mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant impacts:

"New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete . . . shows any of the following: . . . (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project."

(Cal. Code Regs., tit. 14, § 15162(3).) Likewise, a public agency cannot use an EIR from an earlier project for a later project if the EIR would not adequately describe alternatives and mitigation measures related to each significant effect. (CEQA Guidelines § 15153.)

Here, new information of substantial importance -- the feasibility of, official preference for, and environmental superiority of undergrounding portions of the RTRP line -- has been presented, requiring that the District analyze undergrounding for the HVWA. Specifically, the 2018 Subsequent Draft EIR confirms that undergrounding portions of the 230 kV transmission line is both feasible and the preferred alternative because undergrounding "would avoid significant aesthetic impacts from riser poles and overhead transmission lines between Cantu Galleano Ranch Road and Limonite Avenue." (Draft Subsequent EIR ES-12, ES-13, ES-20.) This new information starkly contrasts with the outdated conclusions and analysis in the 2011 and

2013 EIRs, which rejected undergrounding even limited portions of the RTRP line as infeasible: "In all, then, undergrounding even a limited portion of the Project as a means of potential mitigation is both infeasible and environmentally more damaging than the currently proposed Project's overhead lines." (Draft EIR 3-54; Final EIR 3-41 [Volume II Revised Draft EIR].) Indeed, the Final EIR specifically and incorrectly concluded that "undergrounding even limited sections of the Project's 230 kV transmission line as a means of potential mitigation is infeasible." (FEIR 3-322 [Volume II Revised Draft EIR].) Because the Subsequent Draft EIR confirms that undergrounding portions of the RTRP's 230 kV transmission line is feasible and the environmentally superior alternative, new information has been presented regarding the viability of undergrounding that the District must now analyze for the HVWA. Indeed, because the 2011 and 2013 EIRs incorrectly rejected undergrounding even a portion of the RTRP as infeasible, the District cannot rely on the obsolete 2011 and 2013 EIRs in evaluating undergrounding for the HVWA.

The District must analyze undergrounding for the HVWA and the Project because undergrounding is now not only feasible and environmentally superior but also would reduce significant aesthetic impacts that would otherwise be immitigable. The 2011 Draft EIR confirms that the visual impacts of massive overhead 230 kV transmission lines would be greatest in the HVWA and LWCF areas: "where visual impacts of the overhead line are greatest (the Santa Ana River corridor, including the Santa Ana River Trail and Hidden Valley Wildlife/LWCF areas)." (DEIR 6-30.) The Draft EIR concluded that the significant aesthetic impacts of overhead transmission lines in the HVWA would be immitigable: "[the] Hidden Valley Wildlife area to the west . . . impacts on views from this area would be potentially significant and immitigable, as they would degrade the visual character and quality of the interface of residential, recreational, and the Santa Ana River's trails and open space uses." (Draft EIR 3-54.) Likewise, the Final EIR confirms that "[s]ome visual impacts are significant, unavoidable and immitigable" regarding the HVWA. (Final EIR 2-201.) Undergrounding, however, has been demonstrated to be a viable mitigation measure and would provide the greatest aesthetic benefit, reducing what were significant and previously thought-to-be immitigable impacts, by removing overhead utility lines: "**The aesthetic appeal to a vista without the interruption of utility lines is the most recurring benefit** stated regarding underground transmission lines." (DEIR 6-30 [emphasis added].) Because undergrounding portions of the RTRP in the HVWA would drastically reduce significant aesthetic impacts of the RTRP and the Project, the District must analyze the impacts, feasibility, and alternatives for undergrounding in the HVWA. To accurately depict the aesthetics analysis of undergrounding, the District also must include detailed view simulations regarding undergrounding and its alternatives in the HVWA.

In addition to the requirements for complying with CEQA, the District also must analyze the impacts and feasibility of undergrounding pursuant to the District's National Environmental Policy Act ("NEPA") obligations. Specifically, in order to obtain Project approval from the National Park Service ("NPS"), the District must submit a Project Description-Environmental



Screening Form and appropriate NEPA review as required by the NPS as part of the Conversion Area and Replacement proposal review process. Indeed, under 42 U.S.C.A § 4332, NEPA requires that the District must provide a detailed statement the environmental impact of the proposed action; any adverse environmental effects which cannot be avoided should the proposal be implemented; alternatives to the proposed action; and any irreversible and irretrievable commitments of resources which would be involved in the proposed action should it be implemented. To fully analyze the Project's impacts, unavoidable adverse environmental effects, and alternatives under the District's NEPA obligations, the District must include an analysis of the impacts, feasibility, and alternatives for undergrounding in the HVWA.

**B. The District Must Fully and Independently Analyze the Contemplated Replacement of LWCF Lands Prior to Making a Decision on the Project.**

Because neither the 2011 Draft EIR nor the 2013 Final EIR analyzes the contemplated replacement of LWCF lands, the District must analyze the impacts of and alternatives for any loss and replacement of LWCF lands. Specifically, the District proposes to substitute a "similarly sized contiguous portion of a parcel (#153240030-6) . . . to compensate for the loss of recreational function within the park." (District's Request for Public Comment.) The 2011 Draft EIR and 2013 Final EIR, however, do not present any analysis of this proposed land exchange. Neither environmental document analyzes the specific characteristics, use, or value of the LWCF land that will be lost with the specific characteristics, use, and value of the contemplated parcel with which the LWCF land will be replaced. Without such an analysis and comparison, including detailed view simulations and use comparisons, the District cannot demonstrate and the public cannot be assured that the loss of any LWCF land will be adequately compensated with the land from parcel #153240030-6. Indeed, merely accepting the District's proposal at this stage threatens to exchange beautiful open space and recreation land for pennies on the dollar. Furthermore, the District has not analyzed any of the alternatives to replacing LWCF lands with parcel #153240030-6. Without such an analysis, the District cannot demonstrate and the public cannot be assured that other parcels of land are more viable alternatives than parcel #153240030-6 for replacing LWCF land.

**II. The LWCF Program Specifically Authorizes Undergrounding Options that the District Must Explore and Analyze.**

The LWCF State Assistance Program Manual specifically supports and facilitates the undergrounding of utilities in LWCF lands. Specifically, "[t]he State may allow underground utility easements within a Section 6(f)(3) area as long as the easement site is restored to its pre-existing condition to ensure the continuation of public outdoor recreational use of the easement area." (LWCF State Assistance Program Manual 8-12; see also DEIR 3-309, 3-310; FEIR 3-322 [Volume II].) Significantly, LWCF financial assistance is available for the specific purpose of undergrounding transmission lines: "

“LWCF financial assistance may be available for most types of facilities needed for the use and enjoyment of outdoor recreation areas. . . . The beautification of an outdoor recreation area is eligible provided it is not part of a regular maintenance program and the site's condition is not due to inadequate maintenance. This includes: landscaping to provide a more attractive environment; the clearing or restoration of areas that have been damaged by natural disasters; **the screening, removal, relocation or burial of overhead power lines**; and the dredging and restoration of publicly owned recreation lakes or boat basins and measures necessary to mitigate negative environmental impacts.”

(LWCF State Assistance Program Manual 3-7 through 3-14 [emphasis added].) Because the LWCF program specifically authorizes and sets aside financial assistance for undergrounding utility lines, the District must fully and independently analyze undergrounding, including its impacts and alternatives, in the HVWA.

**III. The District Has Not Demonstrated That It Has Satisfied the Requirements of the LWCF Act for Approval of the Project.**

Under the LWCF Act, the Project must comply with the requirements of 36 CFR § 59.3, which specifies several “Prerequisites for Conversion Approval.” Based on the current record, however, the District has not demonstrated and cannot begin to demonstrate such compliance without first undertaking further, independent review of the Project.

The LWCF Act states that the NPS will consider conversion requests only if the following nine prerequisites have been met:

- “(1) All practical alternatives to the proposed conversion have been evaluated.
- (2) The fair market value of the property to be converted has been established and the property proposed for substitution is of at least equal fair market value as established by an approved appraisal . . .
- (3) The property proposed for replacement is of reasonably equivalent usefulness and location as that being converted. . . .
- (4) The property proposed for substitution meets the eligibility requirements for L&WCF assisted acquisition. The replacement property must constitute or be part of a viable recreation area. . . .
- (5) In the case of assisted sites which are partially rather than wholly converted, the impact of the converted portion on the remainder shall be considered. If

such a conversion is approved, the unconverted area must remain recreationally viable or be replaced as well.

(6) All necessary coordination with other Federal agencies has been satisfactorily accomplished including, for example, compliance with section 4(f) of the Department of Transportation Act of 1966.

(7) The guidelines for environmental evaluation have been satisfactorily completed and considered by NPS during its review of the proposed 6(f)(3) action. . . .

(8) State intergovernmental clearinghouse review procedures have been adhered to if the proposed conversion and substitution constitute significant changes to the original Land and Water Conservation Fund project.

(9) The proposed conversion and substitution are in accord with the Statewide Comprehensive Outdoor Recreation Plan (SCORP) and/or equivalent recreation plans.”

(36 C.F.R. § 59.3(b)(1)-(9).)

Here, the District has not demonstrated compliance with the foregoing requirements of the LWCF Act. Contrary to the requirements of subsection (b)(1) and as also demonstrated above, the District has not evaluated all practical alternatives. The District has not analyzed the impacts, viability, and alternatives for undergrounding all or a portion of the RTRP that will run through the HVWA in light of the new information confirming the viability and environmental superiority of undergrounding. Likewise, the District has not analyzed alternatives to replacing existing LWCF lands, such as a change in the RTRP’s route that would avoid the HVWA altogether or substantially reduce the RTRP’s intrusion into the HVWA. Finally, the District has not evaluated alternatives to replacing LWCF land with parcel #153240030-6 as opposed to using any other parcels to replace the LWCF land. Accordingly, the District has not demonstrated that the proposed land conversion is equitable and the most preferred route in terms of the replacement and lost land’s value, use, aesthetics, location, and other characteristics.

Second, contrary to the requirements of subsection (b)(2), the District has not evaluated the fair market value of the LWCF land it proposes to convert and has not evaluated the fair market value of parcel #153240030-6. The District has not set forth any appraisals or studies regarding the fair market value of these lands. Accordingly, the District cannot demonstrate the conversion satisfies the fair market value requirements of the LWCF Act.

Third, the District has not demonstrated that the proposed replacement property is of reasonably equivalent usefulness and location as the LWCF land that is being converted. The

District has not demonstrated that parcel #153240030-6 has a reasonably equivalent usefulness and location as the proposed LWCF land to be converted. Indeed, such an equivalence demonstration may be difficult, if not impossible, because the LWCF land that the District proposes to convert spans seven portions of the HVWA, and the loss of this large tract of the HVWA, its usefulness, and its particular location cannot be adequately offset by the land in parcel #153240030-6 or any other land. Indeed, the City doubts that the loss of open space and recreation land in the HVWA can be adequately offset by the replacement land. The HVWA provides trails and scenic vistas as part of its primary recreational function: “[the] Hidden Valley Wildlife Area...has access to 25 miles of hiking and equestrian trails. Visitors can get away from the noise and lights of the city and enjoy the beautiful views of the river or the bluff overlooking the Santa Ana River bottom.” Replacing a massive tract of the HVWA’s recreational functions with a parcel that is located in a small portion of the southwestern portion of the overall Hidden Valley Wildlife Area does not replace the value of land lost for the use of trails offering views of scenic vistas (primarily the Santa Ana River that is a linear scenic feature). The District has failed to make any showing that the proposed Project meets the equivalent usefulness and location criteria, and in fact, the District cannot.

Fourth, there is no indication that the District has met the eligibility requirements for converting parcel #153240030-6. Because the District proposes to acquire parcel #153240030-6 -- land that is currently in public ownership -- from the City of Riverside and Riverside County, the District must demonstrate that: (1) the land was not acquired by the sponsor or selling agency for recreation; (2) the land has not been dedicated or managed for recreational purposes while in public ownership; (3) no federal assistance was provided in the original acquisition; and (4) required payments for the land have been made. The District has not made any of the foregoing findings and cannot proceed with the Project absent such a showing.

Fifth, the LWCF Act requires that the District consider the impact of the converted portion of LWCF land on the remaining areas of the HVWA; the District has not made and cannot make such findings because the impacts from placing massive overhead transmission lines and facilities will be significant and irreparable to the entire HVWA. The RTRP and the Project seek to place massive overhead utility lines and structures -- up to 170-feet in height -- throughout areas in the HVWA that have been specifically designated for open space and recreation use. These massive structures will not only prevent the specific areas they are located in from being used for open space or recreation but also will negatively impact the open space and recreational uses of the entire HVWA as these facilities will be incredibly obtrusive and visually jarring from throughout the HVWA. The District must fully evaluate the Project’s and the RTRP’s impacts on the rest of the HVWA and do so by using visual impact analyses, visual simulations of the proposed height and location of transmission facilities in the HVWA, and visual simulations of the viewpoints from the rest of the HVWA according to how they would be altered by the proposed Project and RTRP.

Finally, the District has not demonstrated that the Project satisfies all necessary coordination requirements with other federal agencies, such as compliance with section 4(f) of the Department of Transportation Act of 1966; that the guidelines for environmental evaluation have been satisfactorily completed and considered; that state intergovernmental clearinghouse review procedures have been adhered to; and that the proposed conversion and substitution are in accord with the Statewide Comprehensive Outdoor Recreation Plan and/or equivalent recreation plans.

#### **IV. The Proposed Project Is Inconsistent with State and Federal Land Use Policies.**

The Project does not comply with state and federal land use policies because it eliminates designated open space and recreational land uses, while imposing severe and widespread aesthetic impacts that impair the public's scenic and recreational resources.

California's Recreation Policy 4, (2005) requires that recreation areas be planned and managed to avoid damage to natural resources while providing recreational opportunities: "Recreation areas should be planned and carefully managed to provide optimum recreation opportunities without damaging significant natural or cultural resources. Management actions should strive to correct problems that have the potential to damage sensitive areas and degrade resources." Likewise, the LWCF program requires that LWCF lands serve a variety of public outdoor recreation activities, including walking and sightseeing: "Areas acquired may serve a wide variety of public outdoor recreation activities including but not limited to: walking and driving for pleasure, sightseeing, swimming and other water sports, fishing, picnicking, nature study, boating, hunting and shooting, camping, horseback riding, bicycling, snowmobiling, skiing, and other outdoor sports and activities." (LWCF Manual 3-4).

In contravention of these policies, the District's support of the RTRP and the proposed Project creates significant, negative visual impacts from the placement of massive, above-ground power transmission lines throughout the HVWA, irreparably damaging scenic resources and preventing significant portions of the HVWA from being used for their intended and designated recreational and open space purposes. This is contrary to the HVWA's stated mission of protecting such resources. Indeed, even the Draft EIR and Final EIR note that the placement of massive transmission lines in the HVWA conflicts with the LWCF program:

"The Proposed Project (230 kV transmission line) traverses lands . . . which have received federal funding through the LWCF program. These lands include the Hidden Valley Wildlife Area . . . . Placement of 230 kV transmission line components on these lands would constitute a conflict with the LWCF, according to the California State Parks, Office of Grants and Local Services, which is the Agency that oversees the LWCF program in California."

(DEIR 3-304, 3-305; FEIR 3-317 [Volume II].)

**V. The District Must Comply With the Scoping Requirements for the Project's Environmental Screening Form ("ESF").**

Contrary to the requirements of the LWCF program, the District has not engaged the City and the rest of the affected public to scope the proposal for the Project. The LWCF State Assistance Program Manual requires that the District invite public agencies, like the City, to provide input early in the planning and scoping process to "yield information for use in defining the scope of the LWCF proposal and possible associated environmental impacts." (LWCF Manual 4-4 and 4-5). Indeed, the ESF "is designed for use as a tool during project scoping, planning, and proposal development to document environmental information and consider the LWCF proposal's possible environmental impacts." (LWCF Manual 4-5). Under step 6 of the ESF, a site inspection of the affected area must be conducted by individuals who are familiar with the type of affected resources, possess the ability to identify potential resource impacts, and to know when to seek additional data when needed. In contrast with these public and local government participation requirements, the District's Request for Public Comment fails to meet the requirements for meaningfully engaging the City and other stakeholders in the preparation of the Project proposal and the ESF. The City strongly urges that the District meet and confer with the City and interested stakeholders before preparing the ESF, especially in light of the District's premature development of the Project proposal without any public input.

**VI. The District Cannot Abdicate the District's Independent Review and Decision-Making Obligations to the RTRP Applicant.**

The District cannot abdicate its independent review and decision-making functions to the RTRP applicant -- POWER Engineers, Southern California Edison's and Riverside's consultant on the RTRP. Instead, the District must conduct an independent environmental review and objectively evaluate the Project and the RTRP. Delegating these functions to POWER Engineers, as the District has done in the Request for Public Comment, is a complete conflict of interest and violates well-established standards for environmental review.

Significantly, the Court of Appeal has noted that the interests of a lead agency conducting environmental review of a project are at odds with and divergent from the interests of the project applicant, here the RTRP: "**when environmental review is in progress, the interests of the lead agency and a project applicant are fundamentally divergent.** While the applicant seeks the agency's approval on the most favorable, least burdensome terms possible, the agency is dutybound to analyze the project's environmental impacts objectively." (*Citizens for Ceres v. Superior Court* (2013) 217 Cal.App.4th 889, 898 [emphasis added].) Indeed, "[t]he lead agency must independently participate, review, analyze and discuss the alternatives in good faith." (*Preservation Action Council v. City of San Jose* (2006) 141 Cal.App.4th 1336, 1352.)

Here, the District incorrectly relies upon POWER Engineers to receive and evaluate the public comments in response to the District's March 23, 2018 Request for Public Comment.

Such an abdication of the District's independent environmental review obligations is anathema to the objective and fair environmental review and decision-making that the law requires of the District, especially as the RTRP applicant has divergent interests that are at odds with the District's environmental protection and open space preservation goals. The City requests that the District independently conduct its environmental review and analysis of the Project and that the District require that all public comments and correspondence for the Project be directed to the District rather than POWER Engineers.

**VII. Conclusion**

The District's mandate is to preserve open space and recreational lands within the HVWA. As demonstrated above, placing massive, overhead transmission lines in the HVWA is in direct conflict with the District's goals. While the District evaluates the Project, the City urges the District to comply with its legal duties of conducting a full and fair environmental review of the Project; finally, for the reasons stated above, the City strongly recommends that the District reject the current proposal for overhead transmission lines in the HVWA.

Very truly yours,



Stephen D. Lee

cc: Gregory P. Priamos, Esq.  
Riverside County Counsel  
3960 Orange Street, Suite 500  
Riverside, California 92501

George Johnson, Riverside County CEO  
4080 Lemon Street, 5th Floor  
Riverside, California 92501

Supervisor Kevin Jeffries  
4080 Lemon Street, 5th Floor  
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Supervisor Chuck Washington  
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Supervisor V. Manuel Perez  
4080 Lemon Street, 5th Floor  
Riverside, California 92501

Supervisor Marion Ashley  
4080 Main Street, 5th Floor  
Riverside, California 92501

Center for Biological Diversity  
660 S. Figueroa St., Suite 1000  
Los Angeles, California 90017

Endangered Habitats League  
c/o Dan Silver, Executive Director  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, California 90069-4267

Sierra Club, San Gorgonio Chapter  
PO Box 5425  
Riverside, California 92517

Center for Community Action and Environmental Justice  
7701 Mission Boulevard  
Jurupa Valley, California 92509

Interested Parties registered in the Matter of the Application of SOUTHERN CALIFORNIA  
EDISON COMPANY (U 338-E)  
for a Certificate of Public Convenience and Necessity for the  
RTRP Transmission Project, CPUC Case No. A.15-04-013



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**From:** Brian Thomas <bkthomas@JCSD.US>  
**Sent:** Monday, April 23, 2018 8:25 PM  
**To:** RTRP-LWCF  
**Cc:** Todd Corbin; Brian Thomas; Julie Saba; Andrea Olivas  
**Subject:** Hidden Valley Wildlife Area Boundary Change Response 042318.pdf  
**Attachments:** Hidden Valley Wildlife Area Boundary Change Response 042318.pdf

Mr. Gilbert,

Attached is Jurupa Community Services District's comments on the RTRP Hidden Valley Wildlife Area Boundary Change.

As stated in the letter, should you have questions or should you require additional information, please contact me.

Respectfully,

Brian Thomas, PE  
Engineering Manager



Phone: (951) 685-7434 ext. 520

Fax: (951) 727-3503

Email: [bkthomas@jcsd.us](mailto:bkthomas@jcsd.us)



Betty A. Anderson, President  
Jane F. Anderson, Vice President  
Richard "Dickie" Simmons, Director  
Betty Folsom, Director  
Kenneth J. McLaughlin, Director

April 23, 2018

Riverside County Regional Park and Open Space District  
c/o Darrin Gilbert  
POWER Engineers  
731 East Ball Road  
Anaheim, CA 92805

Re: Review and Comment – Hidden Valley Wildlife Area Boundary Change

Dear Mr. Gilbert:

Jurupa Community Services District (JCSD) would like to state its opposition to the route segments of the Riverside Transmission Reliability Project (RTRP) currently in the Draft Subsequent Environmental Impact Report (SEIR) phase which conflict with existing or planned critical water and sewer infrastructure.

The proposed RTRP alignment, which encompasses the Hidden Valley Wildlife Area Boundary Change, crosses several existing, current or proposed projects where the proposed RTRP 100-foot overhead right-of-way may encroach upon or interfere with senior rights and/or incompatible usage; please see the attachments. More detailed analysis than was provided in the SEIR is necessary to identify all of the potential project conflicts.

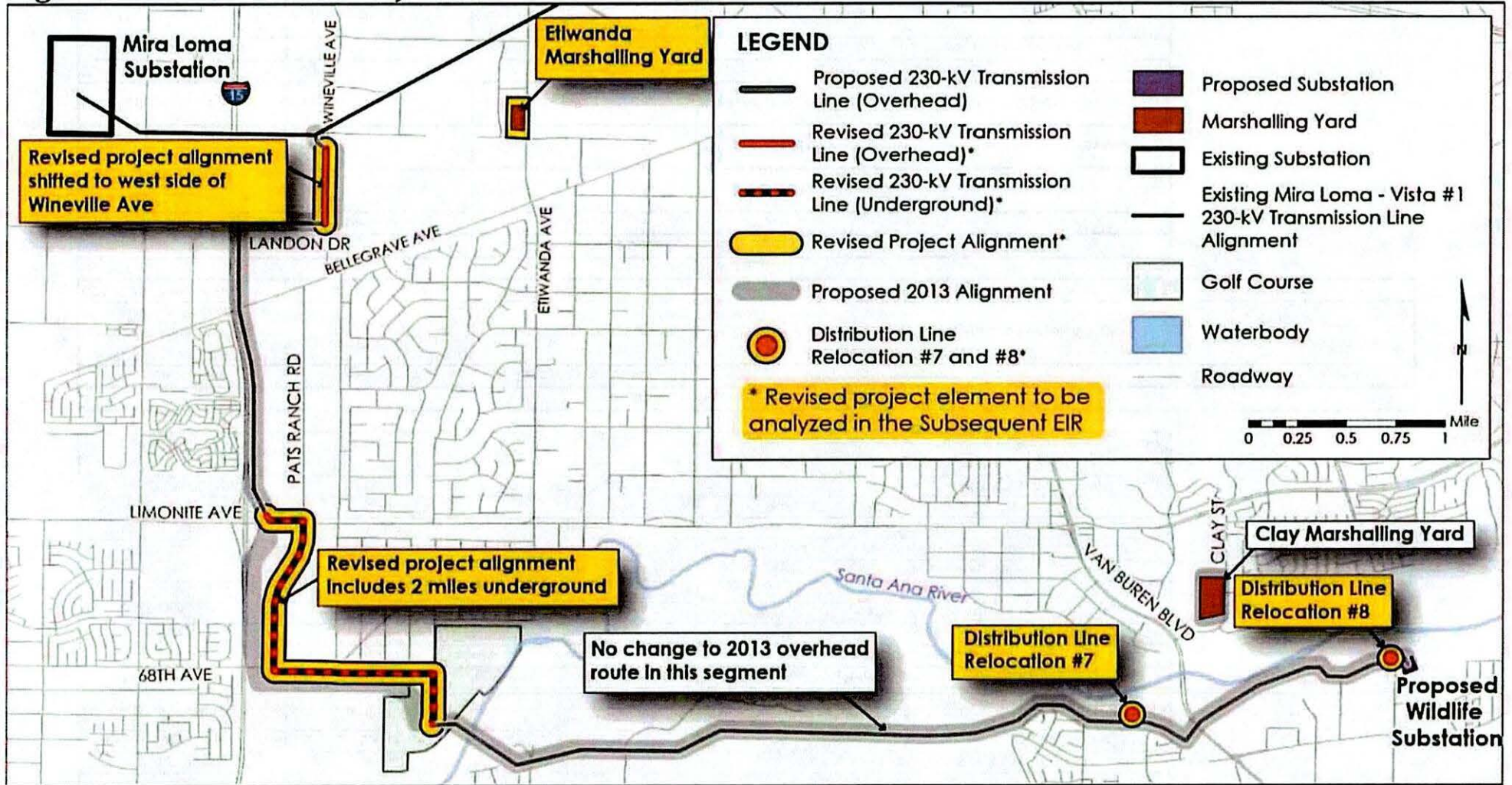
Please contact me with any questions or concerns you may have. I may be reached at (951) 685-7434, extension 520, or by email at [bkthomas@jcsd.us](mailto:bkthomas@jcsd.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Thomas", with a long horizontal flourish extending to the right.

Brian Thomas  
Managing Engineer

**Figure 1 Revised Project Elements**



| Existing JCSD Facilities |       |           |   |
|--------------------------|-------|-----------|---|
| Size                     | Type  | As-builts | Location  |
| Dual 24" HDPE            | Sewer | Provided  | Van Buren Bridge  |
| 24" PVC SDR 26           | Sewer | Design    | From the south side of the Van Buren Bridge to Jurupa Road  |
| 18" VCP                  | Sewer | Provided  | Pats Ranch Road from 68th Street to 64th Street   |
| 10" VCP                  | Sewer | Provided  | Pats Ranch Road from 64th Street to Limonite Avenue   |
| 8" VCP                   | Sewer | Provided  | Landon Drive  |
| 18" VCP                  | Sewer | Provided  | Wineville from Landon Drive to Cantu Galleano Ranch Road  |
| 18" VCP                  | Sewer | Provided  | 68th Street from Pats Ranch Road to Wineville   |
| 18" VCP                  | Sewer | Provided  | 68th Street and Wineville   |
| 18" CML/CMC              | Water | Provided  | In Van Buren from Jurupa Road to Limonite Avenue  |
| 18" CML/CMC              | Water | Provided  | Pats Ranch Road from 68th Street to Limonite Avenue   |
| 16" CML/CMC              | Water | Provided  | Landon Drive  |
| 30" CML/CMC              | Water | Provided  | Wineville from Landon Drive to Cantu Galleano Ranch Road  |
| 18" CML/CMC              | Water | Provided  | Wineville from Landon Drive to Cantu Galleano Ranch Road  |
| 30" CML/CMC (CDA)        | Water | Provided  | Limonite Avenue from Interstate 15 to Etiwanda Avenue   |
| 8" CML/CMC               | Water | Provided  | 68th Street from Wineville to Carnelian Street  |
| 12" CML/CMC              | Water | Provided  | 68th Street from Carnelian Street to Pats Ranch Road  |
| 8" CML/CMC               | Water | Provided  | Pats Ranch Road and 68th Street / 68th Street (east of Carnelian St.) / 68th Street from Wineville Ave to Smith Ave |

| Potential Conflicts with Capital Projects           |                                |                                |  |  |
|---|--------------------------------|--------------------------------|--|--|
| Project Name  | Lead Agency                    | Type of Construction           | Location   | Current Construction Phase                     |
| Limonite Avenue / Interstate 15 Interchange Project | County of Riverside / Caltrans | Interstate Bridge Modification | Limonite Avenue From Pats Ranch Road to Eastvale Gateway | Design Complete - Bidding beginning April 2018 |
| CDA Plume Pipeline Project                          | Chino Desalter Authority       | Water Pipeline Installation    | Wineville Avenue from Bellegrave to Harrel Street        | Design   |

| Future/Current Developments                    |              |                       |   |
|--|--------------|-----------------------|---|
| Project  | Developer    | Status                | Location  |
| Future Commercial and High Density Residential | -            | Undeveloped           | East of I-15 between Limonite Avenue and Bellegrave Avenue          |
| Harvest I & II                                 | Lennar       | Complete              | Pat Ranch Road between Limonite Avenue and Bellegrave Avenue        |
| Harvest III                                    | Lennar       | About to complete     | Pat Ranch Road between Limonite Avenue and Bellegrave Avenue        |
| Vernola park                                   | JARPD        | Complete and Planning | Pat Ranch Road south of Limonite Avenue                             |
| Lessor Mall Development                        | Lessor       | Pre-planning          | East of I-15 between Bellegrave Avenue and Landon Drive             |
| Tr 31778                                       | William Lyon | Complete              | Wineville Avenue between Bellegrave Avenue and Landon Drive         |
| Tr 36692-1                                     | Frontier     | Under construction    | Wineville Avenue between Landon Drive and Cantu-Galleano Ranch Road |

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



Letter 009

May 7, 2018

*VIA ELECTRONIC MAIL*

Regional Parks and Open Space District  
c/o Darrin Gilbert  
POWER Engineers  
731 East Ball Rd  
Anaheim CA 92805  
RTRP-LWCF@powereng.com

Regional Parks and Open Space District  
ATTN: Scott Bangle  
4600 Crestmore Rd  
Jurpa Valley CA 92509

**RE: Hidden Valley Wildlife Area Boundary Change**


Dear Mr Gilbert:

Endangered Habitats League (EHL) is a long-term stakeholder in County parks and open space. We worked with the District on projects like the Santa Rosa Plateau and the Multiple Species Habitat Conservation Plan (MSHCP). Until such time as our concerns are addressed, we are in opposition to this boundary change.

- The feasible alternative of undergrounding the utility lines has not been adequately considered under CEQA.
- The project conflicts with General Plan Policy 20.2 for designated conservation areas.
- Given the use of federal Land and Water Conservation Fund dollars, proper documentation under NEPA has not been done.

We urge undergrounding of transmission lines as the best solution. Thank you for considering our views.

Yours truly,



Dan Silver  
Executive Director

# ATTACHMENT H ALTERNATIVE REPLACEMENT PROPERTY SITES CONSIDERED

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## Summary of Alternative Replacement Property Locations

### Option 1 (two parcels)

See attached Exhibit A.

#### Parcel 1

|                          |  |                  |                   |
|--------------------------|--|------------------|-------------------|
| <u>Property Address:</u> | No address available                         | <u>APN:</u>      | 153-240-030       |
| <u>Mailing Address:</u>  | 3133 Mission Inn Ave.<br>Riverside, CA 92507 | <u>Lot Area:</u> | 712,206 sq. ft.   |
|                          |  | <u>Owners:</u>   | City of Riverside |
| <u>Acreage:</u>          | 16.35  |                  |                   |
| <u>Zoning:</u>           | A-1-5 (Light Agriculture)                    |                  |                   |

This property is located within Riverside County. The property is surrounded by undeveloped land. It is bordered to the south by a large City of Riverside owned parcel; to the west by fields and minor private horticultural development (nursery/greenhouses); to the east by the Hidden Valley Wildlife Reserve; and to the north by the Hidden Valley Wildlife Reserve and Santa Ana River.

The property is located at the entrance to the Hidden Valley Wildlife Reserve. The Santa Ana River Trail and entrance road into the Hidden Valley Wildlife Reserve run along the east side of this property. Vegetation on the property is mostly farmed fields with a cover crop grown to provide winter forage for migrating and over-wintering waterfowl. The northwest corner of the property is not farmed and is mostly upland vegetation. The property is predominantly level with a small area of rocky outcrops. The property gently slopes to the north toward the Santa Ana River. Elevation on the property ranges from 680 to 728 ft. above sea level.

The property is owned by the City of Riverside. The Property does not fall within any MSHCP criteria cells and the site is currently undeveloped.

The Light Agriculture (A-1-5) zoning designation allows for single-family dwellings and light agricultural use.

#### Parcel 2

|                          |   |                  |                   |
|--------------------------|---|------------------|-------------------|
| <u>Property Address:</u> | No address available  | <u>APN:</u>      | 153-240-032       |
| <u>Mailing Address:</u>  | 3133 Mission Inn Ave.<br>Riverside, CA 92507  | <u>Lot Area:</u> | 866,624 sq. ft.   |
|                          |   | <u>Owners:</u>   | City of Riverside |
| <u>Acreage:</u>          | 20.4  |                  |                   |
| <u>Zoning:</u>           | RA-5-sp (Residential Agriculture with five acre minimum - Rancho La Sierra Specific Plan) |                  |                   |

This property is located within the City of Riverside. The property is surrounded by undeveloped land. It is bordered to the south by a large, undeveloped parcel owned by the Santa Ana Valley Irrigation District (APN 153240031); to the west by fields and minor private horticultural development (nursery/greenhouses); to the east by the Hidden Valley Wildlife Reserve; and to the north by an undeveloped City of Riverside-owned parcel.



The property is located at the entrance to the Hidden Valley Wildlife Reserve. The Santa Ana River Trail and entrance road into the Hidden Valley Wildlife Reserve run along the east side of this property. All vegetation on the property is farmed fields with a cover crop grown to provide winter forage for migrating and over-wintering waterfowl. The property is predominantly level and gently slopes to the north toward the Santa Ana River. Elevation on the property ranges from 704 to 740 ft. above sea level.

The property is owned by the City of Riverside. The Property does not fall within any MSHCP criteria cells and the site is currently undeveloped.

The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, that preserves the agricultural character of the area. This property is also located within the Rancho La Sierra Specific Plan.

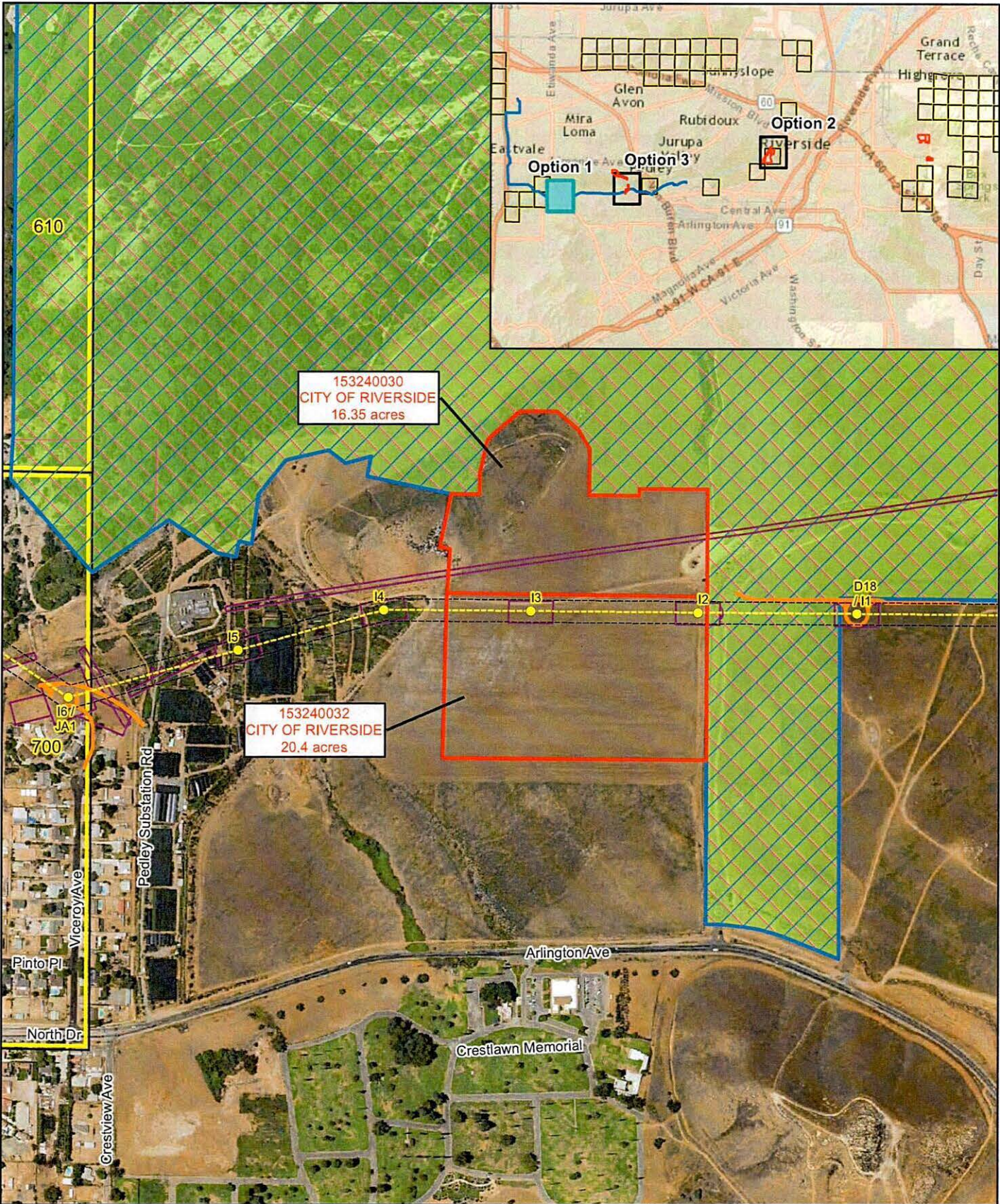
**RCA evaluation of Option (based on February 18, 2016 RCA/Wildlife Agency meeting):**

These two parcels were discussed extensively at the meeting. RCA felt that these two parcels combined were very good candidate properties for LWCF section 6f conversion and PQP replacement. These properties have equal or similar ecological function and values to LWCF/PQP land affected by the Project; and support MSHCP conservation goals.

**August 2016 OGALS Field Review of Option:**

During the field review of Option 1, OGALS evaluation indicated that the northern parcel 1 (153240030) would be the best option for replacement; while the southern parcel 2 (153240032) could remain in agricultural production for the benefit of the park/migratory birds. Parcel 1 agricultural lease and use would be required to cease production as no private activities are allowed on LWCF lands that can be considered for replacement. According to Riverside County Regional Park and Open Space District (County) Parcel 1 is not currently in an active agricultural lease. Parcel 1 option is also desirable because it is adjacent to the Hidden Valley Wildlife Area and entrance road. These properties are currently owned by the City, therefore no purchase or change of ownership would be required for one of these parcels to be utilized for replacement purposes.

*Properties presented under this option have been identified as preliminarily suitable for replacement under LWCF Act Section 6(f)(3) conversion provisions based on preliminary conversations between the City of Riverside, Riverside County Regional Park and Open Space District, and the Regional Conservation Authority. Actual acreage necessary to replace converted LWCF lands is yet to be determined by NPS. Only those parcels and/or acres necessary within this option for conversion replacement would be included in the final conversion application.*



153240030  
CITY OF RIVERSIDE  
16.35 acres

153240032  
CITY OF RIVERSIDE  
20.4 acres

- |                              |                                      |
|------------------------------|--------------------------------------|
| Property Under Consideration | Project Work Area                    |
| Proposed Structure Location  | Land and Water Conservation Boundary |
| Project Centerline           | MSHCP Criteria Cell                  |
| Project ROW Edge             | Park                                 |
| Project Access Road          | PQP Conserved Land                   |

Riverside Transmission Reliability Project

## Option 1 Exhibit A



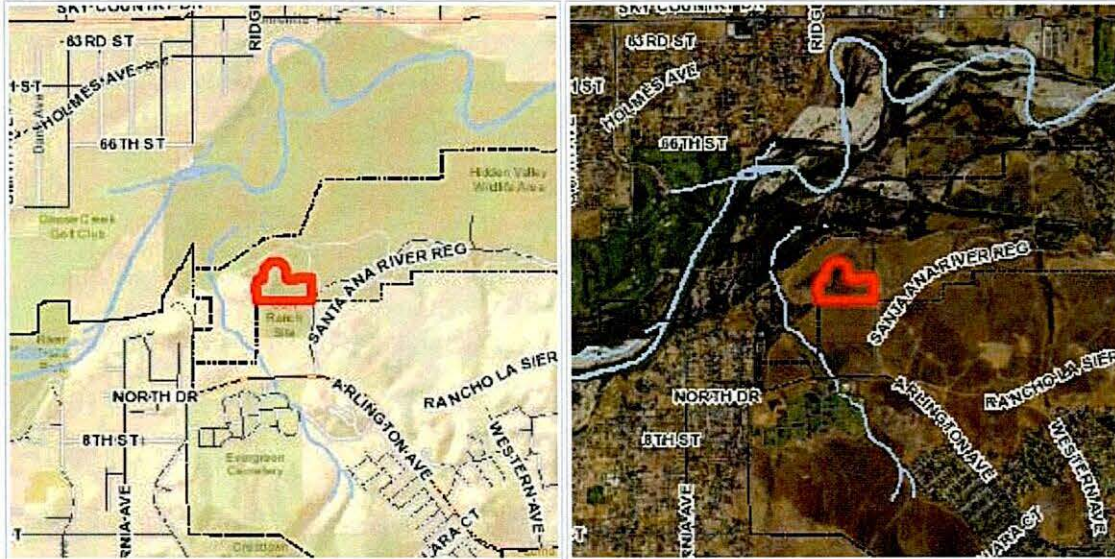
Date: 5/4/2016



**Riverside County Parcel Report**  
**APN 153-240-030**  
[Disclaimer](#)

Report Date: Thursday, April 21, 2016

**MAPS/IMAGES**



**PARCEL**

|                          |   |                                   |  |
|--------------------------|---|-----------------------------------|--|
| <b>APN</b>               | <u>153-240-030-6</u>  | <b>Supervisory District 2011</b>  | JOHN TAVAGLIONE, DISTRICT 2  |
|                          |   | <b>Supervisory District 2001</b>  | BOB BUSTER, DISTRICT 1   |
| <b>Previous APN</b>      | 153240027   | <b>Township/Range</b>             | T2SR6W SEC 28<br>T2SR6W SEC 33   |
| <b>Address</b>           | No address available  | <b>Elevation Range</b>            | 680 - 728  |
| <b>Mailing Address</b>   | 3133 MISSION INN AVE<br>RIVERSIDE CA, CA 92507  | <b>Thomas Bros. Map Page/Grid</b> | PAGE: 683 GRID: J7<br>PAGE: 684 GRID: A7<br>PAGE: 713 GRID: J1<br>PAGE: 714 GRID: A1                         |
| <b>Legal Description</b> | Recorded Book/Page: <u>RS 52/9</u><br>Subdivision Name:<br>Lot/Parcel: 2<br>Block: Not Available<br>Tract Number: Not Available | <b>Indian Tribal Land</b>         | Not in Tribal Land   |
| <b>Lot Size</b>          | Recorded lot size is 16.35 acres  | <b>City Boundary/Sphere</b>       | Not within a City Boundary<br>Not within a City Sphere<br>Annexation Date: Not Applicable<br>No LAFCO Case # |

| <b>PARCEL</b>   |   |  |  |
|---|---|--|--|
|   |   |  | Available<br>Proposals: Not<br>Applicable                                |
| <b>Property<br/>Characteristics</b>   | No Property Description<br>Available                                    | <b>March Joint Powers<br/>Authority</b>  | NOT WITHIN THE<br>JURISDICTION OF THE<br>MARCH JOINT POWERS<br>AUTHORITY |
|   |   | <b>County Service Area</b>   | Not in a County Service<br>Area  |
| <b>PLANNING</b>   |   |  |  |
| <b>Specific Plans</b>   | Not within a Specific<br>Plan   | <b>Historic Preservation<br/>Districts</b>   | Not in an Historic<br>Preservation District                              |
| <b>Land Use<br/>Designations</b>  | OS-W  | <b>Agricultural Preserve</b>   | Not in an agricultural<br>preserve                                       |
| <b>General Plan Policy<br/>Overlays</b>   | Not in a General Plan<br>Policy Overlay Area                            | <b>Redevelopment<br/>Areas</b>   | Not in a<br>Redevelopment Area   |
| <b>Area Plan (RCIP)</b>   | Jurupa  | <b>Airport Influence<br/>Areas</b>   | RIVERSIDE MUNICIPAL  |
| <b>General Plan Policy<br/>Areas</b>  | None  | <b>Airport Compatibility<br/>Zones</b>   | RIVERSIDE<br>MUNICIPAL, zone D   |
| <b><u>Zoning<br/>Classifications (ORD,<br/>348)</u></b>   | Zoning: A-1-5<br>CZNumber: 0  | <b>Zoning Districts and<br/>Zoning Areas</b>   | NORCO, DIST  |
| <b><u>Zoning Overlays</u></b>   | Not in a Zoning Overlay   | <b>Community Advisory<br/>Councils</b>   | Not in a Community<br>Advisory Council Area                              |
| <b>ENVIRONMENTAL</b>  |   |  |  |
| <b><u>CVMSHCP (Coachella<br/>Valley Multi-Species<br/>Habitat Conservation<br/>Plan) Plan Area</u></b>      | NOT WITHIN THE<br>COACHELLA VALLEY<br>MSHCP FEE AREA<br>MSHCP Plan Area | <b>WRMSHCP (Western<br/>Riverside County<br/>Multi-Species<br/>Habitat Conservation<br/>Plan) Cell Group</b> | Not in a Cell Group  |
| <b>CVMSHCP (Coachella<br/>Valley Multi-Species<br/>Habitat Conservation<br/>Plan) Conservation<br/>Area</b> | Not in a Conservation<br>Area   | <b>WRMSHCP Cell<br/>Number</b>   | None   |
| <b>CVMSHCP Fluvial<br/>Sand Transport<br/>Special Provision<br/>Areas</b>                                   | Not in a Fluvial Sand<br>Transport Special<br>Provision Area            | <b>HANS/ERP (Habitat<br/>Acquisition and<br/>Negotiation<br/>Strategy/Expedited<br/>Review Process)</b>      | None   |

**ENVIRONMENTAL**

|  |      |                          |                   |
|--|------|--------------------------|-------------------|
| <b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b> | None | <b>Vegetation (2005)</b> | Agricultural Land |
|--|------|--------------------------|-------------------|

**FIRE**

|   |                         |                                 |                                   |
|---|-------------------------|---------------------------------|-----------------------------------|
| <b>Fire Hazard Classification (<u>Ord. 787</u>)</b> | Not in a High Fire Area | <b>Fire Responsibility Area</b> | Not in a Fire Responsibility Area |
|---|-------------------------|---------------------------------|-----------------------------------|

**DEVELOPMENT FEES**

|   |   |  |                   |
|---|---|--|-------------------|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b> | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area | <b>RBBD (Road &amp; Bridge Benefit District)</b> | Not in a District |
|---|---|--|-------------------|

|  |   |  |        |
|--|---|--|--------|
| <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (<u>Ord. 810</u>)</b> | IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION | <b>DIF (<u>Development Impact Fee Area Ord. 659</u>)</b> | JURUPA |
|--|---|--|--------|

|   |   |  |                           |
|---|---|--|---------------------------|
| <b>Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)</b> | IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST | <b>SKR Fee Area (<u>Stephen's Kagaroo Rat Ord. 663.10</u>)</b> | Not within a SKR Fee Area |
|---|---|--|---------------------------|

|   |                                      |                                    |                                     |
|---|--------------------------------------|------------------------------------|-------------------------------------|
| <b>Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)</b> | NOT WITHIN THE EASTERN TUMF FEE AREA | <b>DA (Development Agreements)</b> | Not in a Development Agreement Area |
|---|--------------------------------------|------------------------------------|-------------------------------------|

**TRANSPORTATION**

|  |   |   |                                   |
|--|---|---|-----------------------------------|
| <b>Circulation Element Ultimate Right-of-Way</b> | IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA. | <b>Road Book Page</b>   | 14                                |
|  |   | <b>Transportation Agreements</b>  | Not in a Transportation Agreement |
|  |   | <b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b> | Not in a CETAP Corridor           |

**HYDROLOGY**

**HYDROLOGY**

|                               |   |                               |                 |
|-------------------------------|---|-------------------------------|-----------------|
| <b>Flood Plan Review</b>      | Not Required                            | <b>Watershed</b>              | SANTA ANA RIVER |
| <b>Water District</b>         | WMWD                                    | <b>California Water Board</b> | None            |
| <b>Flood Control District</b> | RIVERSIDE COUNTY FLOOD CONTROL DISTRICT |                               |                 |

**GEOLOGIC**

|                               |                                  |                                    |  |
|-------------------------------|----------------------------------|------------------------------------|--|
| <b>Fault Zone</b>             | Not in a Fault Zone              | <b>Paleontological Sensitivity</b> | High Sensitivity (High A):<br>BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE. |
| <b>Faults</b>                 | Not within a 1/2 mile of a Fault |                                    |  |
| <b>Liquefaction Potential</b> | High                             |                                    |  |
| <b>Subsidence</b>             | Susceptible                      |                                    |  |

**MISCELLANEOUS**

|                            |  |   |
|----------------------------|--|---|
| <b>School District</b>     | ALVORD UNIFIED   | <b>Tax Rate Areas</b><br>053001<br>ALVORD UNIFIED SCHOOL<br>CO FREE LIBRARY<br>CO STRUCTURE FIRE PROTECTION<br>CO WASTE RESOURCE MGMT DIST<br>CSA 152<br>FLOOD CONTROL ADMIN<br>FLOOD CONTROL ZN 1<br>FLOOD CONTROL ZN 1 DS<br>GENERAL<br>GENERAL PURPOSE<br>MWD WEST 1302999<br>NW MOSQUITO & VECTOR CNTL DIST<br>RIV CO REGIONAL PARK & OPEN SP<br>RIV CORONA RESOURCE CONSERVATION<br>RIVERSIDE CITY COMMUNITY COLLEGE<br>RIVERSIDE CO OFC OF EDUCATION<br>SO.<br>CALIF,JT(19,30,33,36,37,56)<br>WESTERN MUNICIPAL WATER |
| <b>Communities</b>         | Pedley   |   |
| <b>Lighting (Ord. 655)</b> | Not Applicable   |   |
| <b>2010 Census Tract</b>   | 041004   |   |
| <b>Farmland</b>            | LOCAL IMPORTANCE<br>OTHER LANDS  |   |
| <b>Special Notes</b>       | <a href="#">Mira Loma Warehouse/Distribution Center policy area</a><br>PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200. |   |

**PERMITS/CASES/ADDITIONAL**

**Building Permits**

**PERMITS/CASES/ADDITIONAL**

| Case #              | Description    | Status         |
|---------------------|----------------|----------------|
| No Building Permits | Not Applicable | Not Applicable |

**Environmental Health Permits**

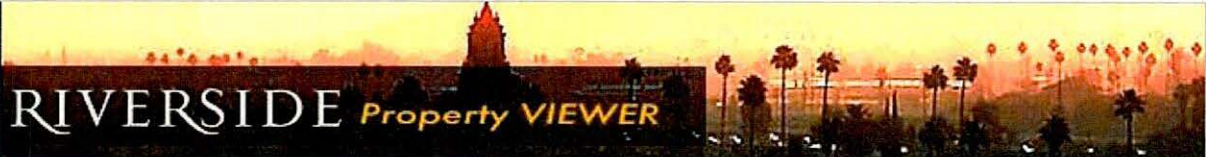
| Case #                          | Description    | Status         |
|---------------------------------|----------------|----------------|
| No Environmental Health Permits | Not Applicable | Not Applicable |

**Planning Cases**

| Case #            | Description    | Status         |
|-------------------|----------------|----------------|
| No Planning Cases | Not Applicable | Not Applicable |

**Code Cases**

| Case #        | Description    | Status         |
|---------------|----------------|----------------|
| No Code Cases | Not Applicable | Not Applicable |



CITY HOME

PLANNING HOME

3900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5311

ADDRESS | APN | OTHER CRITERIA | VIEW RESULTS | VIEW MAP | VIEW REPORT | ZONING DESIGNATIONS

**:: PROPERTY REPORT: 3625 BANBURY , UNIT 17B , CA 92505**

**Property Information**

RESULT 1 OF 1<-PREVIOUS NEXT->

Parcel # 153240032  
 Map Grid: 713 J1  
 Infill Parcel: No  
 Land \$139,958.00  
 Assessment:  
 Structure \$139,958.00  
 Assessment:  
 Gross \$139,958.00  
 Assessment:  
 Airport Influence:  
 Arroyos:  
 Kangaroo Rat Habitat:  
 Gnat Catcher Habitat:  
 Seismic Zone: II  
 Seismic Not subject to Potential: liquefaction  
 Census Tract: 041004  
 Census Block: 1001  
 General Plan: Agricultural/Rural Residential  
 Specific Plan: Rancho La Sierra Specific Plan  
 Annexation Date:



**Additional Links**

**Ward: 7**  
**Council Representative:** John Burnard  
**Neighborhood:** La Sierra Acres  
**Police Reports Part Reporting District I:** H01

| ZONING         | GENERAL PLAN | Acreage Designator |      |
|----------------|--------------|--------------------|------|
| RA-5-sp        | A/RR         | 20.4               | RA-5 |
| Total Acreage: |              | 20.4               |      |





## Option 2 (three parcels)

See attached Exhibit B.

### Parcel 1

|                          |                                      |                  |                   |
|--------------------------|--------------------------------------|------------------|-------------------|
| <u>Property Address:</u> | No address Available                 | <u>APN:</u>      | 187-080-015       |
| <u>Mailing Address:</u>  | 3900 Main St.<br>Riverside, CA 92522 | <u>Lot Area:</u> | 1,771,585 sq. ft. |
| <u>Acreage:</u>          | 40.67                                | <u>Owners:</u>   | City of Riverside |
| <u>Zoning:</u>           | PF (Public Facilities)               |                  |                   |

This property is within the City of Riverside. The property is in the shape of a narrow, irregular triangle and is bordered by open space associated with Riverside County Regional Parks and Open Space lands as well as other PQP lands within the Santa Ana River floodway. The Santa Ana River trail runs along much of the east side of this parcel.

Vegetation on the property consists of riparian scrub, riparian woodland, some non-native grassland, some disturbed land, and Riversidean alluvial fan sage scrub. There are some areas of sandy bare ground. The property is at the base of Mount Rubidoux and is relatively flat. Elevation on the property ranges from 756 to 780 ft. above sea level.

The property is owned by the City of Riverside. The property falls within MSHCP criteria cell 443. The site is undeveloped. There has been some interest in this property to serve as PQP replacement property for other City projects (Jurupa Avenue Extension Project).

The Public Facilities (PF) zoning designation was established to create and preserve areas for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities, waterworks and drainage facilities, and similar areas that, for the welfare of the City, should be kept clear of particular structures or improvements, and for watershed areas for conservation of flood or storm waters or for protection against flood or storm waters.

### Parcel 2

|                          |   |                  |                   |
|--------------------------|---|------------------|-------------------|
| <u>Property Address:</u> | No address Available  | <u>APN:</u>      | 187-080-010       |
| <u>Mailing Address:</u>  | 3900 Main St.<br>Riverside, CA 92522                              | <u>Lot Area:</u> | 229,996 sq. ft.   |
| <u>Acreage:</u>          | 5.28  | <u>Owners:</u>   | City of Riverside |
| <u>Zoning:</u>           | No information available (map shows property under consideration) |                  |                   |

This property is within the City of Riverside. The property is very narrow and fills in an irregular space between open space associated with Riverside County Regional Parks and parcel 1 discussed above (APN 187080015).

Vegetation on the property consists of riparian scrub, riparian woodland, some non-native grassland, some disturbed land, and Riversidean alluvial fan sage scrub. There are some areas of sandy bare ground. The property is relatively flat. Elevation on the property ranges from 756 to 780 ft. above sea level.

The property is owned by the City of Riverside. The property falls within MSHCP criteria cell 443. The site is undeveloped. There has been some interest in this property to serve as PQP replacement property for other City projects (Jurupa Avenue Extension Project).

### **Parcel 3**

|                          |   |                  |                   |
|--------------------------|---|------------------|-------------------|
| <u>Property Address:</u> | No address Available  | <u>APN:</u>      | 187-080-009       |
| <u>Mailing Address:</u>  | 3900 Main St.<br>Riverside, CA 92522                              | <u>Lot Area:</u> | 253,519 sq. ft.   |
| <u>Acreage:</u>          | 5.82  | <u>Owners:</u>   | City of Riverside |
| <u>Zoning:</u>           | No information available (map shows property under consideration) |                  |                   |

This property is within the City of Riverside. The property is very narrow and fills in and irregular space between open space associated with Riverside County Regional Parks and parcel 1 discussed above (APN 187080015).

Vegetation on the property consists of riparian scrub, riparian woodland, some non-native grassland, some disturbed land, and Riversidean alluvial fan sage scrub. There are some areas of sandy bare ground. This property appears to be the most treed of the three properties included in this option. The property is nearly flat with an elevation of 756 ft. above sea level.

The property is owned by the City of Riverside. The property falls partially within MSHCP criteria cell 443. The site is undeveloped. There has been some interest in this property to serve as PQP replacement property for other City projects (Jurupa Avenue Extension Project).

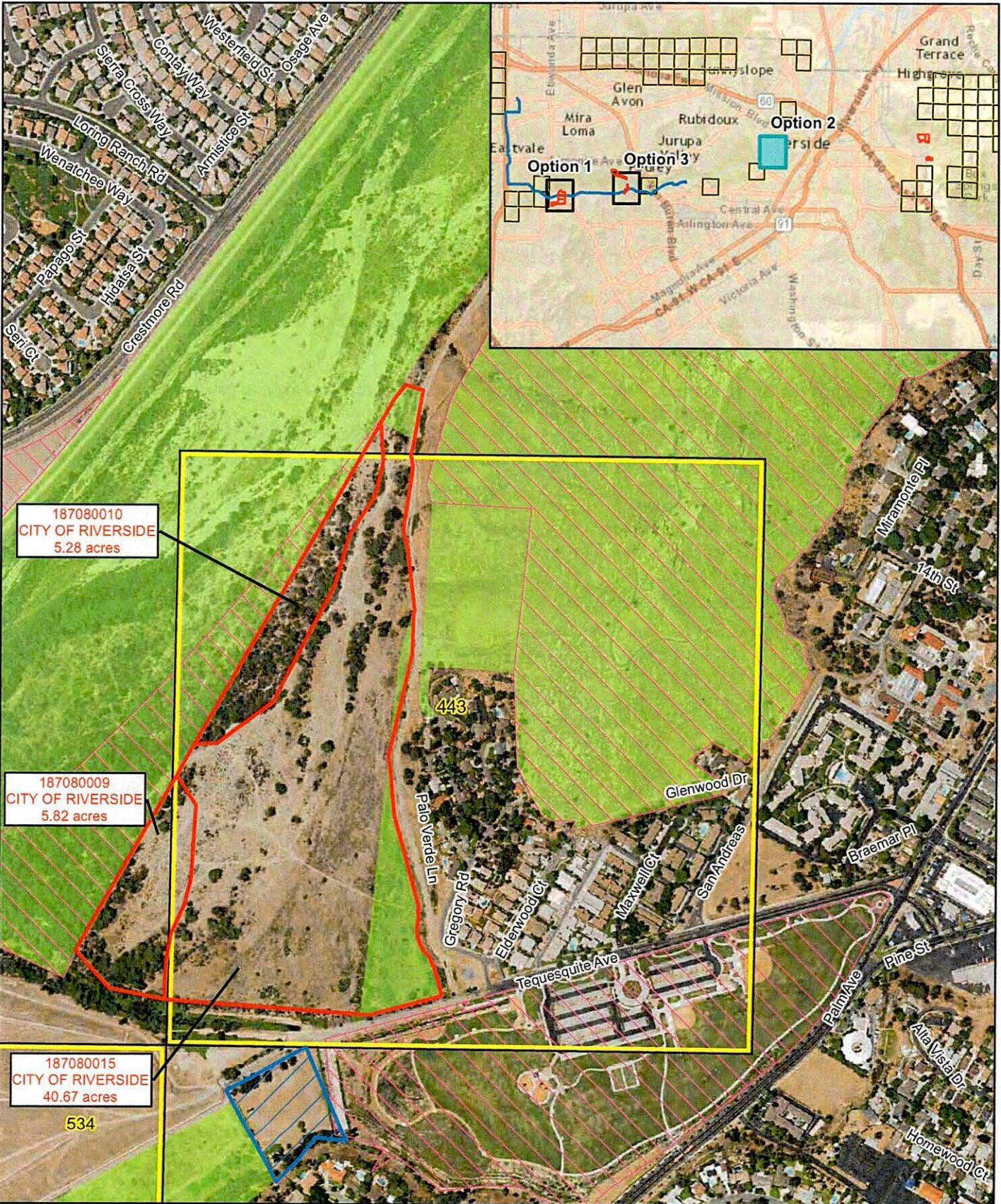
#### **RCA evaluation of option (based on February 18, 2016 RCA/Wildlife Agency meeting):**

RCA has had interest in this large triangle-shape piece of land (combined APNs 187080015, 187080010, and 187080009) on the Santa Ana River bottom wash. These parcels have areas of good quality habitat, have populations of rare plants and other MSHCP covered species, and would contribute to the reserve assembly. Most of the area is located within MSHCP criteria cell 443. RCA suggested that this property could be used for replacement by combining with another project (Jurupa Avenue extension). RCA considered this parcel a very good option that would serve to both replace PQP land and support the section 6(f) process for LWCF. The City would investigate adjusting parcel boundaries to support LWCF conversion requirements and other Project mitigation needs, in necessary and if OGALS determines that this is the preferred Option for replacement.

#### **August 2016 OGALS Field Review of Option:**

During the field review of Option 2, OGALS evaluation indicated that Parcel 1 of the three parcels within Option 2 could be considered viable replacement property since it is zoned as Public Facility (187080015). Parcel 1 is large, over 40 acres, and includes potential riparian habitat as a replacement which was considered another benefit for LWCF 6(f) conversion. The drawback however, is that none of the parcels included in Option 2 are adjacent to the Hidden Valley Wildlife Area. These properties are currently owned by the City, therefore no purchase or change of ownership would be required for these parcels to be utilized for replacement purposes.

*Properties presented under this option have been identified as preliminarily suitable for replacement under LWCF Act Section 6(f)(3) conversion provisions based on preliminary conversations between the City of Riverside, Riverside County Regional Park and Open Space District, and the Regional Conservation Authority. Actual acreage necessary to replace converted LWCF lands is yet to be determined by NPS. Only those parcels and/or acres necessary within this option for conversion replacement would be included in the final conversion application.*








187080010  
CITY OF RIVERSIDE  
5.28 acres

187080009  
CITY OF RIVERSIDE  
5.82 acres

187080015  
CITY OF RIVERSIDE  
40.67 acres

534

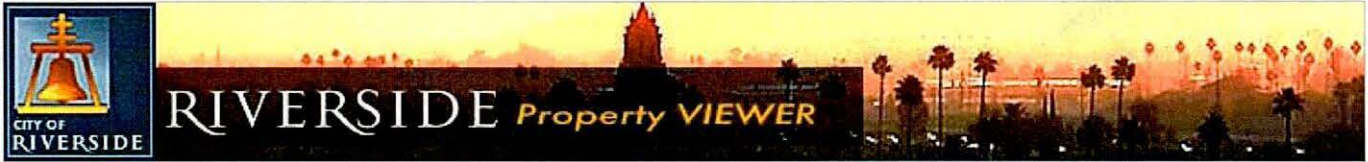
-  Property Under Consideration
-  Land and Water Conservation Boundary
-  MSHCP Criteria Cell
-  Park
-  PQP Conserved Land

Riverside Transmission Reliability Project

## Option 2 Exhibit B



Date: 3/10/2016



CITY HOME    PLANNING HOME    3900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5311

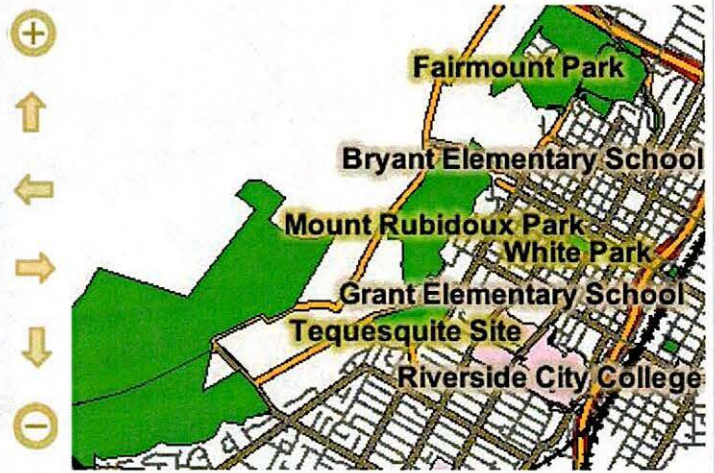
ADDRESS | APN | OTHER CRITERIA | VIEW RESULTS | VIEW MAP | VIEW REPORT | ZONING DESIGNATIONS |

**:: PROPERTY REPORT:    8738 BELLADONA , UNIT , , CA 92508**

RESULT 1 OF 1 <-PREVIOUS NEXT->

**Property Information**

Parcel # 187080015  
 Map Grid: 685 E5  
 Infill Parcel: No  
 Land Assessment: \$0.00  
 Structure \$0.00  
 Assessment:  
 Gross Assessment: \$0.00  
 Airport Influence: Flabob Airport  
 Arroyos:  
 Kangaroo Rat  
 Habitat:  
 Gnat Catcher  
 Habitat:  
 Seismic Zone: III  
 Seismic Potential: Not subject to  
 liquefaction  
 Census Tract: 030200  
 Census Block: 9001  
 General Plan: Private Recreation  
 Specific Plan:  
 Annexation Date:



**Additional Links**

**Ward: 1**  
**Council** Mike Gardner  
**Representative:**  
**Neighborhood:** Grand  
**Police Reports Part**  
**I:** Reporting District  
**Police Reports Part** C13  
**II:**  
**Historic Designation:**  
**Trash Services:** CITY

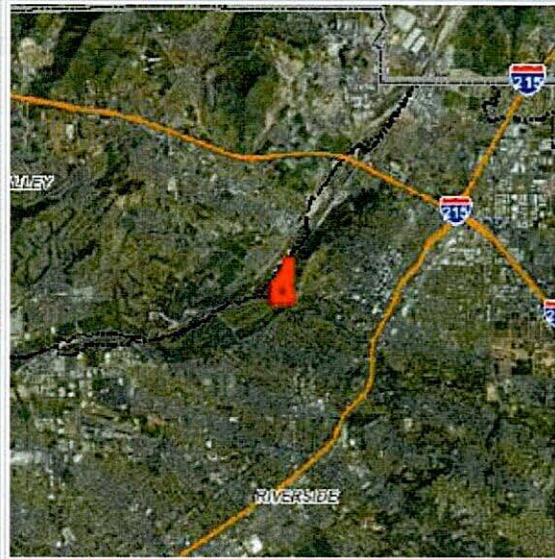
| ZONING         | GENERAL PLAN | Acreage Designator |    |
|----------------|--------------|--------------------|----|
| PF             | PR           | 63.9               | PF |
| Total Acreage: |              | 64.2               |    |



**Riverside County Parcel Report**  
**APN 187-080-015**  
[Disclaimer](#)

Report Date: Wednesday, April 27, 2016

**MAPS/IMAGES**



**PARCEL**

|                          |   |                                   |   |
|--------------------------|---|-----------------------------------|---|
| <b>APN</b>               | <u>187-080-015-6</u>  | <b>Supervisory District 2011</b>  | JOHN TAVAGLIONE, DISTRICT 2   |
|                          |   | <b>Supervisory District 2001</b>  | JOHN TAVAGLIONE, DISTRICT 2   |
| <b>Previous APN</b>      | 000000000   | <b>Township/Range</b>             | T2SR5W SEC 21<br>T2SR5W SEC 22  |
| <b>Address</b>           | No address available  | <b>Elevation Range</b>            | 756 - 780   |
| <b>Mailing Address</b>   | 3900 MAIN ST<br>RIVERSIDE CA, CA 92522  | <b>Thomas Bros. Map Page/Grid</b> | PAGE: 685 GRID: E4<br>PAGE: 685 GRID: E5  |
| <b>Legal Description</b> | Recorded Book/Page:<br><u>MB 10/52</u><br>Subdivision Name:<br>EVANS RIO RANCHO<br>Lot/Parcel: 6<br>Block: Not Available<br>Tract Number: Not Available | <b>Indian Tribal Land</b>         | Not in Tribal Land  |
| <b>Lot Size</b>          | Recorded lot size is 40.67 acres  | <b>City Boundary/Sphere</b>       | City Boundary:<br>RIVERSIDE<br>Not within a City Sphere<br>Annexation Date: Not Applicable<br>No LAFCO Case # |

**PARCEL**

|                               |                                   |                                     |   |
|-------------------------------|-----------------------------------|-------------------------------------|---|
|                               |                                   |                                     | Available Proposals: Not Applicable                             |
| <b>Property Characterctcs</b> | No Property Description Available | <b>March Joint Powers Authority</b> | NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY |
|                               |                                   | <b>County Service Area</b>          | Not in a County Service Area                                    |

**PLANNING**

|   |   |  |  |
|---|---|--|--|
| <b>Specific Plans</b>                           | Not within a Specific Plan                | <b>Historic Preservation Districts</b>   | Not in an Historic Preservation District |
| <b>Land Use Designations</b>                    | CITY                                      | <b>Agricultural Preserve</b>             | Not in an agricultural preserve          |
| <b>General Plan Policy Overlays</b>             | Not in a General Plan Policy Overlay Area | <b>Redevelopment Areas</b>               | Not in a Redevelopment Area              |
| <b>Area Plan (RCIP)</b>                         | Cities of Riverside and Norco             | <b>Airport Influence Areas</b>           | FLABOB                                   |
| <b>General Plan Policy Areas</b>                | None                                      | <b>Airport Compatibility Zones</b>       | FLABOB, zone D<br>FLABOB, zone E         |
| <b><u>Zoning Classifications (ORD, 348)</u></b> | See the city for more information         | <b>Zoning Districts and Zoning Areas</b> | Not in a Zoning District/Area            |
| <b><u>Zoning Overlays</u></b>                   | Not in a Zoning Overlay                   | <b>Community Advisory Councils</b>       | Not in a Community Advisory Council Area |

**ENVIRONMENTAL**

|   |  |  |                     |
|---|--|--|---------------------|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u></b>  | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area | <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b> | Not in a Cell Group |
| <b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b> | Not in a Conservation Area                                     | <b>WRMSHCP Cell Number</b>   | 443                 |
| <b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>                               | Not in a Fluvial Sand Transport Special Provision Area         | <b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>      | None                |

**ENVIRONMENTAL**

|  |      |                          |   |
|--|------|--------------------------|---|
| <b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b> | None | <b>Vegetation (2005)</b> | Developed or Disturbed Land<br>Grassland<br>Riparian Scrub, Woodland, Forest<br>Riversidean Alluvial Fan Sage Scrub |
|--|------|--------------------------|---|

**FIRE**

|   |                         |                                 |                                   |
|---|-------------------------|---------------------------------|-----------------------------------|
| <b>Fire Hazard Classification (<u>Ord. 787</u>)</b> | Not in a High Fire Area | <b>Fire Responsibility Area</b> | Not in a Fire Responsibility Area |
|---|-------------------------|---------------------------------|-----------------------------------|

**DEVELOPMENT FEES**

|  |   |  |  |
|--|---|--|--|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b>          | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area                             | <b>RBBD (Road &amp; Bridge Benefit District)</b>               | Not in a District                      |
| <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (<u>Ord. 810</u>)</b> | IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION | <b>DIF (<u>Development Impact Fee Area Ord. 659</u>)</b>       | HIGHGROVE/NORTHSIDE JURUPA             |
| <b>Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)</b>                                  | IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST           | <b>SKR Fee Area (<u>Stephen's Kagaroo Rat Ord. 663.10</u>)</b> | In or partially within an SKR Fee Area |
| <b>Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)</b>                                  | NOT WITHIN THE EASTERN TUMF FEE AREA  | <b>DA (Development Agreements)</b>                             | Not in a Development Agreement Area    |

**TRANSPORTATION**

|  |   |   |                                   |
|--|---|---|-----------------------------------|
| <b>Circulation Element Ultimate Right-of-Way</b> | Not in a Circulation Element Right-of-Way | <b>Road Book Page</b>   | 16C<br>16D                        |
|  |   | <b>Transportation Agreements</b>  | Not in a Transportation Agreement |
|  |   | <b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b> | Not in a CETAP Corridor           |

**HYDROLOGY**

|                          |      |                  |                 |
|--------------------------|------|------------------|-----------------|
| <b>Flood Plan Review</b> | RCFC | <b>Watershed</b> | SANTA ANA RIVER |
|--------------------------|------|------------------|-----------------|



**HYDROLOGY**

|                               |   |                               |      |
|-------------------------------|---|-------------------------------|------|
| <b>Water District</b>         | WMWD                                    | <b>California Water Board</b> | None |
| <b>Flood Control District</b> | RIVERSIDE COUNTY FLOOD CONTROL DISTRICT |                               |      |

**GEOLOGIC**

|                               |                                  |                                    |   |
|-------------------------------|----------------------------------|------------------------------------|---|
| <b>Fault Zone</b>             | Not in a Fault Zone              | <b>Paleontological Sensitivity</b> | Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS. |
| <b>Faults</b>                 | Not within a 1/2 mile of a Fault |                                    |   |
| <b>Liquefaction Potential</b> | High<br>Very High                |                                    |   |
| <b>Subsidence</b>             | Susceptible                      |                                    |   |

**MISCELLANEOUS**

|                            |  |                       |  |
|----------------------------|--|-----------------------|--|
| <b>School District</b>     | RIVERSIDE UNIFIED  | <b>Tax Rate Areas</b> | 009000<br>CITY OF RIVERSIDE<br>CSA 152<br>FLOOD CONTROL ADMIN<br>FLOOD CONTROL ZN 1<br>FLOOD CONTROL ZN 1 DS<br>GENERAL<br>GENERAL PURPOSE<br>MWD WEST 1302999<br>NW MOSQUITO & VECTOR<br>CNTL DIST<br>RIV CO REGIONAL PARK &<br>OPEN SP<br>RIVERSIDE CITY<br>COMMUNITY COLLEGE<br>RIVERSIDE CO OFC OF<br>EDUCATION<br>RIVERSIDE UNIFIED<br>SCHOOL<br>SO.<br>CALIF,JT(19,30,33,36,37,56)<br>WESTERN MUNICIPAL<br>WATER |
| <b>Communities</b>         | Riverside<br>Rubidoux  |                       |  |
| <b>Lighting (Ord. 655)</b> | Not Applicable   |                       |  |
| <b>2010 Census Tract</b>   | 030200<br>040201   |                       |  |
| <b>Farmland</b>            | LOCAL IMPORTANCE<br>OTHER LANDS  |                       |  |
| <b>Special Notes</b>       | <a href="#">Mira Loma Warehouse/Distribution Center policy area</a><br>PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200. |                       |  |

**PERMITS/CASES/ADDITIONAL**

**Building Permits**

| Case #              | Description    | Status         |
|---------------------|----------------|----------------|
| No Building Permits | Not Applicable | Not Applicable |

**PERMITS/CASES/ADDITIONAL****Environmental Health Permits**

| Case #                          | Description    | Status         |
|---------------------------------|----------------|----------------|
| No Environmental Health Permits | Not Applicable | Not Applicable |

**Planning Cases**

| Case #            | Description    | Status         |
|-------------------|----------------|----------------|
| No Planning Cases | Not Applicable | Not Applicable |

**Code Cases**

| Case #        | Description    | Status         |
|---------------|----------------|----------------|
| No Code Cases | Not Applicable | Not Applicable |

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 21 22 27 28 T2S R5W

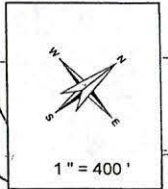
TRA 009-000

187-08

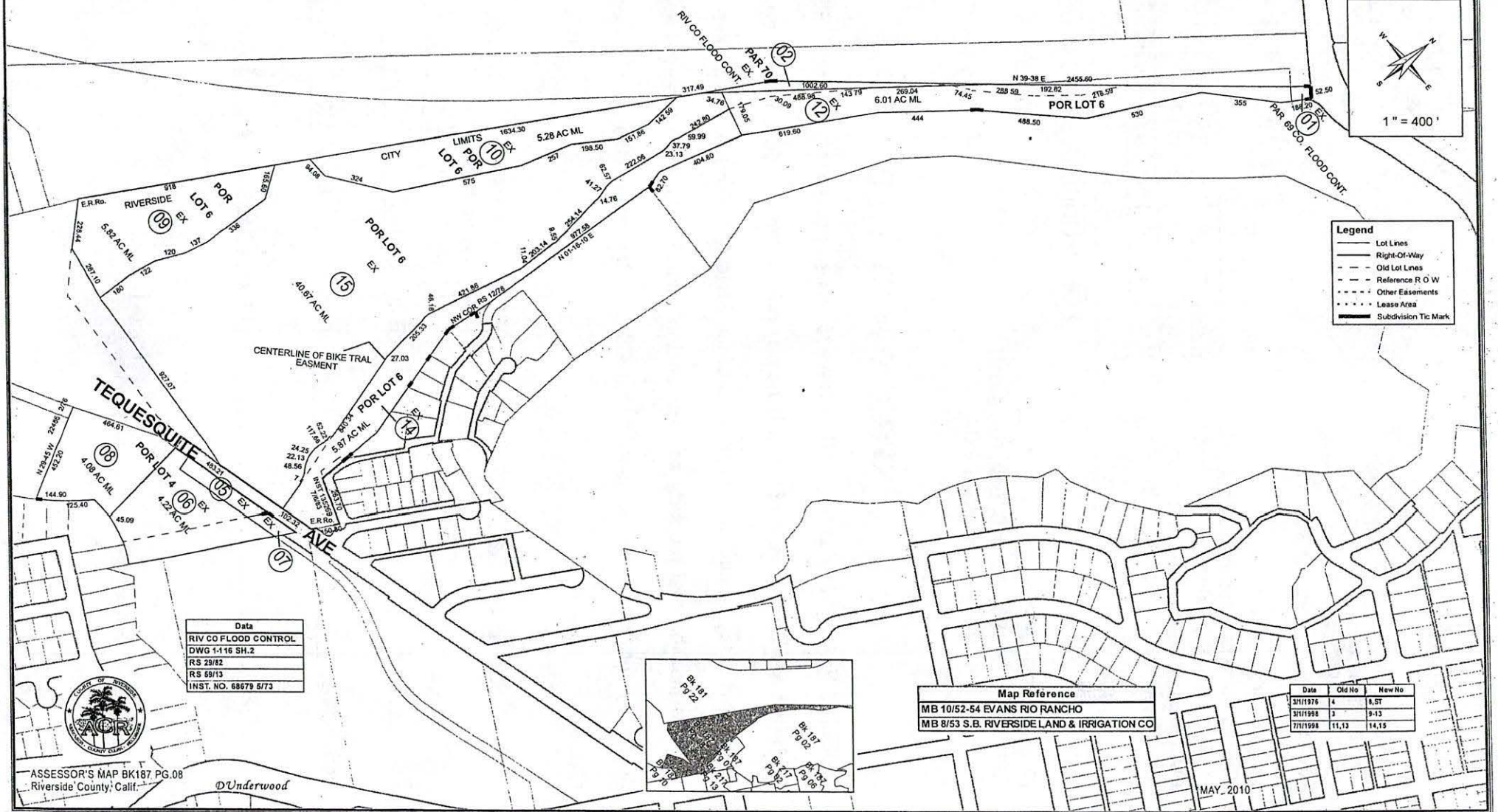
CITY OF RIVERSIDE

4-1,2-32

JUL 21 2010

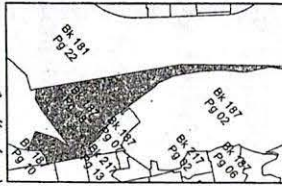


- Legend**
- Lot Lines
  - - - Right-Of-Way
  - - - Old Lot Lines
  - - - Reference R O W
  - - - Other Easements
  - ..... Lease Area
  - Subdivision Tie Mark



**Data**

|                      |
|----------------------|
| RIV CO FLOOD CONTROL |
| DWG 1-116 SH.2       |
| RS 29/82             |
| RS 69/13             |
| INST. NO. 68679 5173 |



**Map Reference**

|   |
|---|
| MB 10/52-54 EVANS RIO RANCHO                |
| MB 8/53 S.B. RIVERSIDE LAND & IRRIGATION CO |

| Date     | Old No | New No |
|----------|--------|--------|
| 3/1/1976 | 4      | 8, ST  |
| 3/1/1998 | 3      | 9-13   |
| 7/1/1998 | 11, 13 | 14, 15 |



ASSESSOR'S MAP BK187 PG.08  
Riverside County, Calif.

DUnderwood

MAY 2010

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

DOC # 2007-0725344

12/03/2007 08:00A Fee:NC

Page 1 of 9

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code § 6103)

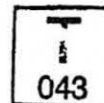
| S | R | U | PAGE | SIZE | DA   | MISC | LONG | RFD  | COPY |
|---|---|---|------|------|------|------|------|------|------|
| 1 |   |   | 9    |      |      |      |      |      |      |
| M | A | L | 465  | 426  | PCOR | NCOR | SMF  | NCHG | EXAM |
|   |   |   |      |      |      |      |      |      | 043  |

DTT \$0

FOR RECORDER'S OFFICE USE ONLY

Project: Fairway Village  
APNS: 187-080-009, 010, 012, 014 & 015  
Address: Vacant Land, Riverside, CA

D-16131



# GRANT DEED

FIDELITY FAMILY HOLDINGS, LP, a Nevada limited partnership, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated November 26, 2007

FIDELITY FAMILY HOLDINGS, LP, a Nevada limited partnership

By: \_\_\_\_\_

By: Ivano Stamegna

Print Name: \_\_\_\_\_

Print Name: IVANO STAMEGNA

Title: \_\_\_\_\_

Title: GENERAL PARTNER

GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE } ss

On November 26, 2007, before me GARY E. FLAKE  
(date) (name)

a Notary Public in and for said State, personally appeared

IVANO STAMEGNA  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)
- Title \_\_\_\_\_
- Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other
- \_\_\_\_\_
- \_\_\_\_\_
- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:  
\_\_\_\_\_  
\_\_\_\_\_

CERTIFICATE OF ACCEPTANCE  
(Government Code Section §21027)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/28/07

CITY OF RIVERSIDE  
By: Amelia M. Vailu'u  
Amelia M. Vailu'u  
Real Property Manager

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

16131

## EXHIBIT A

A.P.N. 187-080-009, 010, 012, 014 & 015  
Fee Simple

Lot 6 of the Map of Evans Rio Rancho, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Book 10, Pages 52 through 54, inclusive, Official Records of said Riverside County;

**EXCEPTING THEREFROM** that portion of said Lot 6 as described in the deed to the City of Riverside recorded April 26, 1962, as Instrument No. 38559, of said Official Records, more particularly described as follows:

**BEGINNING** at the northwesterly corner of the end of Tequesquite Avenue as shown on said Map of Evans Rio Rancho, said point being 715.90 feet westerly along the northerly line of said Tequesquite Avenue, said northerly line being the southerly line of said Lot 6, from the intersection of the easterly line of said Lot 6 with said northerly of Tequesquite Avenue;

Thence North  $74^{\circ}11'00''$  East along said northerly line of Tequesquite Avenue, a distance of 215.90 feet;

Thence North  $85^{\circ}45'00''$  West, a distance of 927.07 feet;

Thence North  $76^{\circ}36'00''$  West, a distance of 267.10 feet to a point on the southwesterly line of said Lot 6;

Thence South  $42^{\circ}42'00''$  East along said southwesterly line of Lot 6, a distance of 243.16 feet to an angle point therein;

Thence South  $89^{\circ}14'00''$  East along the southerly line of said Lot 6, a distance of 812.30 feet to the **POINT OF BEGINNING**;

**ALSO EXCEPTING THEREFROM** that portion of said Lot 6 as described in Final Order of Condemnation for the Riverside County Flood Control and Water Conservation District recorded February 6, 1958 as Instrument No. 8796 of said Official Records, more particularly described as follows:

**BEGINNING** at the most easterly corner of said Lot 6;

Thence South  $33^{\circ}47'10''$  West along the southeasterly line of said Lot 6, a distance of 20.94 feet;

Thence South  $35^{\circ}38'11''$  West, a distance of 69.40 feet;

Thence North 54°21'49" West, a distance of 66.93 feet to an intersection with the northwesterly line of Lot 6, distant thereon South 40°31'35" West 87.30 feet from the most northerly corner of said Lot 6;

Thence North 40°31'35" East along said northwesterly line, a distance of 87.30 feet to said most northerly corner thereof;

Thence South 57°36'50" East along the northeasterly line of said Lot 6, a distance of 58.91 feet to the **POINT OF BEGINNING**;

**ALSO EXCEPTING THEREFROM** that portion of said Lot 6 as described in Final Order of Condemnation for the Riverside County Flood Control and Water Conservation District recorded February 6, 1958 as Instrument No. 8797 of said Official Records, more particularly described as follows:

**COMMENCING** at the most northerly corner of said Lot 6;

Thence South 40°31'35" West along the northwesterly line of said Lot 6, a distance of 1400.73 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 40°31'35" West along the northwesterly line of said Lot 6, a distance of 1002.60 feet to an angle point therein;

Thence South 29°59'55" West along said northwesterly line, a distance 317.49 feet;

Thence North 38°00'00" East, a distance of 1316.03 feet to the **TRUE POINT OF BEGINNING**;

**ALSO EXCEPTING THEREFROM** that portion of said Lot 6 more particularly described as follows:

**COMMENCING** at the point of intersection of the easterly line of said Lot 6 with the northerly line of Tequesquite Avenue as shown on said Map of Evans Rio Rancho;

The following 9 courses to follow the easterly line of said Lot 6;

Thence North 29°29'30" East, a distance of 150.80 feet;

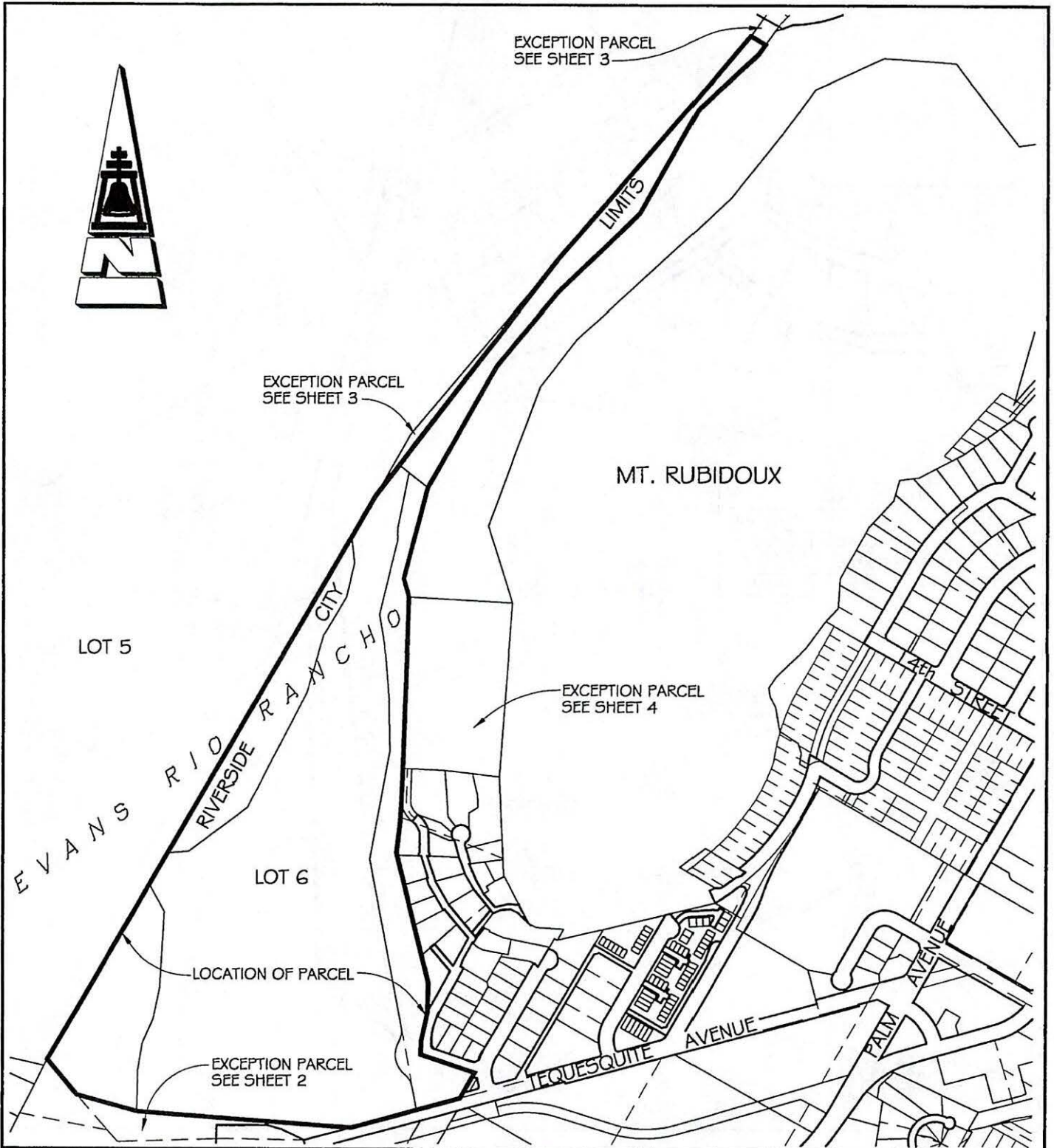
Thence North 71°10'30" West, a distance of 236.70 feet;

Thence North 00°25'30" East, a distance of 300.00 feet;

Thence North 14°39'30" West, a distance of 580.00 feet;







• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN

SHEET 1 OF 4

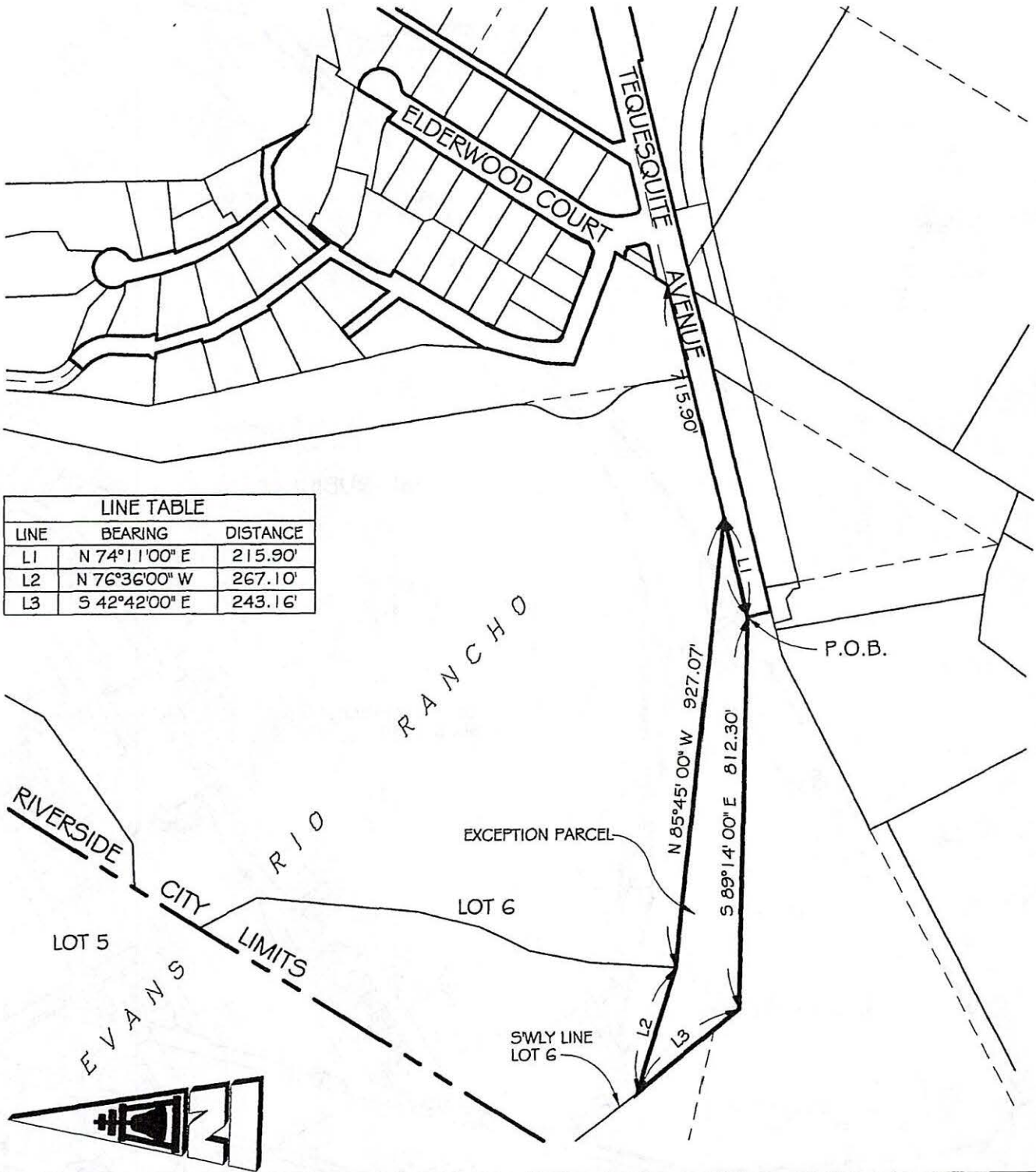
SCALE: 1"=600'

DRAWN BY: RICH DATE: 10/17/07

SUBJECT: TEQUESQUITE FAIRWAY PROJECT

G:\COMMON\RICH\PLATS\PROP SERVICES\TEQUESQUITE FAIRWAY 01

16131



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 74°11'00" E | 215.90'  |
| L2         | N 76°36'00" W | 267.10'  |
| L3         | S 42°42'00" E | 243.16'  |

• CITY OF RIVERSIDE, CALIFORNIA •

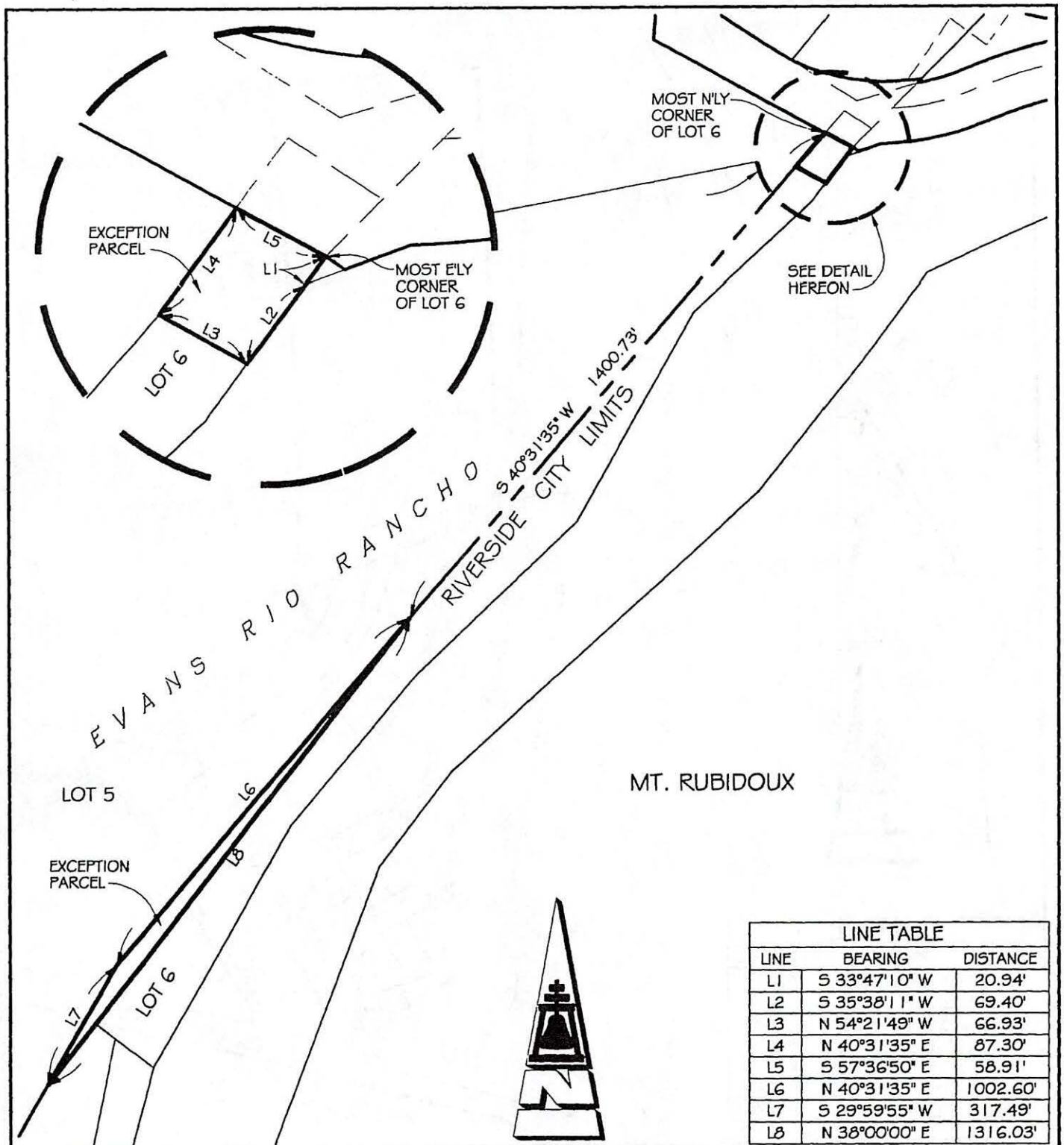
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN

SHEET 2 OF 4

SCALE: 1"=300' DRAWN BY: RICH DATE: 10/17/07 SUBJECT: TEQUESQUITE FAIRWAY PROJECT

G:\COMMONRICH\PLATS\PROP SERVICES\TEQUESQUITE FAIRWAY 02

1/6/31



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 33°47'10" W | 20.94'   |
| L2         | S 35°38'11" W | 69.40'   |
| L3         | N 54°21'49" W | 66.93'   |
| L4         | N 40°31'35" E | 87.30'   |
| L5         | S 57°36'50" E | 58.91'   |
| L6         | N 40°31'35" E | 1002.60' |
| L7         | S 29°59'55" W | 317.49'  |
| L8         | N 38°00'00" E | 1316.03' |

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN

SHEET 3 OF 4

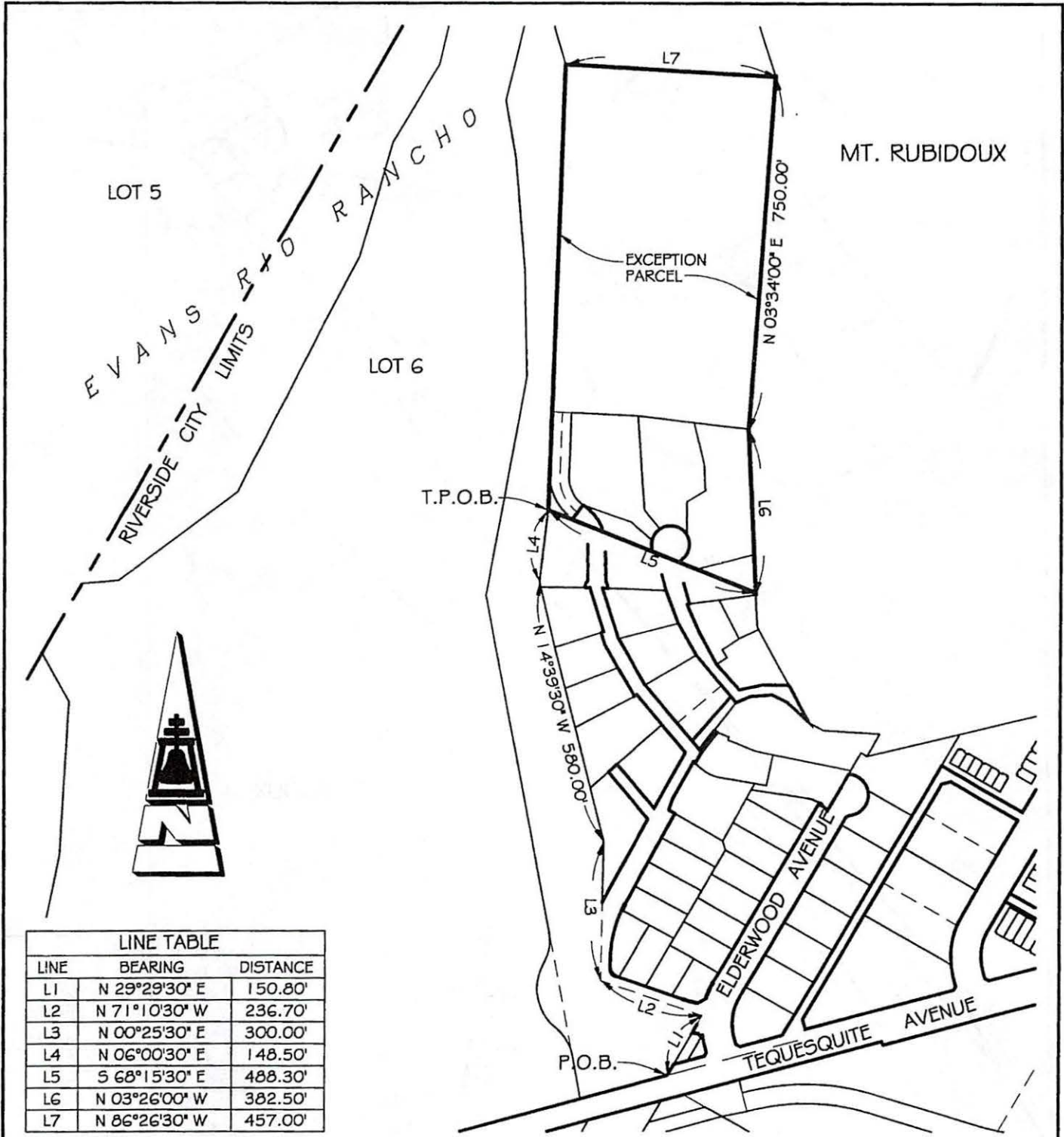
SCALE: 1"=300'

DRAWN BY: RICH DATE: 10/17/07

SUBJECT: TEQUESQUITE FAIRWAY PROJECT

G:\COMMON\RICH\PLATS\PROP SERVICES\TEQUESQUITE FAIRWAY 03

16131



• CITY OF RIVERSIDE, CALIFORNIA •

23/6,7,3  
33/1,2

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN

SHEET 4 OF 4

SCALE: 1"=300' DRAWN BY: RICH DATE: 10/17/07 SUBJECT: TEQUESQUITE FAIRWAY PROJECT

G:\COMMON\RICH\PLATS\PROP SERVICES\TEQUESQUITE FAIRWAY 04

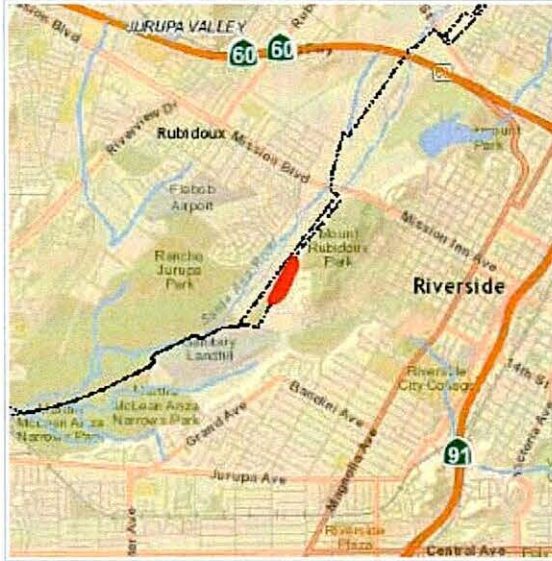
16131



**Riverside County Parcel Report**  
**APN 187-080-010**  
[Disclaimer](#)

Report Date: Thursday, April 21, 2016

**MAPS/IMAGES**



**PARCEL**

|                          |   |                                   |   |
|--------------------------|---|-----------------------------------|---|
| <b>APN</b>               | <u>187-080-010-1</u>  | <b>Supervisory District 2011</b>  | JOHN TAVAGLIONE, DISTRICT 2   |
|                          |   | <b>Supervisory District 2001</b>  | JOHN TAVAGLIONE, DISTRICT 2   |
| <b>Previous APN</b>      | 187080003   | <b>Township/Range</b>             | T2SR5W SEC 22   |
| <b>Address</b>           | No address available  | <b>Elevation Range</b>            | 756 - 760   |
| <b>Mailing Address</b>   | 3900 MAIN ST<br>RIVERSIDE CA, CA<br>92522   | <b>Thomas Bros. Map Page/Grid</b> | PAGE: 685 GRID: E4  |
| <b>Legal Description</b> | Recorded Book/Page:<br><u>MB 10/52</u><br>Subdivision Name:<br>EVANS RIO RANCHO<br>Lot/Parcel: 6<br>Block: Not Available<br>Tract Number: Not Available | <b>Indian Tribal Land</b>         | Not in Tribal Land  |
| <b>Lot Size</b>          | Recorded lot size is<br>5.28 acres  | <b>City Boundary/Sphere</b>       | City Boundary:<br>RIVERSIDE<br>Not within a City Sphere<br>Annexation Date: Not Applicable<br>No LAFCO Case # Available |

**PARCEL**

|                               |                                   |                                     |   |
|-------------------------------|-----------------------------------|-------------------------------------|---|
|                               |                                   |                                     | Proposals: Not Applicable                                       |
| <b>Property Characterstcs</b> | No Property Description Available | <b>March Joint Powers Authority</b> | NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY |
|                               |                                   | <b>County Service Area</b>          | Not in a County Service Area                                    |

**PLANNING**

|   |   |  |  |
|---|---|--|--|
| <b>Specific Plans</b>                           | Not within a Specific Plan                | <b>Historic Preservation Districts</b>   | Not in an Historic Preservation District |
| <b>Land Use Designations</b>                    | CITY                                      | <b>Agricultural Preserve</b>             | Not in an agricultural preserve          |
| <b>General Plan Policy Overlays</b>             | Not in a General Plan Policy Overlay Area | <b>Redevelopment Areas</b>               | Not in a Redevelopment Area              |
| <b>Area Plan (RCIP)</b>                         | Cities of Riverside and Norco             | <b>Airport Influence Areas</b>           | FLABOB                                   |
| <b>General Plan Policy Areas</b>                | None                                      | <b>Airport Compatibility Zones</b>       | FLABOB, zone D                           |
| <b><u>Zoning Classifications (ORD, 348)</u></b> | See the city for more information         | <b>Zoning Districts and Zoning Areas</b> | Not in a Zoning District/Area            |
| <b><u>Zoning Overlays</u></b>                   | Not in a Zoning Overlay                   | <b>Community Advisory Councils</b>       | Not in a Community Advisory Council Area |

**ENVIRONMENTAL**

|   |  |  |                                  |
|---|--|--|----------------------------------|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u></b>  | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area | <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b> | Not in a Cell Group              |
| <b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b> | Not in a Conservation Area                                     | <b>WRMSHCP Cell Number</b>   | 443                              |
| <b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>                               | Not in a Fluvial Sand Transport Special Provision Area         | <b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>      | None                             |
| <b><u>WRMSHCP (Western Riverside County</u></b>   | None   | <b>Vegetation (2005)</b>   | Riparian Scrub, Woodland, Forest |

**ENVIRONMENTAL**

|  |  |  |                                     |
|--|--|--|-------------------------------------|
| <b><u>Multi-Species Habitat Conservation Plan) Plan Area</u></b> |  |  | Riversidean Alluvial Fan Sage Scrub |
|--|--|--|-------------------------------------|

**FIRE**

|   |                         |                                 |                                   |
|---|-------------------------|---------------------------------|-----------------------------------|
| <b>Fire Hazard Classification (<u>Ord. 787</u>)</b> | Not in a High Fire Area | <b>Fire Responsibility Area</b> | Not in a Fire Responsibility Area |
|---|-------------------------|---------------------------------|-----------------------------------|

**DEVELOPMENT FEES**

|   |   |  |                   |
|---|---|--|-------------------|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b> | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area | <b>RBBD (Road &amp; Bridge Benefit District)</b> | Not in a District |
|---|---|--|-------------------|

|  |   |  |                     |
|--|---|--|---------------------|
| <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (<u>Ord. 810</u>)</b> | IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION | <b>DIF (<u>Development Impact Fee Area Ord. 659</u>)</b> | HIGHGROVE/NORTHSIDE |
|--|---|--|---------------------|

|   |   |  |  |
|---|---|--|--|
| <b>Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)</b> | IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST | <b>SKR Fee Area (<u>Stephen's Kagaroo Rat Ord. 663.10</u>)</b> | In or partially within an SKR Fee Area |
|---|---|--|--|

|   |                                      |                                    |                                     |
|---|--------------------------------------|------------------------------------|-------------------------------------|
| <b>Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)</b> | NOT WITHIN THE EASTERN TUMF FEE AREA | <b>DA (Development Agreements)</b> | Not in a Development Agreement Area |
|---|--------------------------------------|------------------------------------|-------------------------------------|

**TRANSPORTATION**

|  |   |   |                                   |
|--|---|---|-----------------------------------|
| <b>Circulation Element Ultimate Right-of-Way</b> | Not in a Circulation Element Right-of-Way | <b>Road Book Page</b>   | 16D                               |
|  |   | <b>Transportation Agreements</b>  | Not in a Transportation Agreement |
|  |   | <b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b> | Not in a CETAP Corridor           |

**HYDROLOGY**

|                          |      |                         |                 |
|--------------------------|------|-------------------------|-----------------|
| <b>Flood Plan Review</b> | RCFC | <b>Watershed</b>        | SANTA ANA RIVER |
| <b>Water District</b>    | WMWD | <b>California Water</b> | None            |

**HYDROLOGY**

|                               |   |              |
|-------------------------------|---|--------------|
| <b>Flood Control District</b> | RIVERSIDE COUNTY FLOOD CONTROL DISTRICT | <b>Board</b> |
|-------------------------------|---|--------------|

**GEOLOGIC**

|                               |                                  |                                    |   |
|-------------------------------|----------------------------------|------------------------------------|---|
| <b>Fault Zone</b>             | Not in a Fault Zone              | <b>Paleontological Sensitivity</b> | Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS. |
| <b>Faults</b>                 | Not within a 1/2 mile of a Fault |                                    |   |
| <b>Liquefaction Potential</b> | Very High                        |                                    |   |
| <b>Subsidence</b>             | Susceptible                      |                                    |   |

**MISCELLANEOUS**

|                            |                                 |                       |  |
|----------------------------|---------------------------------|-----------------------|--|
| <b>School District</b>     | RIVERSIDE UNIFIED               | <b>Tax Rate Areas</b> | 009000<br>CITY OF RIVERSIDE<br>CSA 152<br>FLOOD CONTROL ADMIN<br>FLOOD CONTROL ZN 1<br>FLOOD CONTROL ZN 1 DS<br>GENERAL<br>GENERAL PURPOSE<br>MWD WEST 1302999<br>NW MOSQUITO & VECTOR<br>CNTL DIST<br>RIV CO REGIONAL PARK &<br>OPEN SP<br>RIVERSIDE CITY<br>COMMUNITY COLLEGE<br>RIVERSIDE CO OFC OF<br>EDUCATION<br>RIVERSIDE UNIFIED<br>SCHOOL<br>SO.<br>CALIF,JT(19,30,33,36,37,56)<br>WESTERN MUNICIPAL<br>WATER |
| <b>Communities</b>         | Riverside                       |                       |  |
| <b>Lighting (Ord. 655)</b> | Not Applicable                  |                       |  |
| <b>2010 Census Tract</b>   | 030200<br>040201                |                       |  |
| <b>Farmland</b>            | LOCAL IMPORTANCE<br>OTHER LANDS |                       |  |
| <b>Special Notes</b>       | No Special Notes                |                       |  |

**PERMITS/CASES/ADDITIONAL**

**Building Permits**

| Case #              | Description    | Status         |
|---------------------|----------------|----------------|
| No Building Permits | Not Applicable | Not Applicable |



**PERMITS/CASES/ADDITIONAL****Environmental Health Permits**

| Case #                          | Description    | Status         |
|---------------------------------|----------------|----------------|
| No Environmental Health Permits | Not Applicable | Not Applicable |

**Planning Cases**

| Case #            | Description    | Status         |
|-------------------|----------------|----------------|
| No Planning Cases | Not Applicable | Not Applicable |

**Code Cases**

| Case #        | Description    | Status         |
|---------------|----------------|----------------|
| No Code Cases | Not Applicable | Not Applicable |



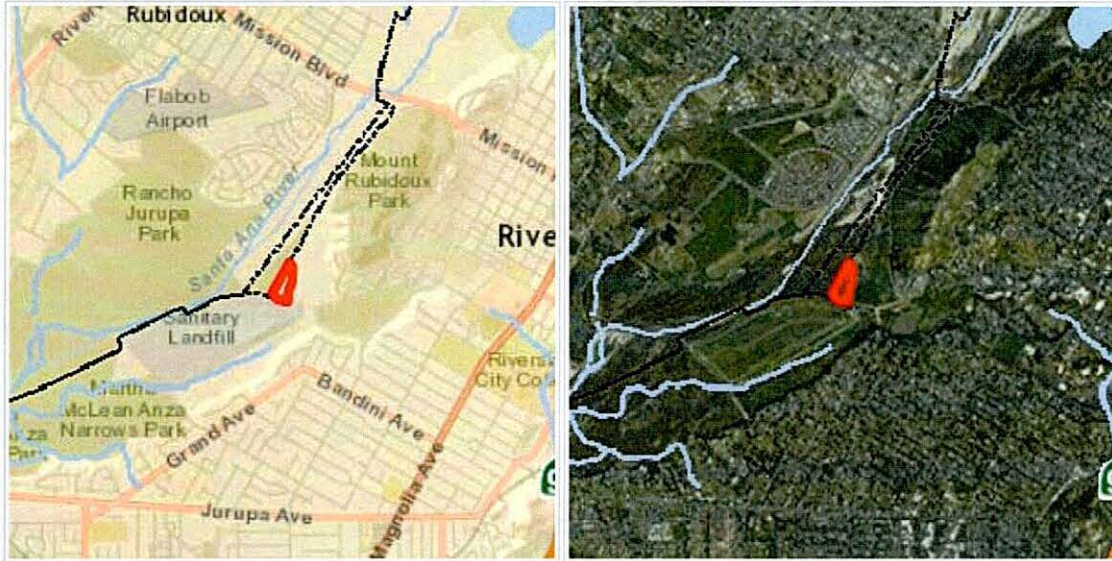
# Riverside County Parcel Report

## APN 187-080-009

Report Date: Thursday, April 21, 2016

[Disclaimer](#)

### MAPS/IMAGES



### PARCEL

|                          |  |                                   |  |
|--------------------------|--|-----------------------------------|--|
| <b>APN</b>               | <a href="#">187-080-009-1</a>  | <b>Supervisory District 2011</b>  | JOHN TAVAGLIONE, DISTRICT 2  |
|                          |  | <b>Supervisory District 2001</b>  | JOHN TAVAGLIONE, DISTRICT 2  |
| <b>Previous APN</b>      | 187080003  | <b>Township/Range</b>             | T2SR5W SEC 21<br>T2SR5W SEC 22   |
| <b>Address</b>           | No address available   | <b>Elevation Range</b>            | 756 - 756  |
| <b>Mailing Address</b>   | 3900 MAIN ST<br>RIVERSIDE CA, CA<br>92522  | <b>Thomas Bros. Map Page/Grid</b> | PAGE: 685 GRID: D5<br>PAGE: 685 GRID: E5   |
| <b>Legal Description</b> | Recorded Book/Page:<br><a href="#">MB 10/52</a><br>Subdivision Name:<br>EVANS RIO RANCHO<br>Lot/Parcel: 6<br>Block: Not Available<br>Tract Number: Not Available | <b>Indian Tribal Land</b>         | Not in Tribal Land   |
| <b>Lot Size</b>          | Recorded lot size is<br>5.82 acres   | <b>City Boundary/Sphere</b>       | City Boundary:<br>RIVERSIDE<br>Not within a City<br>Sphere<br>Annexation Date: Not<br>Applicable<br>No LAFCO Case #<br>Available |

**PARCEL**

|                                 |                                   |                                     |   |
|---------------------------------|-----------------------------------|-------------------------------------|---|
|                                 |                                   |                                     | Proposals: Not Applicable                                       |
| <b>Property Characteristics</b> | No Property Description Available | <b>March Joint Powers Authority</b> | NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY |
|                                 |                                   | <b>County Service Area</b>          | Not in a County Service Area                                    |

**PLANNING**

|   |   |  |  |
|---|---|--|--|
| <b>Specific Plans</b>                           | Not within a Specific Plan                | <b>Historic Preservation Districts</b>   | Not in an Historic Preservation District |
| <b>Land Use Designations</b>                    | CITY                                      | <b>Agricultural Preserve</b>             | Not in an agricultural preserve          |
| <b>General Plan Policy Overlays</b>             | Not in a General Plan Policy Overlay Area | <b>Redevelopment Areas</b>               | Not in a Redevelopment Area              |
| <b>Area Plan (RCIP)</b>                         | Cities of Riverside and Norco             | <b>Airport Influence Areas</b>           | FLABOB                                   |
| <b>General Plan Policy Areas</b>                | None                                      | <b>Airport Compatibility Zones</b>       | FLABOB, zone D<br>FLABOB, zone E         |
| <b><u>Zoning Classifications (ORD. 348)</u></b> | See the city for more information         | <b>Zoning Districts and Zoning Areas</b> | Not in a Zoning District/Area            |
| <b><u>Zoning Overlays</u></b>                   | Not in a Zoning Overlay                   | <b>Community Advisory Councils</b>       | Not in a Community Advisory Council Area |

**ENVIRONMENTAL**

|   |  |  |                              |
|---|--|--|------------------------------|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u></b>  | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area | <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b> | Not in a Cell Group          |
| <b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b> | Not in a Conservation Area                                     | <b>WRMSHCP Cell Number</b>   | 443                          |
| <b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>                               | Not in a Fluvial Sand Transport Special Provision Area         | <b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>      | None                         |
| <b><u>WRMSHCP (Western Riverside County</u></b>   | None   | <b>Vegetation (2005)</b>   | Grassland<br>Riparian Scrub, |

**ENVIRONMENTAL**

|  |  |
|--|--|
| <b><u>Multi-Species Habitat Conservation Plan</u></b><br><b><u>Plan Area</u></b> | Woodland, Forest<br>Riversidean Alluvial Fan<br>Sage Scrub |
|--|--|

**FIRE**

|   |                         |                                 |                                   |
|---|-------------------------|---------------------------------|-----------------------------------|
| <b>Fire Hazard Classification (<u>Ord. 787</u>)</b> | Not in a High Fire Area | <b>Fire Responsibility Area</b> | Not in a Fire Responsibility Area |
|---|-------------------------|---------------------------------|-----------------------------------|

**DEVELOPMENT FEES**

|   |   |  |                   |
|---|---|--|-------------------|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b> | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area | <b>RBBD (Road &amp; Bridge Benefit District)</b> | Not in a District |
|---|---|--|-------------------|

|  |   |  |                     |
|--|---|--|---------------------|
| <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (<u>Ord. 810</u>)</b> | IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION | <b>DIF (<u>Development Impact Fee Area Ord. 659</u>)</b> | HIGHGROVE/NORTHSIDE |
|--|---|--|---------------------|

|   |   |  |  |
|---|---|--|--|
| <b>Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)</b> | IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST | <b>SKR Fee Area (<u>Stephen's Kagaroo Rat Ord. 663.10</u>)</b> | In or partially within an SKR Fee Area |
|---|---|--|--|

|   |                                      |                                    |                                     |
|---|--------------------------------------|------------------------------------|-------------------------------------|
| <b>Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)</b> | NOT WITHIN THE EASTERN TUMF FEE AREA | <b>DA (Development Agreements)</b> | Not in a Development Agreement Area |
|---|--------------------------------------|------------------------------------|-------------------------------------|

**TRANSPORTATION**

|  |   |                       |            |
|--|---|-----------------------|------------|
| <b>Circulation Element Ultimate Right-of-Way</b> | Not in a Circulation Element Right-of-Way | <b>Road Book Page</b> | 16C<br>16D |
|--|---|-----------------------|------------|

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Transportation Agreements</b> | Not in a Transportation Agreement |
|----------------------------------|-----------------------------------|

|   |                         |
|---|-------------------------|
| <b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b> | Not in a CETAP Corridor |
|---|-------------------------|

**HYDROLOGY**

|                          |      |                  |                 |
|--------------------------|------|------------------|-----------------|
| <b>Flood Plan Review</b> | RCFC | <b>Watershed</b> | SANTA ANA RIVER |
|--------------------------|------|------------------|-----------------|

|                       |      |                         |      |
|-----------------------|------|-------------------------|------|
| <b>Water District</b> | WMWD | <b>California Water</b> | None |
|-----------------------|------|-------------------------|------|

**HYDROLOGY**

|                               |   |              |
|-------------------------------|---|--------------|
| <b>Flood Control District</b> | RIVERSIDE COUNTY FLOOD CONTROL DISTRICT | <b>Board</b> |
|-------------------------------|---|--------------|

**GEOLOGIC**

|                               |                                  |                                    |   |
|-------------------------------|----------------------------------|------------------------------------|---|
| <b>Fault Zone</b>             | Not in a Fault Zone              | <b>Paleontological Sensitivity</b> | Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS. |
| <b>Faults</b>                 | Not within a 1/2 mile of a Fault |                                    |   |
| <b>Liquefaction Potential</b> | Very High                        |                                    |   |
| <b>Subsidence</b>             | Susceptible                      |                                    |   |

**MISCELLANEOUS**

|                            |                   |                       |  |
|----------------------------|-------------------|-----------------------|--|
| <b>School District</b>     | RIVERSIDE UNIFIED | <b>Tax Rate Areas</b> | 009000<br>CITY OF RIVERSIDE<br>CSA 152<br>FLOOD CONTROL ADMIN<br>FLOOD CONTROL ZN 1<br>FLOOD CONTROL ZN 1 DS<br>GENERAL<br>GENERAL PURPOSE<br>MWD WEST 1302999<br>NW MOSQUITO & VECTOR<br>CNTL DIST<br>RIV CO REGIONAL PARK &<br>OPEN SP<br>RIVERSIDE CITY<br>COMMUNITY COLLEGE<br>RIVERSIDE CO OFC OF<br>EDUCATION<br>RIVERSIDE UNIFIED<br>SCHOOL<br>SO.<br>CALIF,JT(19,30,33,36,37,56)<br>WESTERN MUNICIPAL<br>WATER |
| <b>Communities</b>         | Riverside         |                       |  |
| <b>Lighting (Ord. 655)</b> | Not Applicable    |                       |  |
| <b>2010 Census Tract</b>   | 030200<br>040201  |                       |  |
| <b>Farmland</b>            | LOCAL IMPORTANCE  |                       |  |
| <b>Special Notes</b>       | No Special Notes  |                       |  |

**PERMITS/CASES/ADDITIONAL**

**Building Permits**

| Case #              | Description    | Status         |
|---------------------|----------------|----------------|
| No Building Permits | Not Applicable | Not Applicable |

**Environmental Health Permits**

**PERMITS/CASES/ADDITIONAL**

| Case #                          | Description    | Status         |
|---------------------------------|----------------|----------------|
| No Environmental Health Permits | Not Applicable | Not Applicable |

**Planning Cases**

| Case #            | Description    | Status         |
|-------------------|----------------|----------------|
| No Planning Cases | Not Applicable | Not Applicable |

**Code Cases**

| Case #        | Description    | Status         |
|---------------|----------------|----------------|
| No Code Cases | Not Applicable | Not Applicable |



### Option 3 (two parcels)

See attached Exhibit C.

#### Parcel 1

|                          |   |                  |  |
|--------------------------|---|------------------|--|
| <u>Property Address:</u> | 6901 Tyler St.<br>Riverside, CA 92505             | <u>APN:</u>      | 163-290-005                            |
| <u>Mailing Address:</u>  | PO Box 3617<br>Riverside, CA 92519                | <u>Lot Area:</u> | 130,680 sq. ft.                        |
| <u>Acreage:</u>          | 3.0   | <u>Owners:</u>   | Eddie Fischer, Henry Cox,<br>John West |
| <u>Zoning:</u>           | W-1 (Watercourse, Watershed & Conservation Areas) |                  |  |

This property is outside City of Riverside boundaries on unincorporated Riverside County land. The property is bordered to the south by an adjacent undeveloped private parcel (same owner) and to the west, north, and east by the Hidden Valley Wildlife Reserve.

The property is surrounded on three sides by the Hidden Valley Wildlife Reserve. The Santa Ana River trail passes close to the southeast corner of this property. Vegetation on the property consists of disturbed land, some non-native grassland, Riverside sage scrub, and southern cottonwood/ willow riparian. Part of the property is above the Santa Ana River bench and part is below the bench, extending onto the Santa Ana River Riparian corridor. Elevation on the property ranges from 672 to 724 ft. above sea level.

The property is owned by Eddie Fischer, Henry Cox, and John West. The property does not fall within any MSHCP criteria cells. The site is currently undeveloped but has extensive indications of previous surface disturbance. The City of Riverside and Riverside County Regional Parks felt this property may be suitable for LWCF conversion because it would help consolidate the boundaries of the adjacent LWCF lands. The property owners have not been contacted.

The Watercourse, Watershed & Conservation Areas (W-1) zone represents areas of the County which under present conditions are not suited for permanent occupancy or residency by persons for the reason that they are subject to periodic flooding and other hazards. Permitted uses include agriculture, apiaries, grazing of farm stock, golf courses without buildings, aquaculture. An approved Conditional Use Permit is required for airports, heliports, hunting clubs, shooting ranges, recreational vehicle parks, and athletic fields.

#### Parcel 2

|                          |   |                  |  |
|--------------------------|---|------------------|--|
| <u>Property Address:</u> | No address Available  | <u>APN:</u>      | 154-200-022                            |
| <u>Mailing Address:</u>  | PO Box 3617<br>Riverside, CA 92519  | <u>Lot Area:</u> | 212,137 sq. ft.                        |
| <u>Acreage:</u>          | 4.87  | <u>Owners:</u>   | Eddie Fischer, Henry Cox,<br>John West |
| <u>Zoning:</u>           | RA-5-sp (Residential Agriculture with five acre minimum - Rancho La Sierra Specific Plan) |                  |  |

This triangle-shaped property is within the City of Riverside. The property is bordered to the south by the Santa Ana River Trail and on the west and north by undeveloped private parcels and the Hidden Valley Wildlife Reserve.

The property borders the Hidden Valley Wildlife Reserve. The Santa Ana River trail passes along the southern boundary of this property. Vegetation on the property consists of disturbed land, some non-



native grassland, and Riversidian sage scrub. The property is relatively flat and sits atop the bench descending to the Santa Ana River bottom. Elevation on the property ranges from 720 to 760 ft. above sea level.

The property is owned by Eddie Fischer, Henry Cox, and John West. It abuts the previously property. The property does not fall within any MSHCP criteria cells. The site is currently undeveloped but has extensive indications of surface disturbance (off-road driving). The City of Riverside and Riverside County Regional Parks felt this property may be suitable for LWCF conversion because it would help consolidate the boundaries of the adjacent LWCF lands and reduce on-going disturbance to lands immediately adjacent to the Hidden Valley Wildlife Reserve. The property owners have not been contacted.

The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, that preserves the agricultural character of the area.

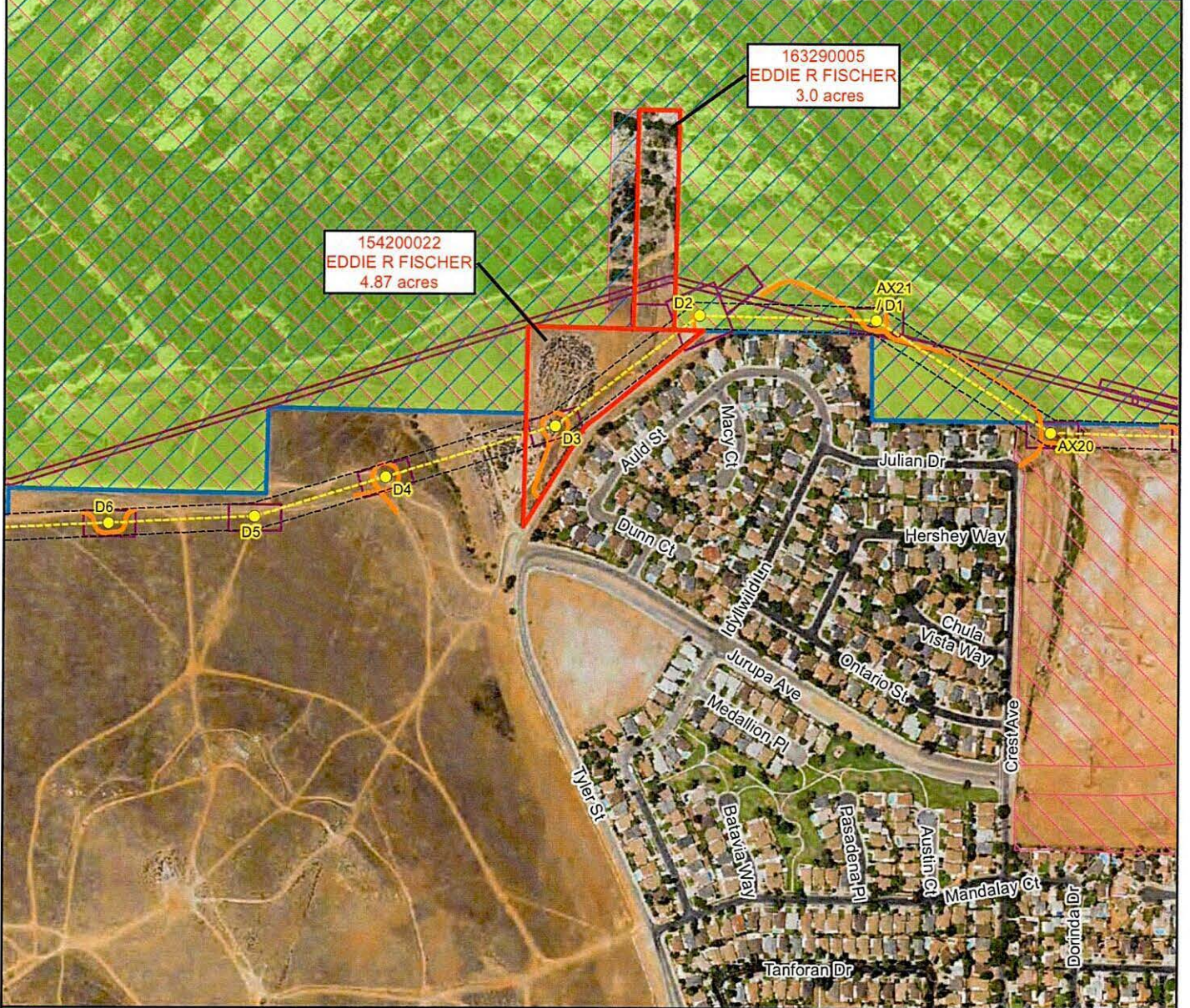
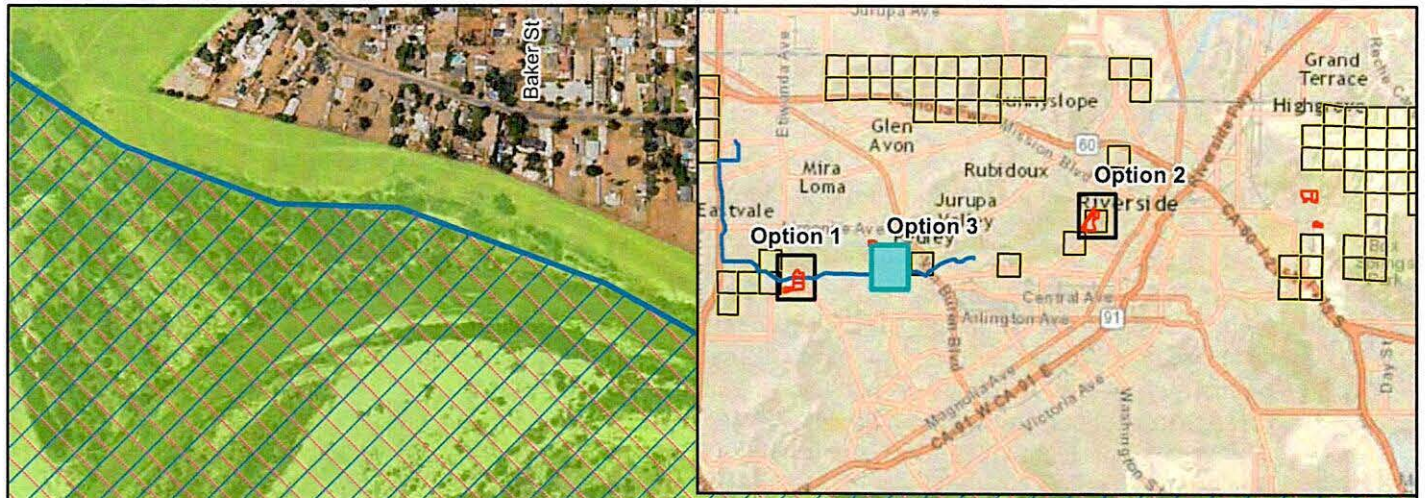
**RCA evaluation of option (based on February 18, 2016 RCA/Wildlife Agency meeting):**

The APNs 154200022 and 163290005, in combination with an adjacent City-owned property, would improve the Hidden Valley Wildlife Area LWCF/ PQP boundary (i.e. reduce edge at urban wildland interface) and are desirable, but are not considered the best choice for replacement by RCA. The total area of both parcels is less than ten acres.

**August 2016 OGALS Field Review of Option:**

During the field review of Option 3, OGALS evaluation indicated that both parcels could be viable options for replacement of riparian impacts, should riparian impacts occur as part of the conversion. The proposed 100' ROW, required for the proposed 230 kV transmission line as part of the RTRP project, would require exclusion from the 6(f) land boundary. As such, a lot line adjustment would likely be required for one or both of these parcels that are under consideration as Option 3.

*Properties presented under this option have been identified as preliminarily suitable for replacement under LWCF Act Section 6(f)(3) conversion provisions based on preliminary conversations between the City of Riverside, Riverside County Regional Park and Open Space District, and the Regional Conservation Authority. Actual acreage necessary to replace converted LWCF lands is yet to be determined by NPS. Only those parcels and/or acres necessary within this option for conversion replacement would be included in the final conversion application.*



- |                              |                                      |
|------------------------------|--------------------------------------|
| Property Under Consideration | Project Work Area                    |
| Proposed Structure Location  | Land and Water Conservation Boundary |
| Project Centerline           | MSHCP Criteria Cell                  |
| Project ROW Edge             | Park                                 |
| Project Access Road          | PQP Conserved Land                   |

Riverside Transmission Reliability Project

## Option 3 Exhibit C





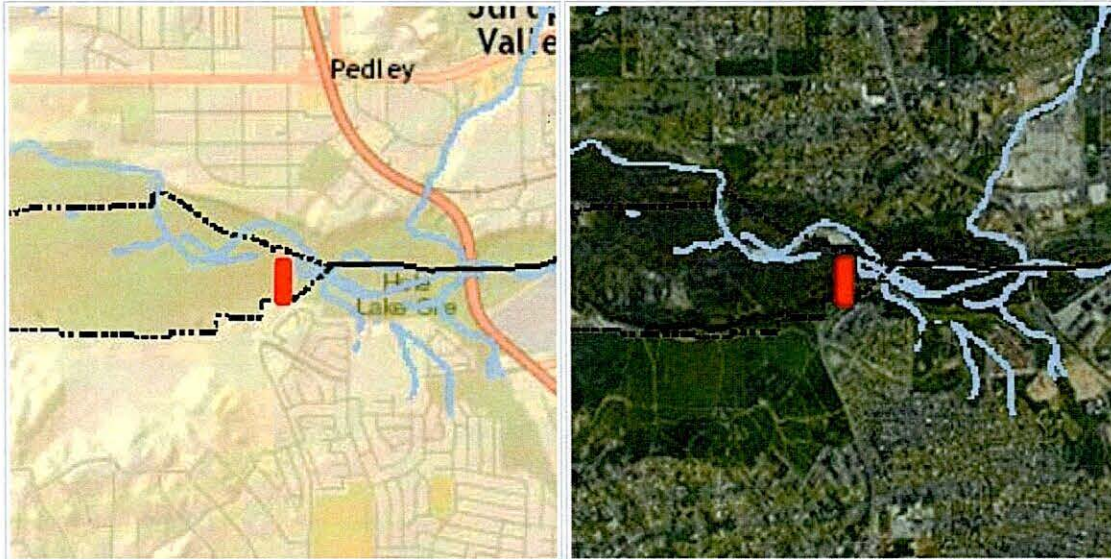
Date: 3/10/2016



**Riverside County Parcel Report**  
**APN 163-290-005**  
[Disclaimer](#)

Report Date: Thursday, April 21, 2016

**MAPS/IMAGES**



| PARCEL                   |   |                                   |  |
|--------------------------|---|-----------------------------------|--|
| <b>APN</b>               | <u>163-290-005-2</u>  | <b>Supervisory District 2011</b>  | JOHN TAVAGLIONE, DISTRICT 2  |
|                          |   | <b>Supervisory District 2001</b>  | BOB BUSTER, DISTRICT 1   |
| <b>Previous APN</b>      | 073600037   | <b>Township/Range</b>             | T2SR6W SEC 26  |
| <b>Address</b>           | 6901 TYLER ST<br>RIVERSIDE, CA 92505  | <b>Elevation Range</b>            | 672 - 724  |
| <b>Mailing Address</b>   | P O BOX 3617<br>RIVERSIDE CA, CA 92519  | <b>Thomas Bros. Map Page/Grid</b> | PAGE: 684 GRID: E7   |
| <b>Legal Description</b> | Recorded Page: Not Available<br>Subdivision Name:<br>Lot/Parcel: Not Available<br>Block: Not Available<br>Tract Number: Not Available | <b>Indian Tribal Land</b>         | Not in Tribal Land   |
| <b>Lot Size</b>          | Recorded lot size is 3.00 acres   | <b>City Boundary/Sphere</b>       | Not within a City Boundary<br>Not within a City Sphere<br>Annexation Date: Not Applicable<br>No LAFCO Case # |

| <b>PARCEL</b>   |  |  |   |
|---|--|--|---|
|   |  |  | Available<br>Proposals: Not<br>Applicable                       |
| <b>Property Characteristics</b>   | No Property Description Available                              | <b>March Joint Powers Authority</b>  | NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY |
|   |  | <b>County Service Area</b>   | Not in a County Service Area                                    |
| <b>PLANNING</b>   |  |  |   |
| <b>Specific Plans</b>   | Not within a Specific Plan                                     | <b>Historic Preservation Districts</b>   | Not in an Historic Preservation District                        |
| <b>Land Use Designations</b>  | OS-CH<br>OS-W  | <b>Agricultural Preserve</b>   | Not in an agricultural preserve                                 |
| <b>General Plan Policy Overlays</b>   | Not in a General Plan Policy Overlay Area                      | <b>Redevelopment Areas</b>   | Not in a Redevelopment Area                                     |
| <b>Area Plan (RCIP)</b>   | Jurupa   | <b>Airport Influence Areas</b>   | RIVERSIDE MUNICIPAL   |
| <b>General Plan Policy Areas</b>  | Santa Ana River Policy Area                                    | <b>Airport Compatibility Zones</b>   | RIVERSIDE MUNICIPAL, zone D                                     |
| <b><u>Zoning Classifications (ORD, 348)</u></b>   | Zoning: W-1<br>CZNumber: 0                                     | <b>Zoning Districts and Zoning Areas</b>   | ANZA-LA SIERRA, DIST  |
| <b><u>Zoning Overlays</u></b>   | Not in a Zoning Overlay  | <b>Community Advisory Councils</b>   | Not in a Community Advisory Council Area                        |
| <b>ENVIRONMENTAL</b>  |  |  |   |
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u></b>  | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area | <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b> | Not in a Cell Group   |
| <b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b> | Not in a Conservation Area                                     | <b>WRMSHCP Cell Number</b>   | None  |
| <b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>                               | Not in a Fluvial Sand Transport Special Provision Area         | <b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>      | None  |

**ENVIRONMENTAL**

|  |      |                          |   |
|--|------|--------------------------|---|
| <b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b> | None | <b>Vegetation (2005)</b> | Grassland<br>Riparian Scrub,<br>Woodland, Forest<br>Water |
|--|------|--------------------------|---|

**FIRE**

|   |                         |                                 |                                   |
|---|-------------------------|---------------------------------|-----------------------------------|
| <b>Fire Hazard Classification (<u>Ord. 787</u>)</b> | Not in a High Fire Area | <b>Fire Responsibility Area</b> | Not in a Fire Responsibility Area |
|---|-------------------------|---------------------------------|-----------------------------------|

**DEVELOPMENT FEES**

|  |   |  |                   |
|--|---|--|-------------------|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord. 875)</u></b> | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area | <b>RBBD (Road &amp; Bridge Benefit District)</b> | Not in a District |
|--|---|--|-------------------|

|  |   |  |        |
|--|---|--|--------|
| <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (<u>Ord. 810</u>)</b> | IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION | <b><u>DIF (Development Impact Fee Area Ord. 659)</u></b> | JURUPA |
|--|---|--|--------|

|   |   |  |                           |
|---|---|--|---------------------------|
| <b>Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)</b> | IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST | <b>SKR Fee Area (<u>Stephen's Kagaroo Rat Ord. 663.10</u>)</b> | Not within a SKR Fee Area |
|---|---|--|---------------------------|

|   |                                      |                                    |                                     |
|---|--------------------------------------|------------------------------------|-------------------------------------|
| <b>Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)</b> | NOT WITHIN THE EASTERN TUMF FEE AREA | <b>DA (Development Agreements)</b> | Not in a Development Agreement Area |
|---|--------------------------------------|------------------------------------|-------------------------------------|

**TRANSPORTATION**

|  |   |   |                                   |
|--|---|---|-----------------------------------|
| <b>Circulation Element Ultimate Right-of-Way</b> | Not in a Circulation Element Right-of-Way | <b>Road Book Page</b>   | 15                                |
|  |   | <b>Transportation Agreements</b>  | Not in a Transportation Agreement |
|  |   | <b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b> | Not in a CETAP Corridor           |

**HYDROLOGY**

|                          |      |                         |                 |
|--------------------------|------|-------------------------|-----------------|
| <b>Flood Plan Review</b> | RCFC | <b>Watershed</b>        | SANTA ANA RIVER |
| <b>Water District</b>    | WMWD | <b>California Water</b> | None            |

**HYDROLOGY**

|                               |   |              |
|-------------------------------|---|--------------|
| <b>Flood Control District</b> | RIVERSIDE COUNTY FLOOD CONTROL DISTRICT | <b>Board</b> |
|-------------------------------|---|--------------|

**GEOLOGIC**

|                               |                                  |                                    |  |
|-------------------------------|----------------------------------|------------------------------------|--|
| <b>Fault Zone</b>             | Not in a Fault Zone              | <b>Paleontological Sensitivity</b> | High Sensitivity (High A):<br>BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE. |
| <b>Faults</b>                 | Not within a 1/2 mile of a Fault |                                    |  |
| <b>Liquefaction Potential</b> | Very High                        |                                    |  |
| <b>Subsidence</b>             | Susceptible                      |                                    |  |

**MISCELLANEOUS**

|                            |  |                       |   |
|----------------------------|--|-----------------------|---|
| <b>School District</b>     | ALVORD UNIFIED   | <b>Tax Rate Areas</b> | 053001<br>ALVORD UNIFIED SCHOOL CO FREE LIBRARY<br>CO STRUCTURE FIRE PROTECTION<br>CO WASTE RESOURCE MGMT DIST<br>CSA 152<br>FLOOD CONTROL ADMIN<br>FLOOD CONTROL ZN 1<br>FLOOD CONTROL ZN 1 DS<br>GENERAL<br>GENERAL PURPOSE<br>MWD WEST 1302999<br>NW MOSQUITO & VECTOR CNTL DIST<br>RIV CO REGIONAL PARK & OPEN SP<br>RIV CORONA RESOURCE CONSERVATION<br>RIVERSIDE CITY COMMUNITY COLLEGE<br>RIVERSIDE CO OFC OF EDUCATION<br>SO.<br>CALIF,JT(19,30,33,36,37,56)<br>WESTERN MUNICIPAL WATER |
| <b>Communities</b>         | Pedley   |                       |   |
| <b>Lighting (Ord. 655)</b> | Not Applicable   |                       |   |
| <b>2010 Census Tract</b>   | 041004   |                       |   |
| <b>Farmland</b>            | LOCAL IMPORTANCE OTHER LANDS   |                       |   |
| <b>Special Notes</b>       | <a href="#">Mira Loma Warehouse/Distribution Center policy area</a><br>PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200. |                       |   |

**PERMITS/CASES/ADDITIONAL**

**Building Permits**

| Case #    | Description     | Status |
|-----------|-----------------|--------|
| BEL980622 | ELEC TO 5 WELLS | FINAL  |

**PERMITS/CASES/ADDITIONAL****Environmental Health Permits**

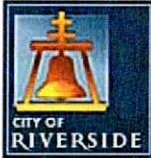
| Case #    | Description           | Status  |
|-----------|-----------------------|---------|
| EHW120127 | CONSULTATION - HOURLY | APPLIED |

**Planning Cases**

| Case #            | Description    | Status         |
|-------------------|----------------|----------------|
| No Planning Cases | Not Applicable | Not Applicable |

**Code Cases**

| Case #        | Description    | Status         |
|---------------|----------------|----------------|
| No Code Cases | Not Applicable | Not Applicable |



# RIVERSIDE Property VIEWER

[CITY HOME](#)

[PLANNING HOME](#)

3900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5311

[ADDRESS](#) | [APN](#) | [OTHER CRITERIA](#) | [VIEW RESULTS](#) | [VIEW MAP](#) | [VIEW REPORT](#) | [ZONING DESIGNATIONS](#)

**:: PROPERTY REPORT: 11711 COLLETT , UNIT 716 , , CA 92505**

## Property Information

RESULT 1 OF 1<-PREVIOUS NEXT->

Parcel # 154200022

Map Grid: 684 E7

Infill Parcel: No

Land \$37,045.00

Assessment:

Structure \$37,045.00

Assessment:

Gross \$37,045.00

Assessment:

Airport Riverside Municipal  
Influence: Airport

Arroyos:

Kangaroo Rat

Habitat:

Gnat Catcher

Habitat:

Seismic Zone: II

Seismic Not subject to  
Potential: liquefaction

Census Tract: 041004

Census Block: 1006

General Plan: Agricultural/Rural  
Residential

Specific Plan: Rancho La Sierra  
Specific Plan

Annexation Date:

### Additional Links

**Ward: 7**

**Council** John Burnard

**Representative:**

**Neighborhood:** Arlanza

**Police Reports Part** Reporting District  
**I:** H02



| ZONING         | GENERAL PLAN | Acreage Designator |      |
|----------------|--------------|--------------------|------|
| RA-5-sp        | A/RR         | 4.87               | RA-5 |
| Total Acreage: |              | 4.87               |      |





## Other Properties Under Consideration: Option 4 (two parcels)

See attached Exhibit D1.

### Parcel 1

|                          |                                       |                  |                 |
|--------------------------|---------------------------------------|------------------|-----------------|
| <u>Property Address:</u> | No address Available                  | <u>APN:</u>      | 258-120-002     |
| <u>Mailing Address:</u>  | 302 Pine Ave.<br>Long Beach, CA 90802 | <u>Lot Area:</u> | 117,612 sq. ft. |
| <u>Acreage:</u>          | 2.7                                   | <u>Owners:</u>   | Edward Last     |
| <u>Zoning:</u>           | W-2-20 (Controlled Development Areas) |                  |                 |

This property is outside City of Riverside boundaries on unincorporated Riverside County land. The property is bordered to the south by an undeveloped private parcel and on the remaining sides by Box Springs Mountain Park.

Three sides of the property fit into the borders of Box Springs Mountain Park. The property is adjacent to no developed roads. Vegetation on the property consists of disturbed land, some non-native grassland, coastal sage scrub, chaparral, and a few trees. The property is rugged but with a more level area at its southern boundary. Elevation on the property ranges from 1,224 to 1,320 ft. above sea level.

The property is owned by Edward Last. The property does not fall within any MSHCP criteria cells. The site is undeveloped and mostly steep but extensively crossed by off-road trails. The City of Riverside and Riverside County Regional Parks felt this property may be suitable for LWCF conversion because it would help expand and consolidate the boundaries of Box Springs Mountain Park. The property owners have not been contacted.

The Controlled Development Areas (W-2-20) zoning designation allows for one-family dwellings, light agriculture, aviaries, apiaries, grazing of farm animals, animal husbandry. It also allows, with Plot Plan approval: guest ranches, educational institutions, country clubs, churches, meat cutting/packaging plants without slaughtering. With Conditional Use Permit approval: airport, cemetery, hunting clubs, lumber mill, trail bike park, rodeo arena, commercial stable, menagerie, animal hospital.

### Parcel 2

|                          |                                       |                  |                 |
|--------------------------|---------------------------------------|------------------|-----------------|
| <u>Property Address:</u> | No address Available                  | <u>APN:</u>      | 258-130-005     |
| <u>Mailing Address:</u>  | 302 Pine Ave.<br>Long Beach, CA 90802 | <u>Lot Area:</u> | 349,786 sq. ft. |
| <u>Acreage:</u>          | 8.03                                  | <u>Owners:</u>   | Edward Last     |
| <u>Zoning:</u>           | W-2-20 (Controlled Development Areas) |                  |                 |

This property is outside City of Riverside boundaries on unincorporated Riverside County land. The property is bordered to the south by rugged undeveloped land, on the west by railroad tracks, on the north by the previously described parcel and on the east by Box Springs Mountain Park.

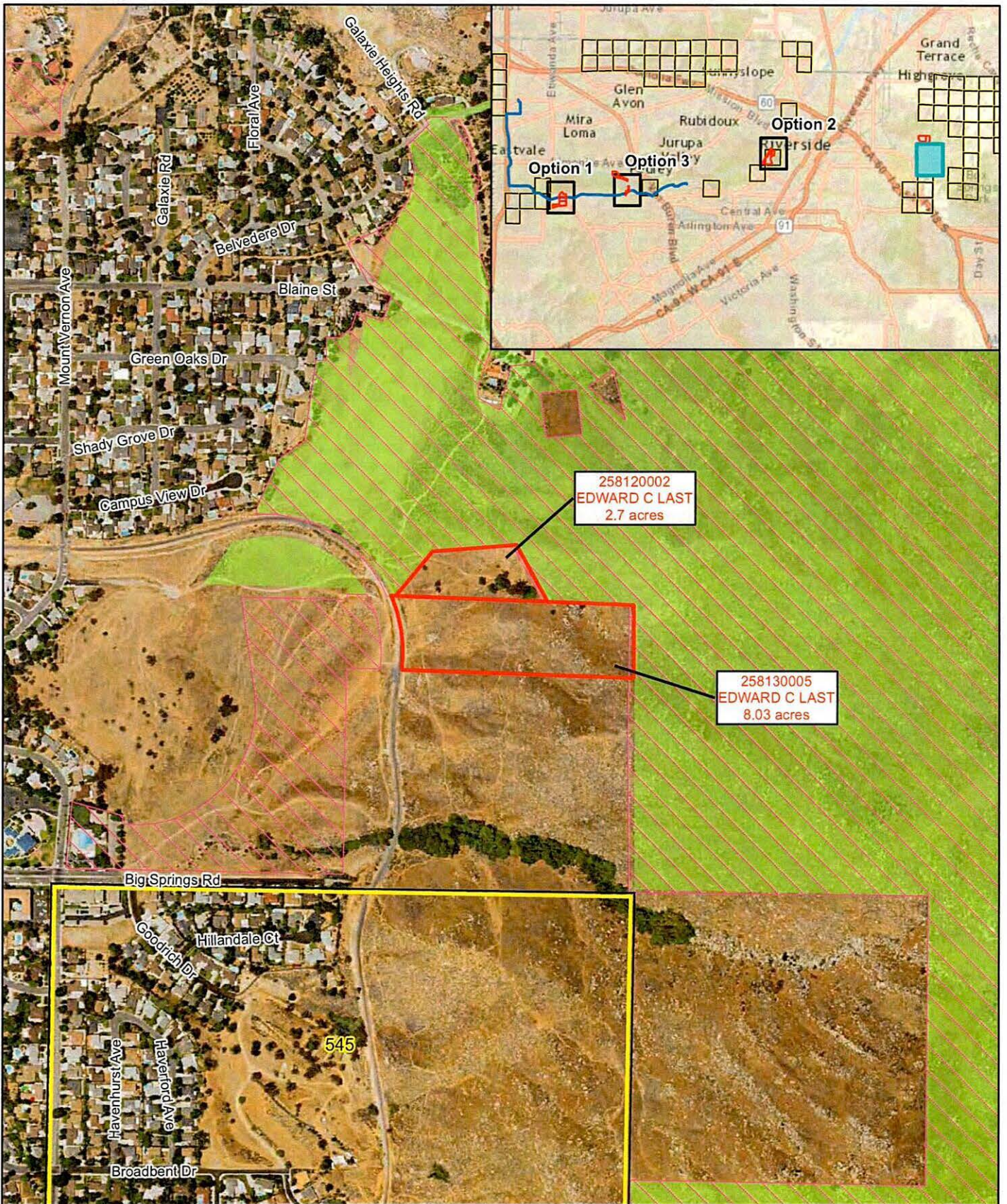
The property slopes up a rugged mountainside and is adjacent to no developed roads. Vegetation on the property consists of disturbed land, some non-native grassland, coastal sage scrub, chaparral, and bare rock. The property is steep and rugged. Elevation on the property ranges from 1,220 to 1,524 ft. above sea level.

The property is owned by Edward Last. The property does not fall within any MSHCP criteria cells. The site is undeveloped and mostly steep but crossed by off-road trails. The City of Riverside and Riverside County Regional Parks felt this property may be suitable for LWCF conversion because it would help expand and consolidate the boundaries of Box Springs Mountain Park. The property owners have not been contacted.

The Controlled Development Areas (W-2-20) zoning designation allows for one-family dwellings, light agriculture, aviaries, apiaries, grazing of farm animals, animal husbandry. It also allows, with Plot Plan approval: guest ranches, educational institutions, country clubs, churches, meat cutting/packaging plants without slaughtering. With Conditional Use Permit approval: airport, cemetery, hunting clubs, lumber mill, trail bike park, rodeo arena, commercial stable, menagerie, animal hospital.

**RCA evaluation of option (based on February 18, 2016 RCA/Wildlife Agency meeting):**

It is most desirable for replacement land to have equal or similar ecological function and values to land affected (for example, affected property within the Santa Ana River riparian zone should be replaced with land in or adjacent to the Santa Ana River riparian zone). APNs 258120002 and 258130005 (Box Springs Mountain area), comprising this option, have different functions and values than the LWCF and PQP properties affected by the Project. RCA saw these as not very suitable for replacement purposes. Based on these discussions, the City has dropped this option from further consideration.



- Property Under Consideration
- Land and Water Conservation Boundary
- MSHCP Criteria Cell
- Park
- PQP Conserved Land

Riverside Transmission Reliability Project  
**Other Properties Considered**  
**Exhibit D1**



Date: 3/10/2016



**Riverside County Parcel Report**  
**APN 258-120-002**  
 Disclaimer

Report Date: Thursday, April 21, 2016

**MAPS/IMAGES**



**PARCEL**

|                          |  |                                    |  |
|--------------------------|--|------------------------------------|--|
| <b>APN</b>               | <u>258-120-002-6</u>   | <b>Supervisorial District 2011</b> | KEVIN JEFFRIES, DISTRICT 1   |
|                          |  | <b>Supervisorial District 2001</b> | MARION ASHLEY, DISTRICT 5  |
| <b>Previous APN</b>      | 122604111  | <b>Township/Range</b>              | T2SR4W SEC 21  |
| <b>Address</b>           | No address available   | <b>Elevation Range</b>             | 1,224 - 1,320  |
| <b>Mailing Address</b>   | 5 FIRST AMERICAN WAY<br>SANTA ANA CA, CA 92707   | <b>Thomas Bros. Map Page/Grid</b>  | PAGE: 686 GRID: F4   |
| <b>Legal Description</b> | Recorded Page: Not Available<br>Subdivision Name: Lot/Parcel: Not Available<br>Block: Not Available<br>Tract Number: Not Available | <b>Indian Tribal Land</b>          | Not in Tribal Land   |
| <b>Lot Size</b>          | Recorded lot size is 2.70 acres  | <b>City Boundary/Sphere</b>        | Not within a City Boundary<br>City Sphere: RIVERSIDE<br>Annexation Date: Not Applicable<br>No LAFCO Case # |

| <b>PARCEL</b>   |   |  |  |
|---|---|--|--|
|   |   |  | Available<br>Proposals: Not<br>Applicable                                |
| <b>Property<br/>Characteristics</b>   | No Property Description<br>Available                                    | <b>March Joint Powers<br/>Authority</b>  | NOT WITHIN THE<br>JURISDICTION OF THE<br>MARCH JOINT POWERS<br>AUTHORITY |
|   |   | <b>County Service Area</b>   | Not in a County Service<br>Area  |
| <b>PLANNING</b>   |   |  |  |
| <b>Specific Plans</b>   | Not within a Specific<br>Plan   | <b>Historic Preservation<br/>Districts</b>   | Not in an Historic<br>Preservation District                              |
| <b>Land Use<br/>Designations</b>  | RM<br>RR  | <b>Agricultural Preserve</b>   | Not in an agricultural<br>preserve                                       |
| <b>General Plan Policy<br/>Overlays</b>   | Not in a General Plan<br>Policy Overlay Area                            | <b>Redevelopment<br/>Areas</b>   | Not in a<br>Redevelopment Area   |
| <b>Area Plan (RCIP)</b>   | Highgrove   | <b>Airport Influence<br/>Areas</b>   | MARCH AIR RESERVE<br>BASE  |
| <b>General Plan Policy<br/>Areas</b>  | None  | <b>Airport Compatibility<br/>Zones</b>   | MARCH AIR RESERVE<br>BASE, zone E  |
| <b><u>Zoning<br/>Classifications (ORD,<br/>348)</u></b>   | Zoning: W-2-20<br>CZNumber: 0   | <b>Zoning Districts and<br/>Zoning Areas</b>   | UNIVERSITY, DIST   |
| <b><u>Zoning Overlays</u></b>   | Not in a Zoning Overlay   | <b>Community Advisory<br/>Councils</b>   | Not in a Community<br>Advisory Council Area                              |
| <b>ENVIRONMENTAL</b>  |   |  |  |
| <b><u>CVMSHCP (Coachella<br/>Valley Multi-Species<br/>Habitat Conservation<br/>Plan) Plan Area</u></b>      | NOT WITHIN THE<br>COACHELLA VALLEY<br>MSHCP FEE AREA<br>MSHCP Plan Area | <b>WRMSHCP (Western<br/>Riverside County<br/>Multi-Species<br/>Habitat Conservation<br/>Plan) Cell Group</b> | Not in a Cell Group  |
| <b>CVMSHCP (Coachella<br/>Valley Multi-Species<br/>Habitat Conservation<br/>Plan) Conservation<br/>Area</b> | Not in a Conservation<br>Area   | <b>WRMSHCP Cell<br/>Number</b>   | None   |
| <b>CVMSHCP Fluvial<br/>Sand Transport<br/>Special Provision<br/>Areas</b>                                   | Not in a Fluvial Sand<br>Transport Special<br>Provision Area            | <b>HANS/ERP (Habitat<br/>Acquisition and<br/>Negotiation<br/>Strategy/Expedited<br/>Review Process)</b>      | None   |

**ENVIRONMENTAL**

|  |      |                          |                                 |
|--|------|--------------------------|---------------------------------|
| <b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b> | None | <b>Vegetation (2005)</b> | Coastal Sage Scrub<br>Grassland |
|--|------|--------------------------|---------------------------------|

**FIRE**

|   |           |                                 |     |
|---|-----------|---------------------------------|-----|
| <b>Fire Hazard Classification (<u>Ord. 787</u>)</b> | VERY HIGH | <b>Fire Responsibility Area</b> | SRA |
|---|-----------|---------------------------------|-----|

**DEVELOPMENT FEES**

|   |   |  |                   |
|---|---|--|-------------------|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b> | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area | <b>RBBD (Road &amp; Bridge Benefit District)</b> | Not in a District |
|---|---|--|-------------------|

|  |   |  |                     |
|--|---|--|---------------------|
| <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (<u>Ord. 810</u>)</b> | IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION | <b><u>DIF (Development Impact Fee Area Ord. 659)</u></b> | HIGHGROVE/NORTHSIDE |
|--|---|--|---------------------|

|   |   |   |  |
|---|---|---|--|
| <b>Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)</b> | IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. CENTRAL | <b>SKR Fee Area (<u>Stephen's Kangaroo Rat Ord. 663.10</u>)</b> | In or partially within an SKR Fee Area |
|---|---|---|--|

|   |                                      |                                    |                                     |
|---|--------------------------------------|------------------------------------|-------------------------------------|
| <b>Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)</b> | NOT WITHIN THE EASTERN TUMF FEE AREA | <b>DA (Development Agreements)</b> | Not in a Development Agreement Area |
|---|--------------------------------------|------------------------------------|-------------------------------------|

**TRANSPORTATION**

|  |   |   |                                   |
|--|---|---|-----------------------------------|
| <b>Circulation Element Ultimate Right-of-Way</b> | Not in a Circulation Element Right-of-Way | <b>Road Book Page</b>   | 47                                |
|  |   | <b>Transportation Agreements</b>  | Not in a Transportation Agreement |
|  |   | <b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b> | Not in a CETAP Corridor           |

**HYDROLOGY**

|                          |      |                         |                 |
|--------------------------|------|-------------------------|-----------------|
| <b>Flood Plan Review</b> | RCFC | <b>Watershed</b>        | SANTA ANA RIVER |
| <b>Water District</b>    | WMWD | <b>California Water</b> | None            |

**HYDROLOGY**

|                               |   |              |
|-------------------------------|---|--------------|
| <b>Flood Control District</b> | RIVERSIDE COUNTY FLOOD CONTROL DISTRICT | <b>Board</b> |
|-------------------------------|---|--------------|

**GEOLOGIC**

|                               |                                  |                                    |  |
|-------------------------------|----------------------------------|------------------------------------|--|
| <b>Fault Zone</b>             | Not in a Fault Zone              | <b>Paleontological Sensitivity</b> | High Sensitivity (High A):<br>BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE. |
| <b>Faults</b>                 | Not within a 1/2 mile of a Fault |                                    |  |
| <b>Liquefaction Potential</b> | Low                              |                                    |  |
| <b>Subsidence</b>             | Susceptible                      |                                    |  |

**MISCELLANEOUS**

|                            |                      |                       |   |
|----------------------------|----------------------|-----------------------|---|
| <b>School District</b>     | RIVERSIDE UNIFIED    | <b>Tax Rate Areas</b> | 088002<br>CO FREE LIBRARY<br>CO STRUCTURE FIRE PROTECTION<br>CO WASTE RESOURCE MGMT DIST<br>CSA 152<br>FLOOD CONTROL ADMIN<br>FLOOD CONTROL ZN 1<br>FLOOD CONTROL ZN 1 DS<br>GENERAL<br>GENERAL PURPOSE<br>MWD WEST 1302999<br>NW MOSQUITO & VECTOR<br>CNTL DIST<br>RIV CO REGIONAL PARK & OPEN SP<br>RIV CORONA RESOURCE CONSERVATION<br>RIVERSIDE CITY<br>COMMUNITY COLLEGE<br>RIVERSIDE CO OFC OF EDUCATION<br>RIVERSIDE UNIFIED SCHOOL<br>SO.<br>CALIF,JT(19,30,33,36,37,56)<br>WESTERN MUNICIPAL WATER |
| <b>Communities</b>         | Box Springs Mountain |                       |   |
| <b>Lighting (Ord. 655)</b> | Not Applicable       |                       |   |
| <b>2010 Census Tract</b>   | 042214               |                       |   |
| <b>Farmland</b>            | OTHER LANDS          |                       |   |
| <b>Special Notes</b>       | No Special Notes     |                       |   |

**PERMITS/CASES/ADDITIONAL**

**Building Permits**



**PERMITS/CASES/ADDITIONAL**

| Case #              | Description    | Status         |
|---------------------|----------------|----------------|
| No Building Permits | Not Applicable | Not Applicable |

**Environmental Health Permits**

| Case #                          | Description    | Status         |
|---------------------------------|----------------|----------------|
| No Environmental Health Permits | Not Applicable | Not Applicable |

**Planning Cases**

| Case #            | Description    | Status         |
|-------------------|----------------|----------------|
| No Planning Cases | Not Applicable | Not Applicable |

**Code Cases**

| Case #        | Description    | Status         |
|---------------|----------------|----------------|
| No Code Cases | Not Applicable | Not Applicable |



# Riverside County Parcel Report

**APN 258-130-005**

[Disclaimer](#)

Report Date: Thursday, April 21, 2016

## MAPS/IMAGES



## PARCEL

|                          |  |                                   |  |
|--------------------------|--|-----------------------------------|--|
| <b>APN</b>               | <a href="#">258-130-005-0</a>  | <b>Supervisory District 2011</b>  | KEVIN JEFFRIES, DISTRICT 1   |
|                          |  | <b>Supervisory District 2001</b>  | MARION ASHLEY, DISTRICT 5  |
| <b>Previous APN</b>      | 122600135  | <b>Township/Range</b>             | T2SR4W SEC 21  |
| <b>Address</b>           | No address available   | <b>Elevation Range</b>            | 1,220 - 1,524  |
| <b>Mailing Address</b>   | 5 FIRST AMERICAN WAY<br>SANTA ANA CA, CA 92707   | <b>Thomas Bros. Map Page/Grid</b> | PAGE: 686 GRID: F4<br>PAGE: 686 GRID: G4   |
| <b>Legal Description</b> | Recorded Page: Not Available<br>Subdivision Name: Lot/Parcel: Not Available<br>Block: Not Available<br>Tract Number: Not Available | <b>Indian Tribal Land</b>         | Not in Tribal Land   |
| <b>Lot Size</b>          | Recorded lot size is 8.03 acres  | <b>City Boundary/Sphere</b>       | Not within a City Boundary<br>City Sphere: RIVERSIDE<br>Annexation Date: Not Applicable<br>No LAFCO Case # |

**PARCEL**

|                                 |                                   |                                     |   |
|---------------------------------|-----------------------------------|-------------------------------------|---|
|                                 |                                   |                                     | Available Proposals: Not Applicable                             |
| <b>Property Characteristics</b> | No Property Description Available | <b>March Joint Powers Authority</b> | NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY |
|                                 |                                   | <b>County Service Area</b>          | Not in a County Service Area                                    |

**PLANNING**

|   |   |  |  |
|---|---|--|--|
| <b>Specific Plans</b>                           | Not within a Specific Plan                | <b>Historic Preservation Districts</b>   | Not in an Historic Preservation District |
| <b>Land Use Designations</b>                    | RM<br>RR                                  | <b>Agricultural Preserve</b>             | Not in an agricultural preserve          |
| <b>General Plan Policy Overlays</b>             | Not in a General Plan Policy Overlay Area | <b>Redevelopment Areas</b>               | Not in a Redevelopment Area              |
| <b>Area Plan (RCIP)</b>                         | Highgrove                                 | <b>Airport Influence Areas</b>           | MARCH AIR RESERVE BASE                   |
| <b>General Plan Policy Areas</b>                | None                                      | <b>Airport Compatibility Zones</b>       | MARCH AIR RESERVE BASE, zone E           |
| <b><u>Zoning Classifications (ORD. 348)</u></b> | Zoning: W-2-20<br>CZNumber: 0             | <b>Zoning Districts and Zoning Areas</b> | UNIVERSITY, DIST                         |
| <b><u>Zoning Overlays</u></b>                   | Not in a Zoning Overlay                   | <b>Community Advisory Councils</b>       | Not in a Community Advisory Council Area |

**ENVIRONMENTAL**

|   |  |  |                     |
|---|--|--|---------------------|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u></b>  | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area | <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b> | Not in a Cell Group |
| <b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b> | Not in a Conservation Area                                     | <b>WRMSHCP Cell Number</b>   | None                |
| <b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>                               | Not in a Fluvial Sand Transport Special Provision Area         | <b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>      | None                |

**ENVIRONMENTAL**

|  |      |                          |                                 |
|--|------|--------------------------|---------------------------------|
| <b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b> | None | <b>Vegetation (2005)</b> | Coastal Sage Scrub<br>Grassland |
|--|------|--------------------------|---------------------------------|

**FIRE**

|   |           |                                 |     |
|---|-----------|---------------------------------|-----|
| <b>Fire Hazard Classification (<u>Ord. 787</u>)</b> | VERY HIGH | <b>Fire Responsibility Area</b> | SRA |
|---|-----------|---------------------------------|-----|

**DEVELOPMENT FEES**

|   |   |  |                   |
|---|---|--|-------------------|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b> | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area | <b>RBBD (Road &amp; Bridge Benefit District)</b> | Not in a District |
|---|---|--|-------------------|

|  |   |  |                     |
|--|---|--|---------------------|
| <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (<u>Ord. 810</u>)</b> | IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION | <b><u>DIF (Development Impact Fee Area Ord. 659)</u></b> | HIGHGROVE/NORTHSIDE |
|--|---|--|---------------------|

|   |   |  |  |
|---|---|--|--|
| <b><u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u></b> | IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. CENTRAL IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST | <b><u>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</u></b> | In or partially within an SKR Fee Area |
|---|---|--|--|

|   |                                      |                                    |                                     |
|---|--------------------------------------|------------------------------------|-------------------------------------|
| <b><u>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</u></b> | NOT WITHIN THE EASTERN TUMF FEE AREA | <b>DA (Development Agreements)</b> | Not in a Development Agreement Area |
|---|--------------------------------------|------------------------------------|-------------------------------------|

**TRANSPORTATION**

|  |   |   |                                   |
|--|---|---|-----------------------------------|
| <b>Circulation Element Ultimate Right-of-Way</b> | Not in a Circulation Element Right-of-Way | <b>Road Book Page</b>   | 47                                |
|  |   | <b>Transportation Agreements</b>  | Not in a Transportation Agreement |
|  |   | <b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b> | Not in a CETAP Corridor           |

**HYDROLOGY**

**HYDROLOGY**

|                               |   |                               |                 |
|-------------------------------|---|-------------------------------|-----------------|
| <b>Flood Plan Review</b>      | RCFC                                    | <b>Watershed</b>              | SANTA ANA RIVER |
| <b>Water District</b>         | WMWD                                    | <b>California Water Board</b> | None            |
| <b>Flood Control District</b> | RIVERSIDE COUNTY FLOOD CONTROL DISTRICT |                               |                 |

**GEOLOGIC**

|                               |                                  |                                    |  |
|-------------------------------|----------------------------------|------------------------------------|--|
| <b>Fault Zone</b>             | Not in a Fault Zone              | <b>Paleontological Sensitivity</b> | High Sensitivity (High A):<br>BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE. |
| <b>Faults</b>                 | Not within a 1/2 mile of a Fault |                                    |  |
| <b>Liquefaction Potential</b> | Low                              |                                    |  |
| <b>Subsidence</b>             | Susceptible                      |                                    |  |

**MISCELLANEOUS**

|                            |                      |  |
|----------------------------|----------------------|--|
| <b>School District</b>     | RIVERSIDE UNIFIED    | <b>Tax Rate Areas</b><br>088002<br>CO FREE LIBRARY<br>CO STRUCTURE FIRE PROTECTION<br>CO WASTE RESOURCE MGMT DIST<br>CSA 152<br>FLOOD CONTROL ADMIN<br>FLOOD CONTROL ZN 1<br>FLOOD CONTROL ZN 1 DS<br>GENERAL<br>GENERAL PURPOSE<br>MWD WEST 1302999<br>NW MOSQUITO & VECTOR<br>CNTL DIST<br>RIV CO REGIONAL PARK & OPEN SP<br>RIV CORONA RESOURCE CONSERVATION<br>RIVERSIDE CITY<br>COMMUNITY COLLEGE<br>RIVERSIDE CO OFC OF EDUCATION<br>RIVERSIDE UNIFIED SCHOOL<br>SO.<br>CALIF,JT(19,30,33,36,37,56)<br>WESTERN MUNICIPAL WATER |
| <b>Communities</b>         | Box Springs Mountain |  |
| <b>Lighting (Ord. 655)</b> | Not Applicable       |  |
| <b>2010 Census Tract</b>   | 042214               |  |
| <b>Farmland</b>            | OTHER LANDS          |  |
| <b>Special Notes</b>       | No Special Notes     |  |

**PERMITS/CASES/ADDITIONAL**

**PERMITS/CASES/ADDITIONAL****Building Permits**

| Case #              | Description    | Status         |
|---------------------|----------------|----------------|
| No Building Permits | Not Applicable | Not Applicable |

**Environmental Health Permits**

| Case #                          | Description    | Status         |
|---------------------------------|----------------|----------------|
| No Environmental Health Permits | Not Applicable | Not Applicable |

**Planning Cases**

| Case #            | Description    | Status         |
|-------------------|----------------|----------------|
| No Planning Cases | Not Applicable | Not Applicable |

**Code Cases**

| Case #        | Description    | Status         |
|---------------|----------------|----------------|
| No Code Cases | Not Applicable | Not Applicable |



## Other Properties Under Consideration: Option 5 (two parcels)

See attached Exhibit D2.

### Parcel 1

|                          |                                      |                  |                   |
|--------------------------|--------------------------------------|------------------|-------------------|
| <u>Property Address:</u> | No address Available                 | <u>APN:</u>      | 258-020-002       |
| <u>Mailing Address:</u>  | 3900 Main St.<br>Riverside, CA 92522 | <u>Lot Area:</u> | 1,267,596 sq. ft. |
| <u>Acreage:</u>          | 29.1                                 | <u>Owners:</u>   | City of Riverside |
| <u>Zoning:</u>           | RC (Residential Conservation)        |                  |                   |

This property is on City of Riverside land near the eastern edge of City of Riverside city limits. The property is bordered to the south by residences; to the west by Mount Vernon Avenue; to the north by scattered rural residential development; and to the east by City of Riverside open space land. (Note: the parcel to the east is being considered as part of this LWCF conversion option.)

The property is located along Mount Vernon Avenue. Vegetation on the property consists of non-native grassland, disturbed land, Riversidian sage scrub, chaparral, bare rock outcrops, and a few scattered live oaks and other trees. The property is level on the west side but increasingly rugged and rocky to the east. Elevation on the property ranges from 1,272 to 1,476 ft. above sea level.

The property is owned by the City of Riverside. The Property does not fall within any MSHCP criteria cells and is not classified as PQP Conserved Land. The site is currently undeveloped. The City of Riverside and Riverside County Regional Parks felt this property (in combination with the parcel immediately to the east) would be a good candidate for LWCF conversion because of its potential for expanding wildlife habitat located to the east and improving recreational access to Box Springs Mountain Park.

The Residential Conservation Zone (RC) is established consistent with General Plan objectives and voter approved initiatives (Proposition R and Measure C) to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices.

### Parcel 2

|                          |                                      |                  |                   |
|--------------------------|--------------------------------------|------------------|-------------------|
| <u>Property Address:</u> | No address Available                 | <u>APN:</u>      | 258-020-009       |
| <u>Mailing Address:</u>  | 3900 Main St.<br>Riverside, CA 92522 | <u>Lot Area:</u> | 818,928 sq. ft.   |
| <u>Acreage:</u>          | 18.8                                 | <u>Owners:</u>   | City of Riverside |
| <u>Zoning:</u>           | RC (Residential Conservation)        |                  |                   |

This property is on City of Riverside land near the eastern edge of City of Riverside city limits. The property is bordered to the south by residences; to the west by the previously described City of Riverside undeveloped parcel; and to the north and east by Riverside County Box Springs Mountain Park. (Note: the parcel to the west is being considered as part of this LWCF conversion option.)

The property is located along Mount Vernon Avenue. Vegetation on the property consists of Riversidian sage scrub, chaparral, some disturbed land, bare rock outcrops, and a few scattered trees. The property has a small level area in the southwest corner, but is mostly steep, rugged, and rocky. Elevation on the property ranges from 1,356 to 1,680 ft. above sea level.

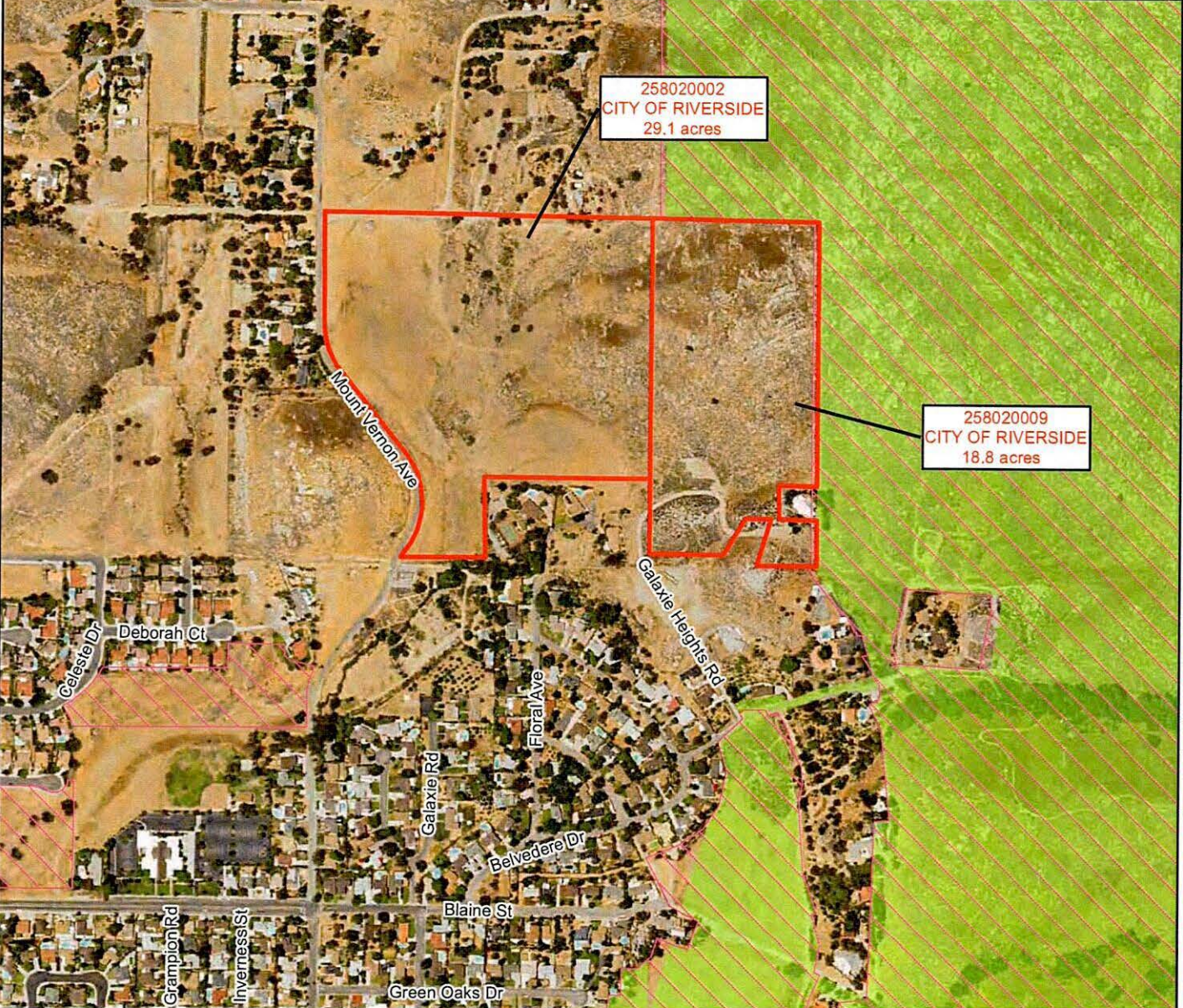
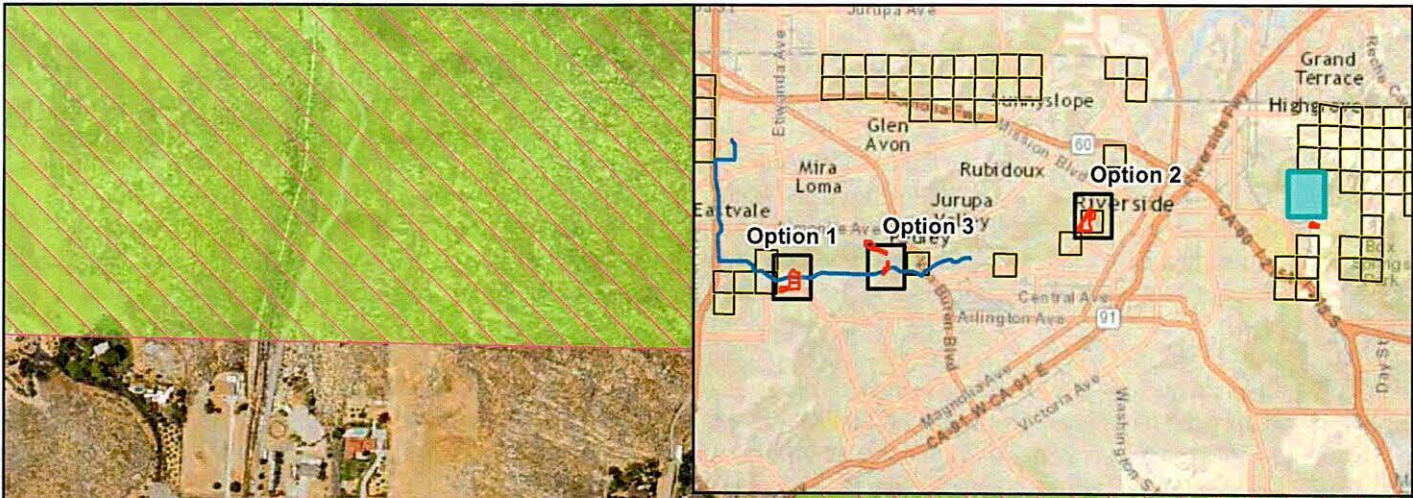






The property is owned by the City of Riverside. The Property does not fall within any MSHCP criteria cells and is not classified as PQP Conserved Land. The site is currently undeveloped. The City of Riverside and Riverside County Regional Parks felt this property (in combination with the parcel immediately to the west) would be a good candidate for LWCF conversion because of its potential for expanding wildlife habitat located to the east and improving recreational access to Box Springs Mountain Park.

The Residential Conservation Zone (RC) is established consistent with General Plan objectives and voter approved initiatives (Proposition R and Measure C) to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices.

**RCA evaluation of option (based on February 18, 2016 RCA/Wildlife Agency meeting):**

It is most desirable for replacement land to have equal or similar ecological function and values to land affected (for example, affected property within the Santa Ana River riparian zone should be replaced with land in or adjacent to the Santa Ana River riparian zone). The parcels comprising this option (APNs 258020002 and 258020009), adjacent to Box Springs Mountain Park, have different functions and values than the LWCF and PQP properties affected by the Project. RCA saw these as not very suitable for replacement. In addition, APN 258020009 has been offered by the City of Riverside as PQP replacement for a different project. This property also has a graded, unpaved access to a private residence within its southern boundary. Based on these discussions, the City has dropped this option from further consideration.

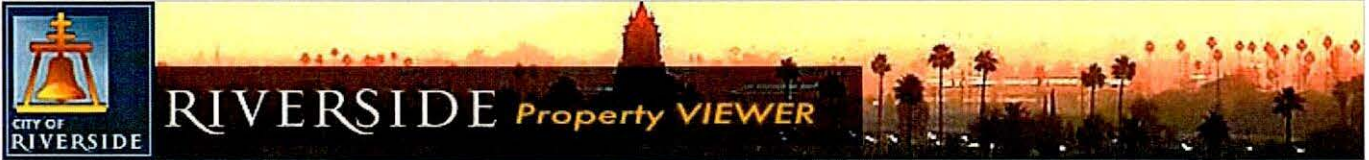


-  Property Under Consideration
-  Land and Water Conservation Boundary
-  MSHCP Criteria Cell
-  Park
-  PQP Conserved Land

Riverside Transmission Reliability Project  
**Other Properties Considered**  
**Exhibit D2**



Date: 3/10/2016



[CITY HOME](#)

[PLANNING HOME](#)

3900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5311

[ADDRESS](#) | [APN](#) | [OTHER CRITERIA](#) | [VIEW RESULTS](#) | [VIEW MAP](#) | [VIEW REPORT](#) | [ZONING DESIGNATIONS](#)

**:: PROPERTY REPORT: 8661 SUGAR GUM , UNIT , , CA 92508**

RESULT 1 OF 1 <-PREVIOUS NEXT->

**Property Information**

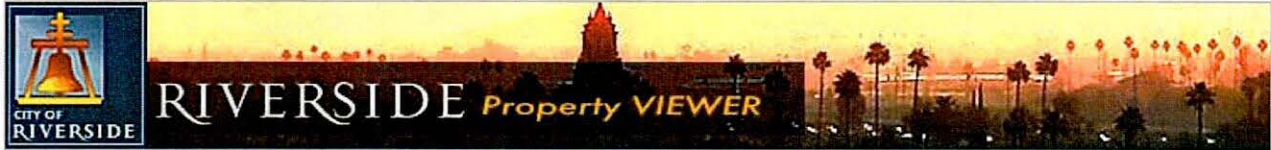
Parcel # 258020002  
 Map Grid: 686 F3  
 Infill Parcel: No  
 Land Assessment: \$638,157.00  
 Structure Assessment: \$638,157.00  
 Gross Assessment: \$638,157.00  
 Airport Influence:  
 Arroyos:  
 Kangaroo Rat Habitat:  
 Gnat Catcher Western Riverside Co. Habitat: MSHCP  
 Seismic Zone: IV  
 Seismic Potential: Not subject to liquefaction  
 Census Tract: 042214  
 Census Block: 2048  
 General Plan: Hillside Residential  
 Specific Plan:  
 Annexation Date:



**Additional Links**

**Ward: 2**  
**Council Representative:** Andy Melendrez  
**Neighborhood:** University  
**Police Reports Part I:** Reporting District B03  
**Police Reports Part II:**  
**Historic Designation:**  
**Trash Services:** BURRTEC

| ZONING         | GENERAL PLAN | Acreage Designator |    |
|----------------|--------------|--------------------|----|
| RC             | HR           | 29.1               | RC |
| Total Acreage: |              | 29.1               |    |



CITY HOME    PLANNING HOME    3900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5311

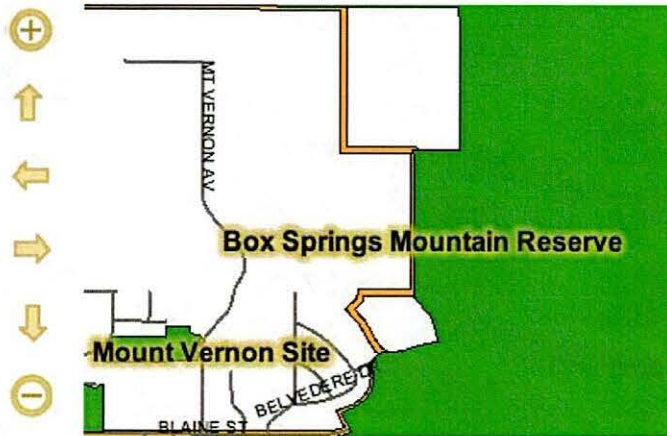
ADDRESS | APN | OTHER CRITERIA | VIEW RESULTS | VIEW MAP | VIEW REPORT | ZONING DESIGNATIONS

**:: PROPERTY REPORT: 3630 PIAFFE , UNIT , , CA 92503**

**Property Information**

Parcel # 258020009  
 Map Grid: 686 F3  
 Infill Parcel: No  
 Land Assessment: \$397,467.00  
 Structure Assessment: \$397,467.00  
 Gross Assessment: \$397,467.00  
 Airport Influence:  
 Arroyos:  
 Kangaroo Rat Habitat:  
 Gnat Catcher Habitat: Western Riverside Co. MSHCP  
 Seismic Zone: IV  
 Seismic Potential: Not subject to liquefaction  
 Census Tract: 042214  
 Census Block: 2037  
 General Plan: Hillside Residential  
 Specific Plan:  
 Annexation Date:

RESULT 1 OF 1 <-PREVIOUSNEXT->



**Additional Links**

**Ward:** 2  
**Council Representative:** Andy Melendrez  
**Neighborhood:** University  
**Police Reports Part I:**  
**Police Reports Part II:** Reporting District B03  
**Historic Designation:**  
**Trash Services:** BURRTEC

| ZONING         | GENERAL PLAN | Acreage | Designator |
|----------------|--------------|---------|------------|
| RC             | HR           | 18.6    | RC         |
| Total Acreage: |              | 18.8    |            |

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## Other Properties Under Consideration: Option 6 (one parcel)

See attached Exhibit D3.

|                          |  |                  |   |
|--------------------------|--|------------------|---|
| <u>Property Address:</u> | No address Available                         | <u>APN:</u>      | 187-020-003   |
| <u>Mailing Address:</u>  | 3133 Mission Inn Ave.<br>Riverside, CA 92507 | <u>Lot Area:</u> | 344,559 sq. ft.   |
| <u>Acreage:</u>          | 7.91   | <u>Owners:</u>   | Riverside County Regional Park<br>and Open Space District |
| <u>Zoning:</u>           | R-1-7000 (Single-Family Residential)         |                  |   |

This property is within the City of Riverside. The property is bordered to the south by residences, to the west by the Santa Ana River Trail, and on the north and east by Mount Rubidoux County Park.

Two sides of this property abut Mount Rubidoux Park; a third side is immediately adjacent to the Santa Ana River trail. Vegetation on the property consists of disturbed land, some non-native grassland, and Riversidian sage scrub. The property is on the western flank of Mount Rubidoux and slopes up steeply to the east. Elevation on the property ranges from 776 to 892 ft. above sea level.

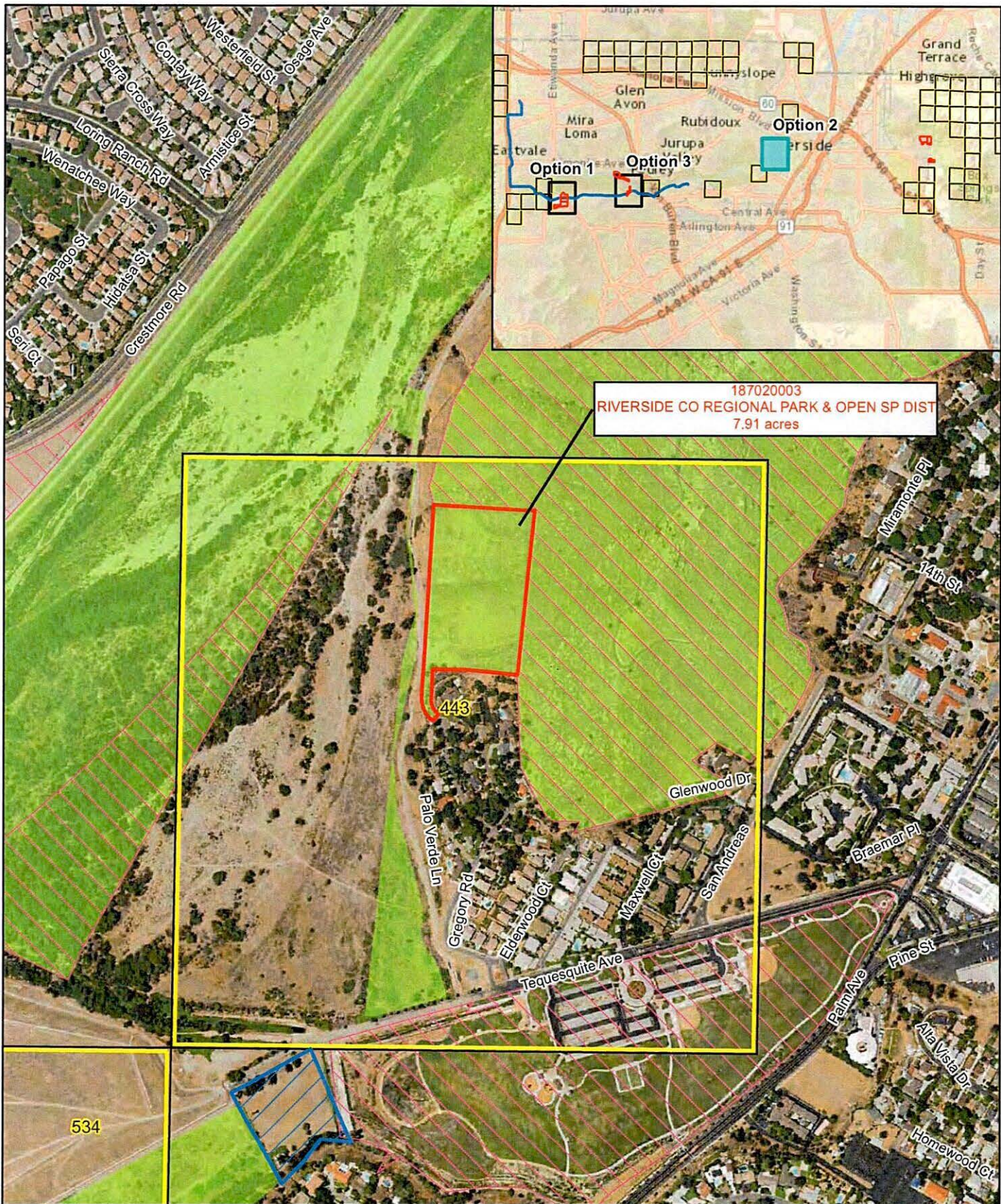
The property is owned by Riverside County Regional Park and Open Space District. The property falls within MSHCP criteria cell 443 and is classified as PQP Conserved Land. The site is undeveloped. The City of Riverside and Riverside County Regional Parks felt this property may be suitable for LWCF conversion because it would help consolidate the boundaries of Mount Rubidoux Park. The property owners have not been contacted.

The Single-Family Residential (R-1-7000) is a residential zone established to provide areas for single-family residences with a variety of lot sizes and housing choices.

### **RCA evaluation of option (based on February 18, 2016 RCA/Wildlife Agency meeting):**

The parcel associated with this option is already classified as PQP (Riverside County Regional Parks and Open Space ownership). Thus this property cannot serve to replace PQP land. RCA does not consider this a desirable option presented for LWCF conversion because it does not concomitantly replace PQP lands affected by the Project. Based on these discussions, the City has dropped this option from further consideration.





187020003  
 RIVERSIDE CO REGIONAL PARK & OPEN SP DIST  
 7.91 acres

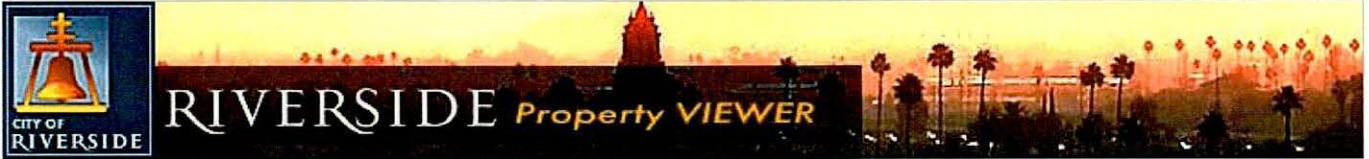
- Property Under Consideration
- Land and Water Conservation Boundary
- MSHCP Criteria Cell
- Park
- PQP Conserved Land

Riverside Transmission Reliability Project  
**Other Properties Considered**  
**Exhibit D3**



Date: 3/10/2016





CITY HOME    PLANNING HOME    3900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5311

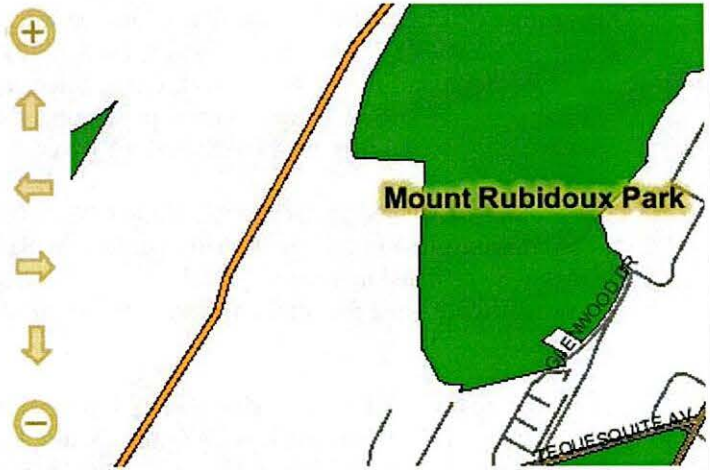
ADDRESS | APN | OTHER CRITERIA | VIEW RESULTS | VIEW MAP | VIEW REPORT | ZONING DESIGNATIONS

**:: PROPERTY REPORT:    4899 PALO VERDE , UNIT , , CA 92503**

RESULT 1 OF 1 <-PREVIOUS NEXT->

**Property Information**

Parcel # 187020003  
 Map Grid: 685 E4  
 Infill Parcel: No  
 Land Assessment: \$23,779.00  
 Structure \$23,779.00  
 Assessment:  
 Gross Assessment: \$23,779.00  
 Airport Influence: Flabob Airport  
 Arroyos:  
 Kangaroo Rat  
 Habitat:  
 Gnat Catcher  
 Habitat:  
 Seismic Zone: III  
 Seismic Potential: Not subject to  
 liquefaction  
 Census Tract: 030200  
 Census Block: 9000  
 General Plan: Public Park  
 Specific Plan:  
 Annexation Date:



**Additional Links**

**Ward: 1**  
**Council** Mike Gardner  
**Representative:**  
**Neighborhood:** Downtown  
**Police Reports Part**  
**I:** Reporting District  
**Police Reports Part** C13  
**II:**  
**Historic**  
**Designation:**  
**Trash Services:** CITY

| ZONING         | GENERAL PLAN | Acreage Designator |          |
|----------------|--------------|--------------------|----------|
| R-1-7000       | P            | 7.91               | R-1-7000 |
| Total Acreage: |              | 7.91               |          |

## Properties Dropped from Consideration

See attached Exhibit D4.

|                          |   |                  |   |
|--------------------------|---|------------------|---|
| <u>Property Address:</u> | No address available                              | <u>APN:</u>      | 163-290-001   |
| <u>Mailing Address:</u>  | 3133 Mission Inn Ave.<br>Riverside, CA 92507      | <u>Lot Area:</u> | 1,133,431 sq. ft.   |
| <u>Acreage:</u>          | 26.02   | <u>Owners:</u>   | Riverside County Regional Park<br>and Open Space District |
| <u>Zoning:</u>           | W-1 (Watercourse, Watershed & Conservation Areas) |                  |   |

This property is located within the City of Jurupa Valley. The property is bordered to the south by the Hidden Valley Wildlife Reserve and the Santa Ana River; to the west by Paradise Knolls Golf Course; and to the north and east by 64th Street, Corey Street and a mix of single family residences and pasture/horse properties. The property is predominantly flat with steep breaks descending to riparian habitat along its boundary with the Santa Ana River.

The property is located and accessible along 64th Street at the intersection of Downey Street. Approximately 2,800 ft. of the property borders the Santa Ana River. Vegetation on the property consists of disturbed land and non-native grassland with some southern cottonwood/ willow riparian and riparian scrub habitat all along the southern margin. Elevation on the property ranges from 652 to 712 ft. above sea level.

The property is owned by Riverside County Regional Park and Open Space District. The property does not fall within any Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) criteria cells but is classified a Public Quasi-Public (PQP) conserved land. The City of Riverside and Riverside County Regional Parks agreed this property would be a good candidate for LWCF conversion because of its potential for enhancing recreational opportunities and for improving wildlife habitat and movement corridors along the Santa Ana River.

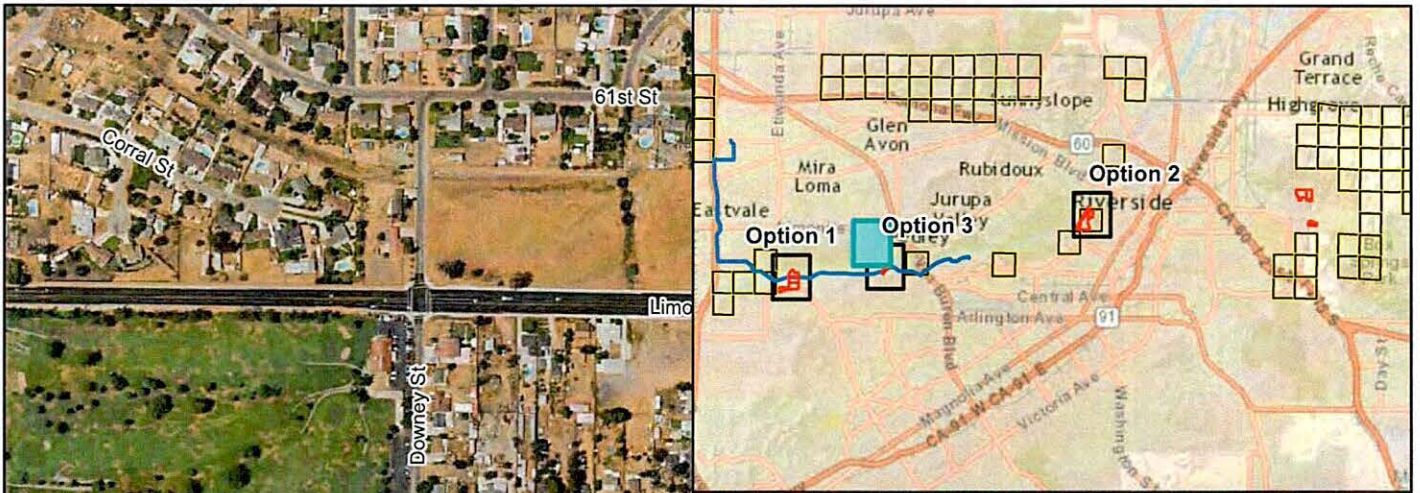
The City of Riverside sent a letter of interest in acquiring this property to the Riverside County Regional Park and Open Space District on January 22, 2016.

The Watercourse, Watershed & Conservation Areas (W-1) zone represents areas of the County which under present conditions are not suited for permanent occupancy or residency by persons for the reason that they are subject to periodic flooding and other hazards. Permitted uses include agriculture, apiaries, grazing of farm stock, golf courses without buildings, aquaculture. An approved Conditional Use Permit is required for airports, heliports, hunting clubs, shooting ranges, recreational vehicle parks, and athletic fields.

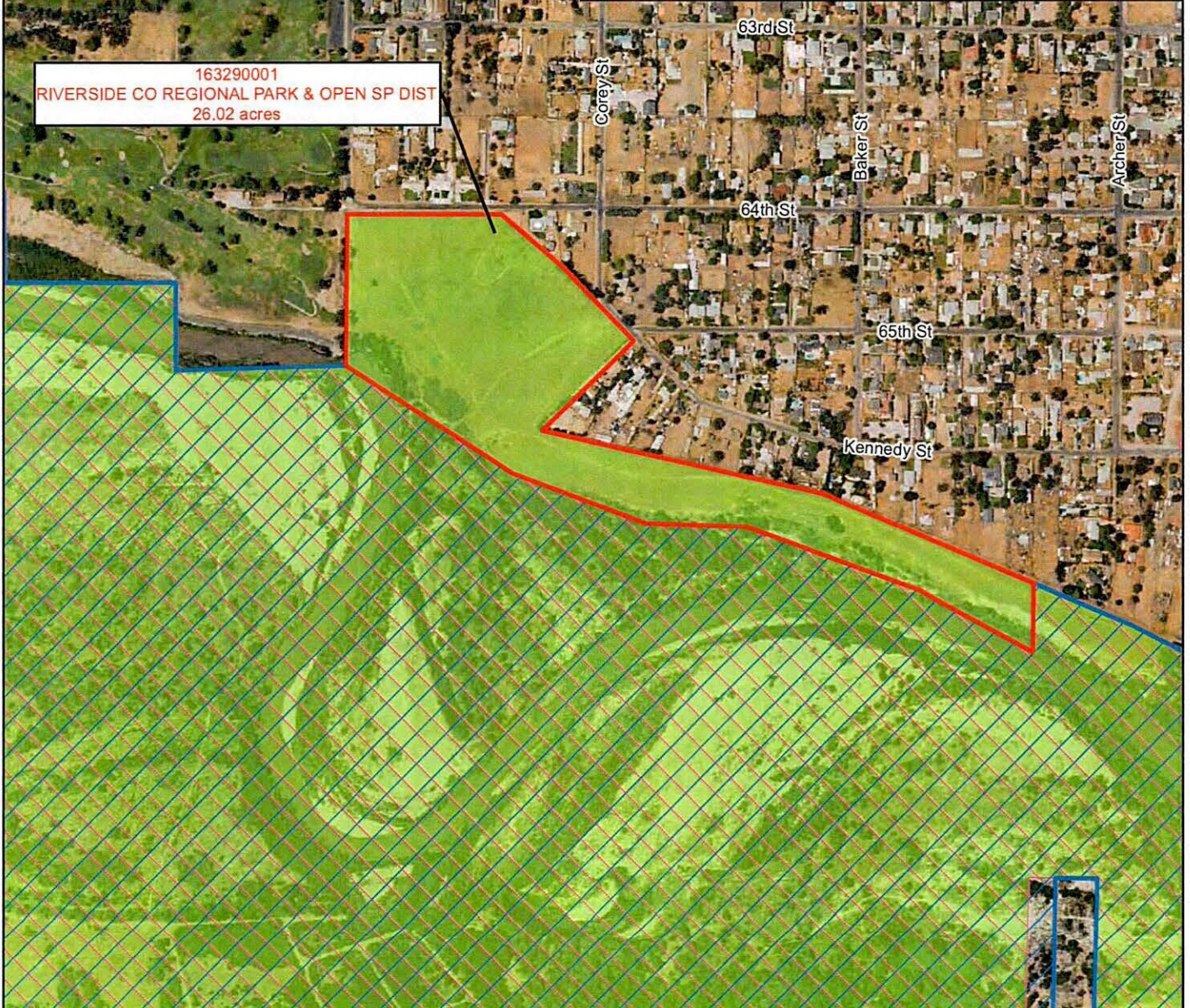
### **RCA evaluation of option (based on February 18, 2016 RCA/Wildlife Agency meeting):**






The parcel associated with this option is already classified as PQP (Riverside County Regional Parks and Open Space ownership). Thus this property cannot serve to replace PQP land. RCA does not consider this a desirable option presented for LWCF conversion because it does not concomitantly replace PQP lands affected by the Project. Based on these discussions, the City has dropped this option from further consideration.





163290001  
 RIVERSIDE CO REGIONAL PARK & OPEN SP DIST  
 26.02 acres



-  Property Under Consideration
-  Land and Water Conservation Boundary
-  MSHCP Criteria Cell
-  Park
-  PQP Conserved Land

Riverside Transmission Reliability Project  
**Other Properties Considered**  
**Exhibit D4**



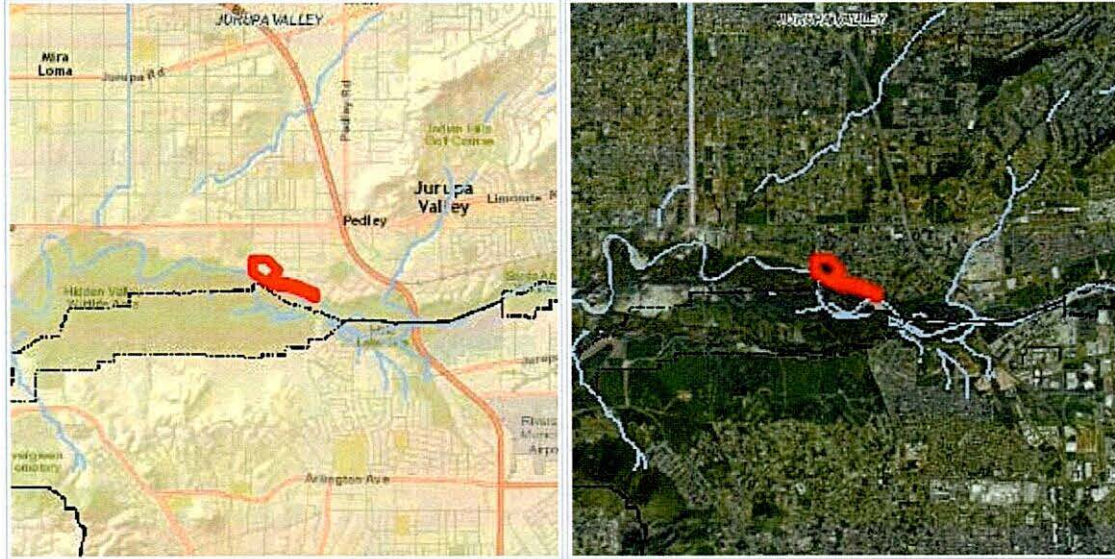
Date: 3/10/2016



**Riverside County Parcel Report**  
**APN 163-290-001**  
Disclaimer

Report Date: Thursday, April 21, 2016

**MAPS/IMAGES**



**PARCEL**

|                          |   |                                   |  |
|--------------------------|---|-----------------------------------|--|
| <b>APN</b>               | <u>163-290-001-8</u>  | <b>Supervisory District 2011</b>  | JOHN TAVAGLIONE, DISTRICT 2  |
|                          |   | <b>Supervisory District 2001</b>  | JOHN TAVAGLIONE, DISTRICT 2  |
| <b>Previous APN</b>      | 073600074   | <b>Township/Range</b>             | T2SR6W SEC 26  |
| <b>Address</b>           | No address available  | <b>Elevation Range</b>            | 652 - 712  |
| <b>Mailing Address</b>   | 3133 MISSION INN AVE<br>RIVERSIDE CA, CA 92507  | <b>Thomas Bros. Map Page/Grid</b> | PAGE: 684 GRID: D6<br>PAGE: 684 GRID: E6   |
| <b>Legal Description</b> | Recorded Page: Not Available<br>Subdivision Name: Not Available<br>Lot/Parcel: Not Available<br>Block: Not Available<br>Tract Number: Not Available | <b>Indian Tribal Land</b>         | Not in Tribal Land   |
| <b>Lot Size</b>          | Recorded lot size is 26.02 acres  | <b>City Boundary/Sphere</b>       | City Boundary: JURUPA VALLEY<br>Not within a City Sphere<br>Annexation Date: Not Applicable<br>LAFCO Case #: |

| <b>PARCEL</b>   |  |  |   |
|---|--|--|---|
|   |  |  | 2009-32-2<br>Proposals: Not<br>Applicable                       |
| <b>Property Characteristics</b>   | No Property Description Available                              | <b>March Joint Powers Authority</b>  | NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY |
|   |  | <b>County Service Area</b>   | Not in a County Service Area                                    |
| <b>PLANNING</b>   |  |  |   |
| <b>Specific Plans</b>   | Not within a Specific Plan                                     | <b>Historic Preservation Districts</b>   | Not in an Historic Preservation District                        |
| <b>Land Use Designations</b>  | OS-CH<br>OS-W<br>RC-LDR  | <b>Agricultural Preserve</b>   | Not in an agricultural preserve                                 |
| <b>General Plan Policy Overlays</b>   | Not in a General Plan Policy Overlay Area                      | <b>Redevelopment Areas</b>   | Not in a Redevelopment Area                                     |
| <b>Area Plan (RCIP)</b>   | Jurupa   | <b>Airport Influence Areas</b>   | RIVERSIDE MUNICIPAL   |
| <b>General Plan Policy Areas</b>  | Equestrian Sphere Policy Area<br>Santa Ana River Policy Area   | <b>Airport Compatibility Zones</b>   | RIVERSIDE MUNICIPAL, zone D<br>RIVERSIDE MUNICIPAL, zone E      |
| <b><u>Zoning Classifications (ORD, 348)</u></b>   | Zoning: W-1<br>CZNumber: 0                                     | <b>Zoning Districts and Zoning Areas</b>   | PEDLEY, DIST  |
| <b><u>Zoning Overlays</u></b>   | Not in a Zoning Overlay  | <b>Community Advisory Councils</b>   | Not in a Community Advisory Council Area                        |
| <b>ENVIRONMENTAL</b>  |  |  |   |
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u></b>  | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area | <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b> | Not in a Cell Group   |
| <b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b> | Not in a Conservation Area                                     | <b>WRMSHCP Cell Number</b>   | None  |
| <b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>                               | Not in a Fluvial Sand Transport Special Provision Area         | <b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited</b>                      | None  |

**ENVIRONMENTAL**

|  |      |                          |   |
|--|------|--------------------------|---|
|  |      | <b>Review Process)</b>   |   |
| <b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b> | None | <b>Vegetation (2005)</b> | Developed or Disturbed Land<br>Grassland<br>Riparian Scrub,<br>Woodland, Forest |

**FIRE**

|   |                         |                                 |                                   |
|---|-------------------------|---------------------------------|-----------------------------------|
| <b>Fire Hazard Classification (<u>Ord. 787</u>)</b> | Not in a High Fire Area | <b>Fire Responsibility Area</b> | Not in a Fire Responsibility Area |
|---|-------------------------|---------------------------------|-----------------------------------|

**DEVELOPMENT FEES**

|  |   |   |                                     |
|--|---|---|-------------------------------------|
| <b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord. 875)</u></b>         | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area                             | <b>RBBD (Road &amp; Bridge Benefit District)</b>                | Not in a District                   |
| <b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (<u>Ord. 810</u>)</b> | IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION | <b>DIF (<u>Development Impact Fee Area Ord. 659</u>)</b>        | JURUPA                              |
| <b>Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)</b>                                  | IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST           | <b>SKR Fee Area (<u>Stephen's Kangaroo Rat Ord. 663.10</u>)</b> | Not within a SKR Fee Area           |
| <b>Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)</b>                                  | NOT WITHIN THE EASTERN TUMF FEE AREA  | <b>DA (Development Agreements)</b>                              | Not in a Development Agreement Area |

**TRANSPORTATION**

|  |   |   |                                   |
|--|---|---|-----------------------------------|
| <b>Circulation Element Ultimate Right-of-Way</b> | Not in a Circulation Element Right-of-Way | <b>Road Book Page</b>   | 15<br>15A                         |
|  |   | <b>Transportation Agreements</b>  | Not in a Transportation Agreement |
|  |   | <b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b> | Not in a CETAP Corridor           |

**HYDROLOGY**

**HYDROLOGY**

|                               |   |                               |                 |
|-------------------------------|---|-------------------------------|-----------------|
| <b>Flood Plan Review</b>      | RCFC                                    | <b>Watershed</b>              | SANTA ANA RIVER |
| <b>Water District</b>         | WMWD                                    | <b>California Water Board</b> | None            |
| <b>Flood Control District</b> | RIVERSIDE COUNTY FLOOD CONTROL DISTRICT |                               |                 |

**GEOLOGIC**

|                               |                                  |                                    |   |
|-------------------------------|----------------------------------|------------------------------------|---|
| <b>Fault Zone</b>             | Not in a Fault Zone              | <b>Paleontological Sensitivity</b> | Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS. |
| <b>Faults</b>                 | Not within a 1/2 mile of a Fault |                                    |   |
| <b>Liquefaction Potential</b> | High<br>Very High                |                                    |   |
| <b>Subsidence</b>             | Susceptible                      |                                    |   |

**MISCELLANEOUS**

|                            |   |                       |  |
|----------------------------|---|-----------------------|--|
| <b>School District</b>     | JURUPA UNIFIED  | <b>Tax Rate Areas</b> | 028020<br>CITY OF JURUPA VALLEY<br>CO FREE LIBRARY<br>CO STRUCTURE FIRE PROTECTION<br>CSA 152<br>FLOOD CONTROL ADMIN<br>FLOOD CONTROL ZN 1<br>FLOOD CONTROL ZN 1 DS<br>GENERAL<br>GENERAL PURPOSE<br>INLAND EMPIRE<br>JT(33,36)RES<br>JURUPA AREA REC & PK<br>JURUPA UNIFIED SCHOOL<br>JURUPA UNION JOINT-COMP<br>UNIFIED<br>MWD WEST 1302999<br>NW MOSQUITO & VECTOR<br>CNTL DIST<br>RIV CO REGIONAL PARK & OPEN SP<br>RIVERSIDE CITY<br>COMMUNITY COLLEGE<br>RIVERSIDE CO OFC OF EDUCATION<br>SO.<br>CALIF,JT(19,30,33,36,37,56)<br>WESTERN MUNICIPAL<br>WATER |
| <b>Communities</b>         | Pedley  |                       |  |
| <b>Lighting (Ord. 655)</b> | Not Applicable  |                       |  |
| <b>2010 Census Tract</b>   | 040402<br>041004  |                       |  |
| <b>Farmland</b>            | OTHER LANDS<br>URBAN-BUILT UP LAND  |                       |  |
| <b>Special Notes</b>       | <u>Mira Loma Warehouse/Distribution Center policy area</u><br>PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200. |                       |  |



**PERMITS/CASES/ADDITIONAL****Building Permits**

| Case #              | Description    | Status         |
|---------------------|----------------|----------------|
| No Building Permits | Not Applicable | Not Applicable |

**Environmental Health Permits**

| Case #    | Description         | Status  |
|-----------|---------------------|---------|
| EHW070256 | WELL RECONSTRUCTION | APPLIED |

**Planning Cases**

| Case #            | Description    | Status         |
|-------------------|----------------|----------------|
| No Planning Cases | Not Applicable | Not Applicable |

**Code Cases**

| Case #        | Description    | Status         |
|---------------|----------------|----------------|
| No Code Cases | Not Applicable | Not Applicable |

**ATTACHMENT I    RIVERSIDE TRANSMISSION  
RELIABILITY PROJECT FINAL  
ENVIRONMENTAL IMPACT  
STATEMENT (COMPACT DISC  
PROVIDED SEPARATELY)**

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