

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



ITEM: 21.1
(ID # 26352)

MEETING DATE:

Tuesday, December 03, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2300004, TENTATIVE TRACT MAP NO. 38605, AGRICULTURAL PRESERVE CASE NO. 240004 & CERTIFICATE OF TENTATIVE CANCELLATION RESOLUTION NO. 2024-254 – Intent to Adopt a Mitigated Negative Declaration under CEQA– Applicant: Mitch Adkison – Engineer/Representative: Adkan Engineers – Second Supervisorial District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC: LDR) and Rural Community: Very Low Density Residential (RC:VLDR) – Lake Mathews Zoning District – Zoning: Light Agriculture, ten-acre minimum (A-1-10) – Location: North of El Sobrante Road, east of McAllister Street, and south of Travertine Drive – 95.96 acres - REQUEST: Change of Zone No. 2300004 is a proposal to change the zoning classification on the site from Light Agriculture, ten-acre minimum (A-1-10) to One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000). Tentative Tract Map No. 38605 is a proposal for a Schedule “A” subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq ft and 32 lots for open space, drainage, and slopes. APD240004 & Certificate of Tentative Cancellation Resolution No. 2024-254 is a proposal to diminish the approximately 67 acres of the project site that is located within El Sobrante Agricultural Preserve No. 1. APNs 270-070-005, 270-070-006, 270-070-007, 270-160-005 – District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:
Continued on page 2

ACTION:Policy


John Hildebrand, Planning Director 11/24/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5026 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: December 3, 2024
xc: TLMA-Planning, Recorder, State Director of Conservation,
Treasurer, ACR, COBDL/AB

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** based on the findings incorporated in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated as conditions of approval and the advisory notification document;
2. **ADOPT RESOLUTION NO. 2024-254 APPROVING AGRICULTURAL PRESERVE DIMINISHMENT CASE NO. 240004** and issuing a Certificate of Tentative Cancellation and Diminishment of El Sobrante Agricultural Preserve No. 1 amending Map No. 889 with the current Map No. 240004, based upon the findings and conclusions incorporated in the resolution, CAPTAC report, and staff report;
3. **APPROVE CHANGE OF ZONE NO. 2300004**, to change the zoning of the project site from Light Agriculture, ten-acre minimum (A-1-10) to One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000) based upon the findings and conclusions provided in this staff report, pending adoption of Ordinance No. 348.5026 related to Change of Zone No. 2300004;
4. **ADOPT ORDINANCE NO. 348.5026** amending the zoning in the Winchester Area shown on Map No. 36.062 Change of Zone No. 2300004 attached hereto and incorporated herein by reference; and,
5. **APPROVE TENTATIVE TRACT MAP NO. 38605**, for a Schedule "A" subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq ft and 32 lots for open space, drainage, and slopes, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report, pending adoption of Ordinance No. 348.5026 related to Change of Zone No. 2300004.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

TTM38605 and CZ230004 were submitted to the County of Riverside on April 6, 2023. APD240004 was submitted to the County of Riverside on March 26, 2024.

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CHANGE OF ZONE NO. 2300004 is a proposal to change the zoning classification of the project site from Light Agriculture, ten-acre minimum (A-1-10) to One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000).

TENTATIVE TRACT MAP NO. 38605 is a proposal for a Schedule "A" subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq. ft. and 32 lots for open space, drainage, and slopes.

Regular access for the proposed development would be provided via off-site access extending from the subdivision's southern boundaries down to El Sobrante Road. An emergency access only is located at the subdivision's northern boundary off-site to connect to Travertine Drive to the north. Initial authorization for this off-site access has been provided by the affected property owners. The final authorization would be required prior to grading permits.

The existing topography of the site generally consists of undulating low hillsides with the high point generally being in the eastern portion of the site and the low point being in the northwestern portion of the site. The proposed grading for the project would generally follow the existing topography and would generally create tiers for streets and residential lots to be cut into and built on the existing sloped area.

Drainage would generally follow the existing drainage pattern for the site and direct outlet from the site via two basins, one located at the southwest portion of the site and the other at the northwestern portion of the site to capture flows from the different portions of the proposed project. Drainage would outlet from the basins to existing drainage areas that are on or border the site.

A 2.7-acre park is proposed in the central portion of the development to serve future residents of the proposed project. The park is anticipated to include tot lots, disc golf, trails, and open play areas. A trail is also proposed along the main north-south streets connecting from the primary entrance to El Sobrante to the south to the emergency access point to the north.

Areas along the edges of the proposed developed area but within the boundaries of the subdivision are proposed to be left as is with no grading or other improvements. This assists in the transition to more natural terrain that exists surrounding the proposed development and avoiding impacts to certain areas where drainage is focused along the perimeter.

Walls and fencing are proposed to balance the opportunities for views given the elevated positions of certain residential lots with privacy and fire prevention. For the perimeter this results in a six-foot tall split-face CMU block wall due to fire prevention requirements. Tubular steel view fencing is included at the rear of certain lots in the interior of the development where view opportunities would exist while still providing privacy for rear yard areas. Other interior fencing between residential lots would consist of tan vinyl fencing and where residential lots face public areas on streets, parks or other areas would generally be split face CMU block wall. For CMU

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block walls along the exterior of the site, to break up the flat face of these walls, pilasters are proposed to be located every three lots or where the wall direction changes.

AGRICULTURAL PRESERVE CASE NO. 240004 is a proposal to remove the approximately 67 acres of the project site that is located within El Sobrante Agricultural Preserve No.1. The Board must also consider the diminishment of the agricultural preserves and cancellation of the Williamson Act contract on the affected parcels within the project site in order to allow the proposed TTM38605 and CZ230004.

Planning Commission Action

On October 23, 2024, the Planning Commission recommended the Board of Supervisors approve the project on a 3-0 vote.

As noted at the Planning Commission meeting, certain Initial Study-Mitigated Negative Declaration edits were requested by the Morongo Band of Mission Indians that were agreed to with staff. This resulted in the preparation of Errata for the Initial Study-Mitigated Negative Declaration that is included as an attachment to the Board of Supervisors Package.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Memo
- C. Planning Commission Staff Report Package
- D. Public Review Initial Study-Mitigated Negative Declaration
- E. Initial Study-Mitigated Negative Declaration Errata
- F. Tentative Tract Map No. 38605 Exhibits
- G. Resolution No. 2024-254
- H. Ordinance No. 348.5026
- I. CAPTAC Packet and Minutes
- J. Public Comment/Support Letters


Aaron Gettis, Chief of Deputy County Counsel 11/22/2024

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ORDINANCE NO. 348.5026
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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


Section 1. Section 4.1 of Ordinance No. 348, and Lake Matthews District Zoning Plan Map No. 36062, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lake Matthews District, Map No. 36.062 Change of Zone Case No. 2300004" which map is made a part of this ordinance.

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

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

By: 
Chair, Board of Supervisors
Chuck Washington

ATTEST:
KIMBERLY RECTOR
Clerk of the Board

By: 
Deputy

(SEAL)

APPROVED AS TO FORM
November 21, 2024

By: 
AARON C. GETTIS
Chief Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 03, 2024, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None

DATE: December 03, 2024

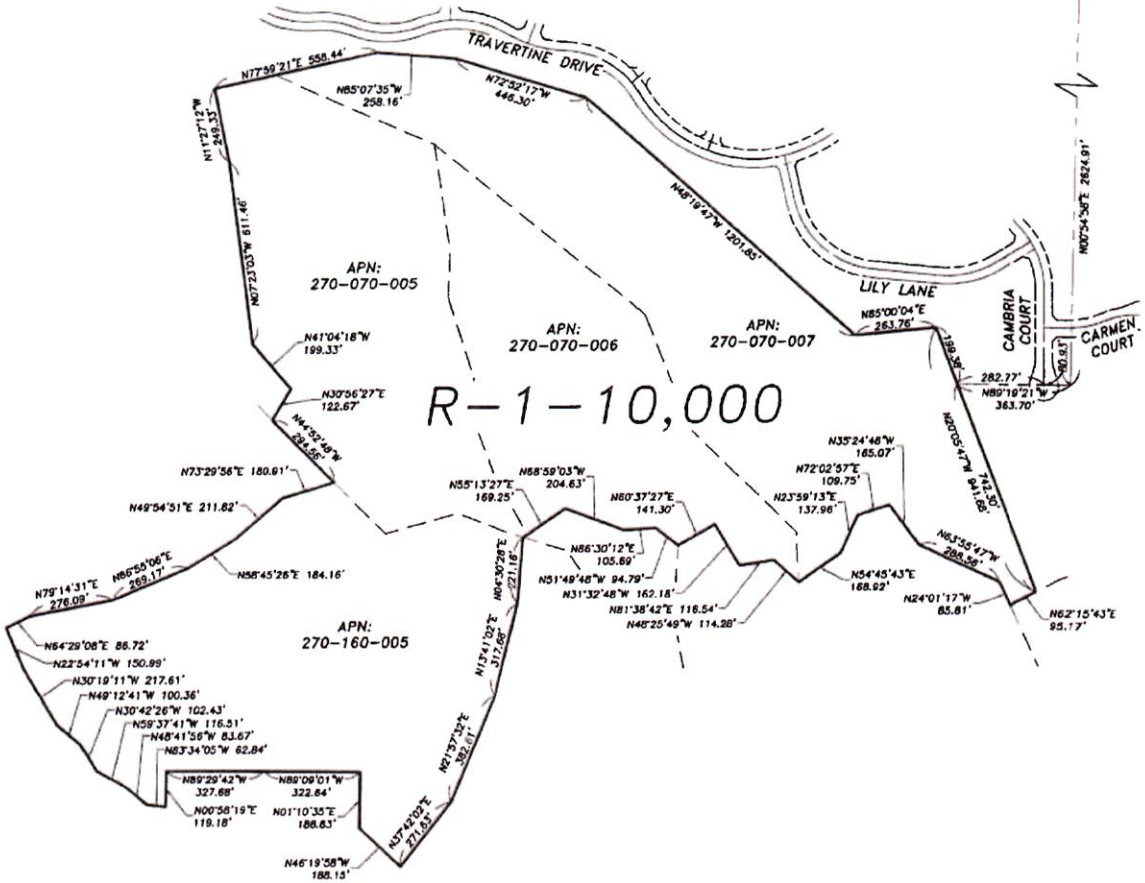
KIMBERLY A. RECTOR
Clerk of the Board

BY:  _____
Deputy

SEAL

SEC. 32, T.3S., R.5W., S.B.B. & M.

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32 33



LEGEND

R-1-10,000 ONE-FAMILY DWELLINGS - 10,000 S.F. MIN.

MAP NO. 36.062

CHANGE OF OFFICIAL ZONING PLAN
 RIVERSIDE COUNTY DISTRICT 2
 LAKE MATHEWS
 DISTRICT

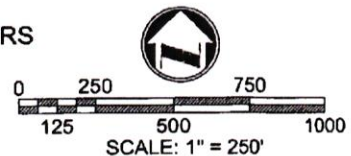
CHANGE OF ZONE CASE NO. 2300004

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.5026

DECEMBER 3, 2024

RIVERSIDE COUNTY BOARD OF SUPERVISORS



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY R. RECTOR, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2024-0376377

12/10/2024 02:10 PM Fee: \$ 0.00

Page 1 of 17

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



183

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2024-254

APPROVING AGRICULTURAL PRESERVE DIMINSHMENT NO. 240004
ISSUING CERTIFICATION OF TENTATIVE CANCELLATION AND
DIMINISHMENT OF EL SOBRANTE AGRRICULTURAL PRESERVE NO. 1
(Government Code section 51283.4)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING ~ Item 21.1 of 12/03/2024)

2 **RESOLUTION NO. 2024-254**

3 **APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 240004**

4 **ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND**

5 **DIMINISHMENT OF EL SOBRANTE AGRICULTURAL PRESERVE NO. 1**

6 **(Government Code Section 51283.4)**

7
8 **WHEREAS**, the El Sobrante Agricultural Preserve No. 1 was established on February 24,
9 1969, pursuant to Map No. 18 (“Agricultural Preserve”); and,

10 **WHEREAS**, the Agricultural Preserve is generally located north of El Sobrante Road, south
11 of Van Buren Boulevard, east of Vista Del Lago, and west of McAllister Street; and,

12 **WHEREAS**, there have been the following amendments to the agricultural preserve to date:
13 Amendment No.1 (enlargement), February 9, 1970, Map No. 48, Amendment No.2 (enlargement), January
14 25, 1972, Map No. 163, Amendment No.3 (diminishment), December 9, 1975, Map No. 348, Amendment
15 No.4 (enlargement), January 13, 1981, Map No. 529, Amendment No.5 (diminishment), December 22,
16 1987, Map No. 558, Amendment No.6 (diminishment), May 7, 1985, Map No. 614, Amendment No.7
17 (diminishment), December 22, 1987, Map No. 637, Amendment No.8 (diminishment), January 23, 1990,
18 Map No. 666, Amendment No.9.1 (diminishment), February 23, 1999, Map No. 708, Amendment No.9.2
19 (diminishment), July 27, 1999, Map No. 708, Amendment No.10 (diminishment), no date, Map No. 712,
20 Amendment No.11 (diminishment), no date, Map No. 744, Amendment No.12 (diminishment), May 4,
21 1999, Map No. 791, Amendment No.13 (diminishment), December 22, 1998, Map No. 794, Amendment
22 No.14 (diminishment), no date, Map No. 819, Amendment No.15 (diminishment), May 9, 2000, Map No.
23 829, Amendment No.16 (diminishment), May 9, 2000, Map No. 830, Amendment No.17 (diminishment),
24 May 9, 2000, Map No. 831, Amendment No.18 (diminishment), May 9, 2000, Map No. 832, Amendment
25 No.19 (diminishment), February 27, 2001, Map No. 844, Amendment No.14.1 (diminishment), March 19,
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FORM APPROVED COUNTY COUNSEL
BY: AGS 11-27-24
AARON C. GETTIS DATE

1 2002, Map No. 819, Amendment No.20 (diminishment), August 6, 2002, Map No. 854, Amendment No.21
2 (diminishment), April 8, 2003, Map No. 889; and,

3 **WHEREAS**, there were two agreements, with Fred Amsbry and Velma Amsbry entering
4 into an agreement with the County of Riverside pursuant to the Land Conservation Act of 1965
5 (Government Code section 51200 et seq.) for land within the Agricultural Preserve, and which was recorded
6 on February 26, 1971 as Instrument No. 19488 in the Office of the County Recorder of Riverside County,
7 California, and which took effect on January 1, 1971 and J.A. Griesell, Kathryn Griesell, Werner Franz,
8 and Jean Franz entering into an agreement with the County of Riverside pursuant to the Land Conservation
9 Act of 1965 (Government Code section 51200 et seq.) for land within the Agricultural Preserve, and which
10 was recorded on February 26, 1971 as Instrument No. 19512, and which took effect on January 1, 1971
11 (“Land Conservation Contracts”); and,
12

13 **WHEREAS**, the Amsbry Trust (“Property Owner”) was granted ownership of property
14 identified as Assessor’s Parcel Number 270-160-005 (“Property”), within the unincorporated area of the
15 Riverside County, California, that is subject to the Land Conservation Contract, and which is within the
16 Agricultural Preserve; and,
17

18 **WHEREAS**, the Property is further described in the exhibit which is attached hereto and
19 incorporated herein by reference, and which contains the legal description of the Property; and,
20

21 **WHEREAS**, the area of the Properties are 28.63 acres (APN 270-160-005) and 17.27 acres
22 (270-070-006) per County Assessor’s records; and,

23 **WHEREAS**, on November 8, 2016, the Amsbry Trust (owner of APN 270-160-005) served
24 a notice of non-renewal on the Land Conservation Contract on the County of Riverside, which was recorded
25 on April 10, 2017, as Instrument No. 2017-0142992, in the Office of the County Recorder of Riverside
26 County, California (“Notice of Non-Renewals); and,
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1 **WHEREAS**, on November 8, 2016, Forestar Victoria, LLC (owner of APN 270-070-006)
2 served a notice of non-renewal on the Land Conservation Contract on the County of Riverside, which was
3 recorded on April 10, 2017, as Instrument No. 2017-0142993, in the Office of the County Recorder of
4 Riverside County, California (“Notice of Non-Renewals”); and

5 **WHEREAS**, Agricultural Preserve Diminishment No. 240004 is Amendment No. 22 to the
6 Agricultural Preserve and will amend the current Map No. 889 with Map No. 240004 as shown on Exhibit
7 B, attached hereto and incorporated herein; and,

8 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Rules
9 and Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been
10 satisfied; and,

11 **WHEREAS**, the purpose of the diminishment is to allow for a schedule “A” subdivision of
12 4 parcels totaling 95.95 acres into 163 single-family lots, 4 open space and drainage lots, and 1 remainder
13 parcel. The proposed alternative land use is located within the Lake Matthews/Woodcrest Area Plan, within
14 the El Sobrante Policy Area, with a land use designation of Agriculture and zoning classification of Light
15 Agriculture 10 acre minimum (A-1-10). The alternative land use must develop in compliance with the
16 Policy Area, General Plan Land Use Designation and the Zoning Classification. (“Alternative Land Use”);
17 and,

18 **WHEREAS**, according to the Natural Resource Conservation Service, the Soils Capability
19 Classification as indicated in the USDA Soil Survey for Riverside County indicates Farmland Mapping &
20 Monitoring Program the subject land is designated as CaD2 - Cajalco Fine Sandy Loam, 8-15% Slopes,
21 CbF2 - Cajalco Rocky Sandy Loam, 15-50% Slopes, BxC2 – Buren Loam, deep, 2-8% Slopes, FaD2 –
22 Fallbrook Sandy Loam, 8-15% Slopes, LaC – Las Posas Loam, 2-8% Slopes;

1 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section
2 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be
3 \$168,201; and,

4
5 **WHEREAS**, a duly-noticed public hearing was held on this matter by the Comprehensive
6 Agricultural Technical Advisory Committee (“CAPTAC”) on April 18, 2024; and,

7 **WHEREAS**, at said hearing, discussion of the request was held and no public comments
8 were received; and,

9 **WHEREAS**, after discussion of the characteristics of the property and the surrounding area,
10 CAPTAC found the request consistent with the state and local regulations regarding agricultural preserves
11 and land conservation contracts. CAPTAC determined that the evidence presented substantiated the
12 required findings and recommended to the Board of Supervisors approval of the contract cancellation and
13 agricultural preserve diminishment, by a vote of 3-0; and,

14 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
15 Supervisors on December 3, 2024.

16 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
17 Supervisors of the County of Riverside, State of California, in regular session assembled on December 3,
18 2024, that:

- 19 1. The above recitals are incorporated herein by this reference.
- 20 2. The subject parcel affected by the proposed diminishment is included under the Land
21 Conservation Contract.
- 22 3. Pursuant to the Notice of Non-Renewals, the Land Conservation Contracts will expire on
23 December 31, 2026 (Government Code section 51245 and Revenue and Taxation Code section
24 426(c)).
- 25 4. The cancellation fee was determined by the Riverside County Assessor’s Office to be a total of
26 \$168,201.
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- 1 5. The petition for cancellation and request for diminishment is authorized in conjunction with the
2 approval of Tentative Tract Map No. 38605 and which constitutes the proposed Alternative Land
3 Use for the area of diminishment.
4
5 6. The Alternative Land Use is consistent with the Riverside County General Plan, as tentative
6 tract map for 163 residential lots may be authorized in the proposed R-1-10,000 Zone with the
7 approval of a change of zone.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 9 1. The cancellation is for land on which a Notice of Non-Renewals have been served.
10
11 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use is
12 proposing to cancel approximately 45.9 acres of contracted land, which is less than 1% of overall
13 area (929.39 gross acres) of the El Sobrante Agricultural Preserve No. 1 (El Sobrante).
14 Previously, El Sobrante has been diminished on 18 separate occasions since 1975 – the last being
15 recently on June 30, 2015 where the area directly to the north of the project site was removed.
16 This trend may continue as the area develops. Therefore, the diminishment of a portion of the
17 project site will not likely result in the removal of any agricultural use given the nature of the
18 request and the area. The soils survey and lack of water availability indicate that this region is
19 not well suited for agricultural uses in the future.
20
21 3. The cancellation is for an Alternative Land Use that is consistent with the applicable provisions
22 of the Riverside County General Plan. The proposed alternative use is Tentative Tract Map No.
23 38605 (TTM38605) which is a proposal for a schedule “A” subdivision of 4 parcels totaling 95.96
24 acres into 163 single-family lots and 32 open space and drainage lots. The proposed alternative
25 land use is currently located within the Lake Matthews/Woodcrest Area Plan, within the El
26 Sobrante Policy Area, with a land use designation of Rural Community: Low Density Residential
27 (RC: LDR) and Rural Community: Very Low Density Residential (RC:VLDR) and zoning
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1 classification of Light Agriculture, 10-acre minimum (A-1-10). The alternative land use must
2 develop in compliance with the Policy Area, General Plan Land Use Designation, and the
3 proposed Zoning Classification. Therefore, with an approved entitlement, the proposed
4 alternative land use is consistent with the provisions of the Riverside County General Plan. The
5 proposed alternative use will be consistent with the Riverside County General Plan upon its
6 approval by the County Board of Supervisors according to provisions of Ordinance No. 348.
7

8 4. The cancellation will not result in discontinuous patterns of urban development as the alternative
9 land use is adjacent to existing tract housing zoned R-1 (Tramonte at Citrus Heights). The
10 alternative land use will be required to comply with policies in the El Sobrante Policy Area of
11 the Lake Mathews/Woodcrest Area Plan related to patterns of urban development, such as
12 LMWAP 1.6 (clustering) and LMWAP 1.9 (hillside development). The Cancellation Area is
13 surrounded by a single-family residential subdivision to the north, an undeveloped area to the
14 east, an agricultural area to the south and southeast, and an undeveloped area to the west. The
15 areas to the north and south (fronting on El Sobrante Road) have existing uses and areas to the
16 east and west are undeveloped. The existing developed areas will remain, and the undeveloped
17 areas to the west or east may be developed or used as agriculture or as open space in the future.
18 The proposed alternative land use reduces the undeveloped area but does not significantly alter
19 the existing pattern of urban development which is encroaching from the north and west.
20 Therefore, the existing pattern of development will be maintained and development is contiguous
21 with the existing urban areas.
22

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24 5. There is no proximate noncontracted land which is both available and suitable for the use to which
25 it is proposed that the contracted land be put. The Cancellation Area (45.9 acres) makes up
26 slightly less than half of the overall Alternative Land Use Area (95.96 acres), and therefore all
27 available and suitable noncontracted land has been used for the purposes of the alternative land
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1 use, which requires the area for the feasibility of the residential development. Other
2 noncontracted land is under separate ownership and is not available for this development.

3 6. Therefore, based on the above, the proposed cancellation is consistent with the purposes of the
4 Land Conservation Act of 1965 (Government Code section 51282 (a) (1)), and as a result, the
5 Board of Supervisors may grant the proposed diminishment.
6

7 7. The Board of Supervisors has considered the Mitigated Negative Declaration and based thereon,
8 determined that the proposed diminishment of the Agricultural Preserve will not have a
9 significant adverse impact upon the environment.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall
11 comply with the following conditions prior to issuance of a Certificate of Final Cancellation with respect
12 to the Property as outlined in Government Code section 51283.4:

- 13
- 14 1. The cancellation fee of \$168,201 shall be paid; and,
 - 15 2. All conditions necessary for the County to issue grading permits for Tentative Tract Map No.
16 38605 have been met; and,
 - 17 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies
18 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the
19 Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination
20 that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to
21 be executed and recorded a Certificate of Final Cancellation with respect to the Land
22 Conservation Contract.
23

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that upon fulfillment of all of
25 the conditions, the landowners will be entitled to a Certificate of Final Cancellation that provides as follows:
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- 1 1. El Sobrante Agricultural Preserve No. 1, Map No. 889 is further amended by Map No. 240004,
2 deleting therefrom the area shown and described in Exhibit A, attached hereto, being on file in
3 the Office of the Clerk of the Board.
4 2. The Land Conservation Contract will be canceled to the extent said contract applies to the land
5 referenced in the petition for cancellation of the aforementioned property owner, thereby
6 removing from the effect of said contract the real property in the County of Riverside, State of
7 California, described in Exhibit A attached hereto.
8

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
10 cancellation fee of \$168,201 is not paid within one year following the recordation of this Certificate of
11 Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code section
12 51283.4(a), and the applicable landowner shall be required to pay the applicable portion of the recomputed
13 fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.
14

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the
16 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use
17 if the Board finds that such amendment is consistent with the findings made pursuant to Government Code
18 section 51282.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board
20 shall file and record copies of this resolution, Property description as shown in Exhibit A and Map No. 889,
21 El Sobrante Agricultural Preserve No. 1, as amended by Map No. 240004, as shown on Exhibit A, in the
22 Office of the County Recorder of Riverside County, California, and transmit copies thereof to the Director
23 of Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of Riverside
24 County.
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3 RESOLUTION NO. 2024-254

4 APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 240004

5 ISSUING CERTIFICATION OF TENTATIVE CANCELLATION AND

6 DIMINISHMENT OF EL SOBRANTE AGRICULTURAL PRESERVE NO. 1

7 (Government Code Section 51283.4)

8
9 ROLL CALL:

10
11 Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez

12 Nays: None

13 Absent: None

14
15
16 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
17 Supervisors on the date therein set forth.

18
19 KIMBERLY A. RECTOR, Clerk of said Board

20
21 By: _____

22 Deputy

**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 12/03/2024

Signature: _____

Print Name: Naomy Sicra, Clerk of the Board Assistant

EXHIBIT "A"
EL SOBRANTE AGRICULTURAL PRESERVE NO. 1 (DIMINISHMENT)

THOSE PORTIONS OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M., AS SHOWN ON THE SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE RECORDED IN MAP BOOK 7, PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 32 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 26, PAGE 15 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE SOUTH 00°53'26" WEST ALONG THE EASTERLY LINE OF SAID SECTION 32, A DISTANCE OF 3265.28 FEET TO THE SOUTHEAST CORNER OF TRACT MAP NO. 36475, AS SHOWN BY MAP FILED IN BOOK 464 OF MAPS, AT PAGES 12 THROUGH 29, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 62°15'42" WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT NO. 36475 AND THE SOUTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 207.96 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 11 PER GRANT DEED RECORDED JUNE 6, 1965, AS INSTRUMENT NO. 71107, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE THE FOLLOWING SIX (6) COURSES, ALONG THE EASTERLY, NORTHEASTERLY, NORTHERLY, NORTHWESTERLY LINES OF SAID PARCEL 11:

- 1) NORTH 24°01'17" WEST, A DISTANCE OF 85.81 FEET;
- 2) NORTH 63°55'48" WEST, A DISTANCE OF 288.56 FEET;
- 3) NORTH 35°24'48" WEST, A DISTANCE OF 165.07 FEET;
- 4) SOUTH 72°02'57" WEST, A DISTANCE OF 109.75 FEET;
- 5) SOUTH 23°59'12" WEST, A DISTANCE OF 137.96 FEET;
- 6) SOUTH 54°45'42" WEST, A DISTANCE OF 168.92 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 3 PER GRANT DEED RECORDED NOVEMBER 5, 1963 AS INSTRUMENT NO. 117038, IN BOOK 3527, PAGE 443, OF OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING THE **TRUE POINT OF BEGINNING**.

THENCE THE FOLLOWING FOUR (4) COURSES, ALONG THE NORTHEASTERLY, NORTHERLY, NORTHWESTERLY LINES OF SAID PARCEL 11 AND ALONG THE SOUTHERLY, SOUTHWESTERLY AND SOUTHEASTERLY LINES OF SAID PARCEL 3:

- 1) NORTH 48°25'48" WEST, A DISTANCE OF 114.28 FEET;
- 2) SOUTH 81°38'42" WEST, A DISTANCE OF 116.54 FEET;

EXHIBIT "A"
EL SOBRANTE AGRICULTURAL PRESERVE NO. 1 (DIMINISHMENT)

- 3) NORTH 31°32'48" WEST, A DISTANCE OF 162.18 FEET;
- 4) SOUTH 60°37'27" WEST, A DISTANCE OF 141.30 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 1 PER SAID GRANT DEED RECORDED NOVEMBER 5, 1963 AS INSTRUMENT NO. 117038, IN BOOK 3527, PAGE 443, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE THE FOLLOWING FOUR (4) COURSES, ALONG THE SOUTHERLY, SOUTHWESTERLY AND SOUTHEASTERLY LINES OF SAID PARCEL 1:

- 1) NORTH 51°49'48" WEST, A DISTANCE OF 94.79 FEET;
- 2) SOUTH 86°30'12" WEST, A DISTANCE OF 105.69 FEET;
- 3) NORTH 68°59'03" WEST, A DISTANCE OF 204.63 FEET;
- 4) SOUTH 55°13'27" WEST, A DISTANCE OF 150.08 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 PER GRANT DEED RECORDED FEBRUARY 24, 1959, AS INSTRUMENT NO. 15150, IN BOOK 2419, PAGE 328, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 55°13'27" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 19.17 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 1 PER GRANT DEED RECORDED MAY 28, 1959 AS INSTRUMENT NO. 46134, IN BOOK 2480, PAGE 550, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE THE FOLLOWING TWENTY-TWO (22) COURSES, ALONG THE WESTERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY LINES OF SAID PARCEL 1:

- 1) SOUTH 04°30'28" WEST, A DISTANCE OF 221.16 FEET;
- 2) SOUTH 13°41'02" WEST, A DISTANCE OF 317.68 FEET;
- 3) SOUTH 21°57'32" WEST, A DISTANCE OF 382.61 FEET;
- 4) SOUTH 37°42'02" WEST, A DISTANCE OF 271.63 FEET;
- 5) NORTH 46°19'58" WEST, A DISTANCE OF 188.15 FEET;
- 6) NORTH 01°10'35" EAST, A DISTANCE OF 188.83 FEET;
- 7) NORTH 89°09'01" WEST, A DISTANCE OF 322.64 FEET;

EXHIBIT "A"
EL SOBRANTE AGRICULTURAL PRESERVE NO. 1 (DIMINISHMENT)

- 8) NORTH 89°29'42" WEST, A DISTANCE OF 327.68 FEET;
- 9) SOUTH 00°58'20" WEST, A DISTANCE OF 119.18 FEET;
- 10) NORTH 83°34'05" WEST, A DISTANCE OF 62.84 FEET;
- 11) NORTH 48°41'56" WEST, A DISTANCE OF 83.67 FEET;
- 12) NORTH 59°37'41" WEST, A DISTANCE OF 116.51 FEET;
- 13) NORTH 30°42'26" WEST, A DISTANCE OF 102.43 FEET;
- 14) NORTH 49°12'41" WEST, A DISTANCE OF 100.36 FEET;
- 15) NORTH 30°19'11" WEST, A DISTANCE OF 217.61 FEET;
- 16) NORTH 22°54'11" WEST, A DISTANCE OF 150.99 FEET;
- 17) NORTH 64°29'08" EAST, A DISTANCE OF 86.72 FEET;
- 18) NORTH 79°14'31" EAST, A DISTANCE OF 276.09 FEET;
- 19) NORTH 66°55'06" EAST, A DISTANCE OF 269.17 FEET;
- 20) NORTH 58°45'26" EAST, A DISTANCE OF 184.16 FEET;
- 21) NORTH 49°54'51" EAST, A DISTANCE OF 211.82 FEET;
- 22) NORTH 73°29'56" EAST, A DISTANCE OF 180.91 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1 PER GRANT DEED RECORDED FEBRUARY 24, 1959, AS INSTRUMENT NO. 15150, IN BOOK 2419, PAGE 328, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE THE FOLLOWING SEVEN (7) COURSES, ALONG THE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY LINES OF SAID PARCEL 1:

- 1) NORTH 44°52'48" WEST, A DISTANCE OF 294.56 FEET;
- 2) NORTH 30°56'27" EAST, A DISTANCE OF 122.67 FEET;
- 3) NORTH 41°04'18" WEST, A DISTANCE OF 199.33 FEET;
- 4) NORTH 07°23'03" WEST, A DISTANCE OF 611.46 FEET;

EXHIBIT "A"
EL SOBRANTE AGRICULTURAL PRESERVE NO. 1 (DIMINISHMENT)

- 5) NORTH 11°27'12" WEST, A DISTANCE OF 249.33 FEET;
- 6) NORTH 77°59'21" EAST, A DISTANCE OF 210.13 FEET;
- 7) SOUTH 66°09'51" EAST, A DISTANCE OF 577.67 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1 PER GRANT DEED RECORDED NOVEMBER 5, 1963 AS INSTRUMENT NO. 117038, IN BOOK 3527, PAGE 443, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 50°21'02" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 895.60 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 21°43'17" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 415.20 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 3;

THENCE SOUTH 46°13'02" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 493.12 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 02°47'32" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 3 , A DISTANCE OF 171.58 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14.92 ACRES, MORE OR LESS.

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

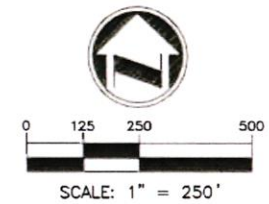
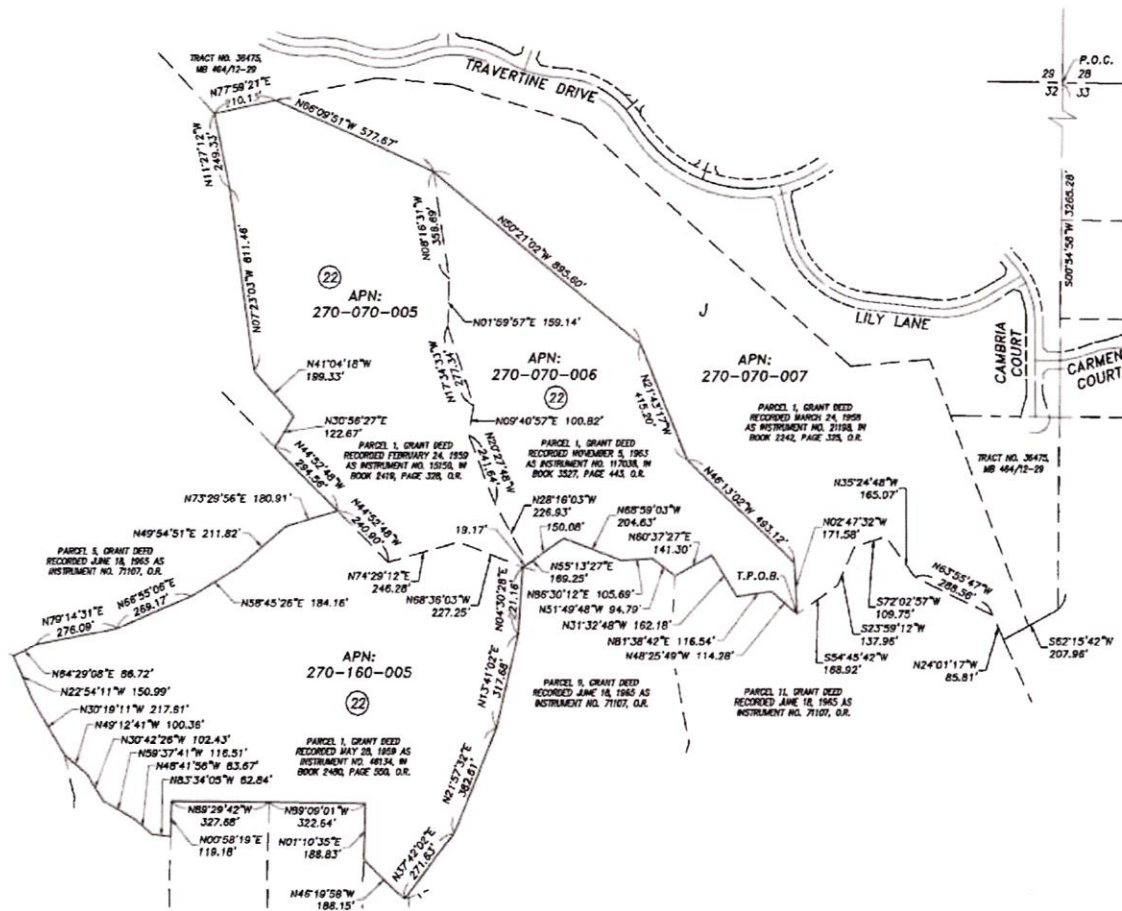
PREPARED BY ME OR UNDER MY SUPERVISION:

MICHAEL R. BRENDCKE, PLS 9299



EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

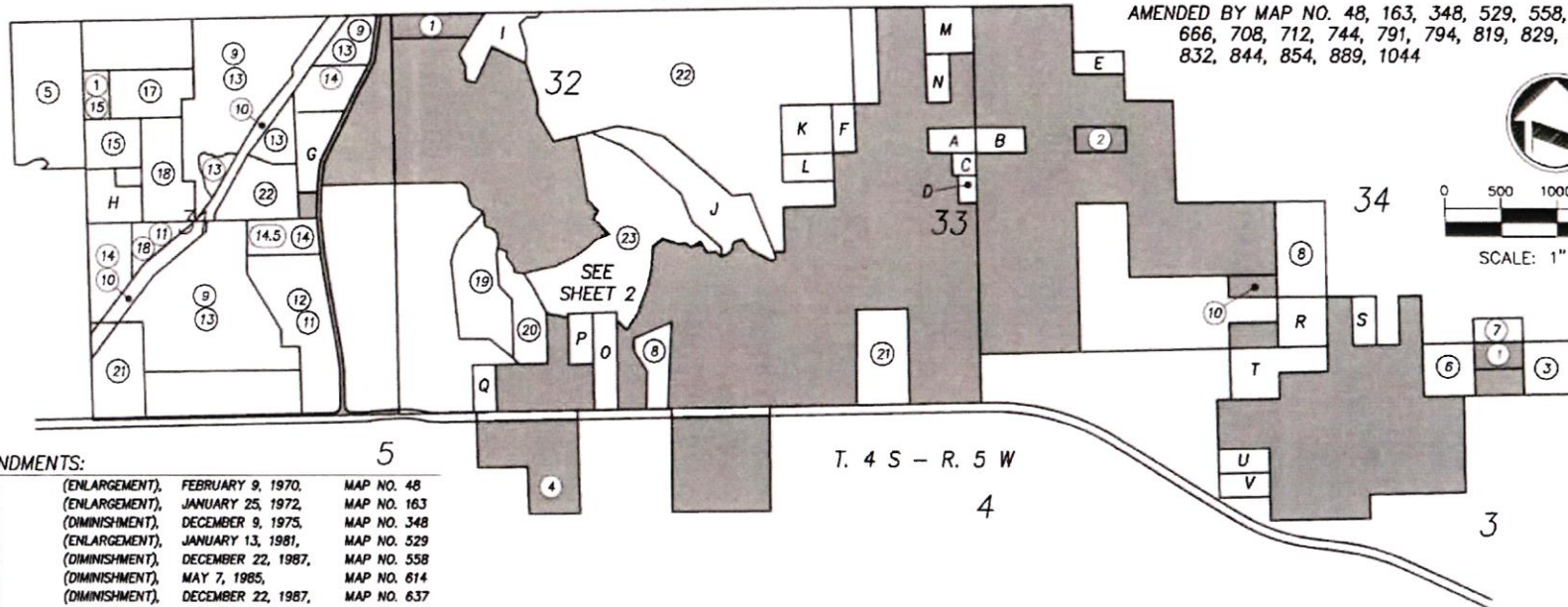


MAP NO. 18 EL SOBRANTE AGRICULTURAL PERSERVE NO. 1

T. 3 S - R. 5 W

ADOPTED ON FEBRUARY 24, 1969
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

AMENDED BY MAP NO. 48, 163, 348, 529, 558, 614, 637,
666, 708, 712, 744, 791, 794, 819, 829, 830, 831,
832, 844, 854, 889, 1044



AMENDMENTS:

NO.	DESCRIPTION	DATE	MAP NO.
NO. 1.	(ENLARGEMENT)	FEBRUARY 9, 1970.	MAP NO. 48
NO. 2.	(ENLARGEMENT)	JANUARY 25, 1972.	MAP NO. 163
NO. 3.	(DIMINISHMENT)	DECEMBER 9, 1975.	MAP NO. 348
NO. 4.	(ENLARGEMENT)	JANUARY 13, 1981.	MAP NO. 529
NO. 5.	(DIMINISHMENT)	DECEMBER 22, 1987.	MAP NO. 558
NO. 6.	(DIMINISHMENT)	MAY 7, 1985.	MAP NO. 614
NO. 7.	(DIMINISHMENT)	DECEMBER 22, 1987.	MAP NO. 637
NO. 8.	(DIMINISHMENT)	JANUARY 23, 1990.	MAP NO. 666
NO. 9.1.	(DIMINISHMENT)	FEBRUARY 23, 1999.	MAP NO. 708
NO. 9.2.	(DIMINISHMENT)	JULY 27, 1999.	MAP NO. 708
NO. 10.	(DIMINISHMENT)		MAP NO. 712
NO. 11.	(DIMINISHMENT)		MAP NO. 744
NO. 12.	(DIMINISHMENT)	MAY 4, 1999.	MAP NO. 791
NO. 13.	(DIMINISHMENT)	DECEMBER 22, 1998.	MAP NO. 794
NO. 14.	(DIMINISHMENT)		MAP NO. 819
NO. 15.	(DIMINISHMENT)	MAY 9, 2000.	MAP NO. 829
NO. 16.	(DIMINISHMENT)	MAY 9, 2000.	MAP NO. 830
NO. 17.	(DIMINISHMENT)	MAY 9, 2000.	MAP NO. 831
NO. 18.	(DIMINISHMENT)	MAY 9, 2000.	MAP NO. 832
NO. 19.	(DIMINISHMENT)	FEBRUARY 27, 2001.	MAP NO. 844
NO. 14.1.	(DIMINISHMENT)	MARCH 19, 2002.	MAP NO. 819
NO. 20.	(DIMINISHMENT)	AUGUST 6, 2002.	MAP NO. 854
NO. 21.	(DIMINISHMENT)	APRIL 8, 2003.	MAP NO. 889
NO. 22.	(DIMINISHMENT)	JUNE 16, 2015	MAP NO. 1044
NO. 23.	(DIMINISHMENT)		MAP NO.

EXCLUSIONS:

A	S1/2, NE 1/4, SE 1/4, NW 1/4, SEC 33	L	N1/2, SW1/4, SW1/4, NW1/4, SEC 33
B	S1/2, NE 1/4, SE 1/4, NW 1/4, SEC 33	M	NE1/4, NE1/4, NW1/4, SEC 33
C	NE1/4, SE 1/4, SE1/4, NW 1/4, SEC 33	N	W1/2, SE1/4, NE1/4, NW1/4, SEC 33
D	EASTERLY 220', S1/2, SE1/4, SE1/4, NW1/4, SEC 33	O	W1/2, W1/2, SW1/4, SE1/4, SEC 32
E	N1/2, SW1/4, NE1/4, NE1/4, SEC 33	P	E1/2, NE1/4, SE1/4, SW1/4, SEC 32
F	W1/2, NE1/4, SW1/4, NW1/4, SEC 33	Q	F1/2, SE1/4, SW1/4, SW1/4, SEC 32
G	POR, NE1/4, SEC 31	R	NW1/4, SE1/4, SW1/4, SEC 34
H	POR, SW1/4, SE1/4, NW1/4, SEC 31	S	E1/2, NE1/4, SE1/4, SW1/4, SEC 34
I	POR, N1/2, NW1/4, SEC 32	T	SE1/4, SW1/4, SW1/4, N1/2, SW1/4, S1/4E, SW1/4, SEC 34
J	POR, E1/2, SEC 32	U	N1/2, SE1/4, NE1/4, NE1/4, SEC 4
K	NW1/4, SW1/4, NW1/4, SEC 33	V	S1/2, SE1/4, NE1/4, NE1/4, SEC 4



RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 23, 2024
4080 LEMON STREET, RIVERSIDE, CALIFORNIA 92501
1st Floor Board Chambers

I. **AGENDA ITEM 3.1**
CHANGE OF ZONE NO. 2300004 – TENTATIVE TRACT MAP NO. 38605 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mitch Adkison – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC: LDR) and Rural Community: Very Low Density Residential (RC:VLDR) – Lake Mathews Zoning District – Zoning: Light Agriculture, ten-acre minimum (A-1-10) – Location: North of El Sobrante Road, east of McAllister Street, and south of Travertine Drive – 95.96 acres.

II. **PROJECT DESCRIPTION:**
Change of Zone No. 2300004 is a proposal to change the zoning classification on the site from Light Agriculture, ten-acre minimum (A-1-10) to One-Family Dwellings, 10,000 sq ft minimum (R-1-10,000). Tentative Tract Map No. 38605 is a proposal for a Schedule “A” subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq ft and 32 lots for open space, drainage, and slopes. APNs 270-070-005, 270-070-006, 270-070-007, 270-160-005.

III. **MEETING SUMMARY:**
The following staff presented the subject proposal:
Planner: Russell Brady at (951) 955-3025

Spoke in favor:

Steve Waddell – App/Rep
Clement Flores – Neighbor
Janna Parr – Neighbor
Dave Hauck – Neighbor
Bill Cramer – Neighbor

Sean Walsh - Neighbor
Bruce Bonafede - Neighbor
Mohamad Nasser - Neighbor
Amy Prewitt – Neighbor
Robin Flores - submitted support speaker card

Spoke in neutral position:
Betty Yu

No one spoke in opposition:

IV. **CONTROVERSIAL ISSUES:**
None.

V. **PLANNING COMMISSION ACTION:**
Public Hearing: Closed
Motion by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 3-0, the Planning Commission recommends the Board of Supervisors take the following action:

ADOPT Mitigated Negative Declaration; and,

TENTATIVELY APPROVE Change of Zone 2300004; and,

APPROVE Tentative Tract Map No. 38605 subject to the advisory notification document and conditions of approval



John Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: October 23, 2024
TO: Planning Commission
FROM: Russell Brady, Project Planner
RE: Item 3.1 – Public Comments

Since the preparation of the staff report, emails have been received by staff with comments on the project.

Attached to this email are comments and staff's responses to them from a neighboring property owner.

Also attached are comments from the Morongo Band of Mission Indians. On a call to follow up on their comments, it was agreed that edits to the Human Remains condition listed below be edited to clarify the limitation of photographs of any such remains. Other requested edits to mitigation measures include correcting "AB523" to "AB52" as well as removing specific tribes listed within mitigation measure CUL-2 and instead refer to consulting tribes. These changes are noted for the Planning Commission's consideration and will be updated through an errata document to the MND to be prepared and provided with the Board of Supervisors package.

15 – Planning-CUL – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. **No photographs are to be taken except by the coroner, with written approval by the Most Likely Descendent.**

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

(ID # 25849)


MEETING DATE:

Wednesday, October 23, 2024

SUBJECT: CHANGE OF ZONE NO. 2300004 – TENTATIVE TRACT MAP NO. 38605 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mitch Adkison – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC: LDR) and Rural Community: Very Low Density Residential (RC:VLDR) – Lake Mathews Zoning District – Zoning: Light Agriculture, ten-acre minimum (A-1-10) – Location: North of El Sobrante Road, east of McAllister Street, and south of Travertine Drive – 95.96 acres - REQUEST: Change of Zone No. 2300004 is a proposal to change the zoning classification on the site from Light Agriculture, ten-acre minimum (A-1-10) to One-Family Dwellings, 10,000 sq ft minimum (R-1-10,000). Tentative Tract Map No. 38605 is a proposal for a Schedule “A” subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq ft and 32 lots for open space, drainage, and slopes. APNs 270-070-005, 270-070-006, 270-070-007, 270-160-005 – Project Planner: Russell Brady at (951) 955-3025 or via email at rbrady@rivco.org.

PROPOSED PROJECT

Case Number(s):	CZ2300004, TTM38605
Environmental Type:	Mitigated Negative Declaration
Area Plan No.	Lake Mathews/Woodcrest
Zoning Area/District:	Lake Mathews District
Supervisorial District:	Second District
Project Planner:	Russell Brady
Project APN(s):	270-070-005, 270-070-006, 270-070-007, 270-160-005
Continued From:	



John Hildebrand, Planning Director 10/17/2024

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 2300004 is a proposal to change the zoning classification of the project site from Light Agriculture, ten-acre minimum (A-1-10) to One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000).

TENTATIVE TRACT MAP NO. 38605 is a proposal for a Schedule “A” subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq. ft. and 32 lots for open space, drainage, and slopes.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Regular access for the proposed development would be provided via an off-site access extending from the subdivision's southern boundaries down to El Sobrante Road. An emergency access only is located at the subdivision's northern boundary off-site to connect to Travertine Drive to the north. Initial authorization for this off-site access have been provided by the affected property owners. Final authorization would be required prior to grading permits.

The existing topography of the site generally consists of undulating low hillsides with the high point generally being in the eastern portion of the site and the low point being in the northwestern portion of the site. The proposed grading for the project would generally follow the existing topography and would generally create tiers for streets and residential lots to be cut into and built on the existing sloped area.

Drainage would generally follow the existing drainage pattern for the site and direct outlet from the site via two basins, one located at the southwest portion of the site and the other at the northwestern portion of the site to capture flows from the different portions of the proposed project. Drainage would outlet from the basins to existing drainage areas that are on or border the site.

A 2.7-acre park is proposed in the central portion of the development to serve future residents of the proposed project. The park is anticipated to include tot lots, disc golf, trails, and open play areas. A trail is also proposed along the main north-south streets connecting from the primary entrance to El Sobrante to the south to the emergency access point to the north.

Areas along the edges of the proposed developed area but within the boundaries of the subdivision are proposed to be left as is with no grading or other improvements. This assists in transition to more natural terrain that exists surrounding the proposed development and avoiding impacts to certain areas where drainage is focused along the perimeter.

Walls and fencing are proposed to balance the opportunities for views given the elevated positions of certain residential lots with privacy and fire prevention. For the perimeter this results in a six-foot tall split face CMU block wall due to fire prevention requirements. Tubular steel view fencing is included at the rear of certain lots in the interior of the development where view opportunities would exist while still providing for privacy for rear yard areas. Other interior fencing between residential lots would consist of tan vinyl fencing and where residential lots face public areas on streets, parks or other areas would generally be split face CMU block wall. For CMU block walls along the exterior of the site, to break up the flat face of these walls, pilasters are proposed to be located every three lots or where the wall direction changes.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The above is hereinafter referred to as the “project”.

The project is located north of El Sobrante Road, east of McAllister Street, south of Travertine Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION based on the findings incorporated in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated;

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2300004, to change the zoning of the project site from Light Agriculture, ten-acre minimum (A-1-10) to One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000) based upon the findings and conclusions provided in this staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and

APPROVE TENTATIVE TRACT MAP NO. 38605, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Community – Low Density Residential (RC-LDR), Rural Community – Very Low Density Residential (RC-VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	El Sobrante Policy Area

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Surrounding General Plan Land Uses	
North:	Rural Community – Low Density Residential (RC-LDR)
East:	Rural Community – Low Density Residential (RC-LDR), Rural Community – Very Low Density Residential (RC-VLDR), Rural Community – Estate Density Residential (RC-EDR)
South:	Rural Community – Low Density Residential (RC-LDR), Rural Community – Very Low Density Residential (RC-VLDR)
West:	Rural Community – Low Density Residential (RC-LDR), Rural Community – Very Low Density Residential (RC-VLDR)
Existing Zoning Classification:	Light Agriculture, 10-acre minimum (A-1-10)
Proposed Zoning Classification:	One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000)
Surrounding Zoning Classifications	
North:	One-Family Dwellings (R-1)
East:	Light Agriculture, 10-acre minimum (A-1-10)
South:	Light Agriculture, 10-acre minimum (A-1-10), Light Agriculture (A-P)
West:	Light Agriculture, 10-acre minimum (A-1-10)
Existing Use:	Vacant land, formerly agriculture
Surrounding Uses	
North:	Single-family residential
East:	Vacant land, agriculture
South:	Vacant land, agriculture
West:	Vacant land, agriculture

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	95.96 acres	N/A
Proposed Minimum Lot Size:	10,000 sq. ft.	10,000 sq. ft.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Total Proposed Number of Residential Lots:	163	163 (based on General Plan land use maximum density)
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	Yes, City of Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes, partially within El Sobrante Agricultural Preserve No. 1
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

TTM38605 and CZ230004 were submitted to the County of Riverside on April 6, 2023.

Agricultural Preserve

The Project is partially located within El Sobrante Agricultural Preserve No. 1. An Agricultural Preserve Case (APD240004) was applied for to remove the approximately 67 acres of the Project that is located within the Agricultural Preserve. APD240004 went to the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) on April 18, 2024 where it was recommended by the CAPTAC for approval. The APD is not subject to Planning Commission consideration and will be joined with the remainder of the Project considered by the Planning Commission for the Board of Supervisors public hearing.

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El Sobrante Policy Area

The Project is located within the El Sobrante Policy Area. The policy area has a number of controlling requirements for development to comply with. The primary one is a maximum of 1,500 additional dwelling units that may be developed within the policy area. This policy area was established with the 2003 update to the General Plan and at that time was interpreted to mean that those 1,500 additional dwelling units would be beyond those existing units or units in approved entitlement applications. Analysis has been provided that indicates that 482 units have been developed out of the 1,500 units allowed, which leaves 1,018 additional units that can be developed.

This 1,018 units was also analyzed compared to existing General Plan land use designations for undeveloped areas in the policy area to ensure that the remaining amount of additional units could be developed consistent with the land use designation density ranges. This analysis confirmed that such development of the 1,018 remaining units would be in-line with the established density ranges for the land use designations applied to these undeveloped areas.

This leads to the proposed Project and its 163 proposed units that would reduce the 1,018 current remaining units to 855 remaining units in the policy area to continue to track and update.

The policy area requires other density, design, and other coordination requirements that the proposed Project complies with and is detailed in the findings presented in this staff report.

Access

As noted in the project description, primary access would be provided to the south crossing properties not part of the subdivision to El Sobrante Road. This access is also being coordinated with other in-process or potential development in the area that would also utilize this means of access.

Secondary or emergency only access is proposed at the northern edge of the project to Travertine Drive to the north. Both ends of this segment for emergency access would be gated, but unlocked to allow free egress from the development area in case of emergency. This access would cross over the drainage area in this portion of the site and off-site with a culvert and pipe to facilitate the drainage function.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS/MND

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represent the independent judgement of Riverside County, acting as the lead agency pursuant to CEQA. The documents were circulated for public review per the CEQA Statute and Guidelines Section 15105. All documents supporting the CEQA determination are located at the Department of Planning at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

At the time of preparation of this staff report, two comment letters have been received on the circulated IS and MND. One was received from the California Department of Toxic Substances Control and the other from the California Department of Conservation. Both letters were reviewed and responded to. The letters and responses to them are attached to this staff report. No new mitigation measures were required and the IS/ MND was not recirculated per California Environmental Quality Act Statute and Guidelines Section 15073.5(c).

Solar Energy:

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure is applicable to single-family residential projects of 75 units or more to provide a minimum of 30 percent of their energy demand via renewable energy. The project is conditioned to comply with this provision.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Community – Low Density Residential (RC-LDR) which allows between 1 to 2 dwelling unit per acre and Rural Community – Very Low Density Residential (RC-VLDR) which allows between 0.5 and 1.0 dwelling units per acre. Approximately 67.1 acres are RC-LDR and 28.9 acres are RC-VLDR, which results in a maximum of 163 dwelling units allowed. The proposed Tentative Tract Map is consistent with this land use designations since the Tentative Tract Map proposes 163 residential lots.

The lot sizes proposed by the Tentative Tract Map are supported through the clustering provisions included with the General Plan, specifically policy LU 9.4, LU 12.1, and Table LU-4 footnote 3. Table LU-4 footnote 3 is the most specific of these and is included below for reference. The project site is located within the Rural Community Foundation Component and the provision for being adjacent to Community Development Foundation would apply as

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areas nearby to the west are within the Community Development Foundation to propose 10,000 square foot minimum and 0.5-acre lots. The proposed Tentative Tract Map proposes residential lot sizes between 10,000 square feet to 43,846 square feet (1.0 acre) with an average residential lot size of 13,260 and 10 lots greater than 20,000 square feet. The proposed Tentative Tract Map also includes various open space areas along the project perimeter to retain certain open space features, topography, or transition to existing land uses.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acres. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

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

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continuation of the rural lifestyle enjoyed by area residents. As indicated in the preceding section, there are currently 1,018 remaining additional units within the policy area. The proposed Project would utilize 163 of those units and reduce the remaining units to 855.

- b. *Within the area depicted as Medium Density Residential, overall density shall not exceed three dwelling units per acre.* The Project site is not designated as Medium Density Residential, so this provision does not apply.
- c. *Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.* The proposed Project was initially transmitted to the City of Riverside for review and comment. The applicant's team and County staff have since coordinated with City of Riverside staff on road improvements that have resulted in certain fair share proposal for area improvements for the project. Other reviews by Fire Department and coordination and planning with Western Municipal Water District for water and sewer services ensure adequate service is provided for their respective services.
- d. *Coordinate development strategies with the City of Riverside.* As noted in the prior comment, the Project was initially transmitted to the City of Riverside for review and comment. Other than the road improvements that have been coordinated with City of Riverside staff, City staff has indicated they have no other comments on the project.
- e. *Encourage the use of Specific Plans to implement the land use designations identified within the Policy Area.* While a Specific Plan was originally considered for development of the project site, based on the scope of this project including necessary infrastructure, grading and drainage design, and overall details provided for the development, a Specific Plan would not suit the proposed development or be necessary. Appropriate details have been provided on the parks, walls/fencing, monumentation to further guide implementing development from the Tentative Tract Map similar to what would be included for a Specific Plan.
- f. *Encourage clustering of dwelling units when it would avoid the development of areas constrained by physical features or sensitive resources. Encourage clustering in areas designated for Low Density Residential uses (½ acre minimum lot size) rather than areas designated for Very Low Density Residential uses (1 acre minimum lot size) or Estate Density Residential uses (2 acre minimum lot size), except where Very Low Density Residential-designated properties consisting of at least 300 acres and processed through a Specific Plan offer significant public recreational and/or areawide circulation benefits. Where clustering is allowed, minimum pad size shall not be less than 8,000 square feet. However, for projects featuring public golf courses, a minimum*

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pad size of 7,200 square feet will be allowed on a minimum lot size of 8,500 square feet. This pad size exception may only occur adjacent to golf courses. The project site includes areas designated Rural Community – Low Density Residential (RC-LDR) and Rural Community – Very Low Density Residential (RC-VLDR). Approximately 67.1 acres are RC-LDR and 28.9 acres are RC-VLDR. While the provision does not encourage clustering within the RC-VLDR area, it does not prohibit it. Additionally, clustering is typically something approached on the whole of the project and given the project is primarily RC-LDR, a clustering approach would be encouraged. This has been designed into this project by avoiding drainage areas, areas of steep slope, and allowing for areas of transition around the perimeter of the project to cluster development with smaller lots than would be typical for the RC-LDR or RC-VLDR land use designations. The total number of residential lots would remain the same, just smaller lots within the project area. The Tentative Tract Map has also been designed to maintain a minimum pad size of 8,000 square feet as required by this provision of the policy area.

- g. *Development shall be sensitive to and retain the unique topographical features within and adjacent to the planning area.* As noted previously, the design of the project avoids certain drainage areas, steep slopes, and areas for transition of land use and vegetation along the perimeter of the project. The project also has been designed to generally retain the general topography of the site by cutting and filling the site to create tiers where streets and residential lots would sit on as the topography transitions from the low to high points of the project site.
- h. *Require that development on hillsides blend with the natural surroundings through architecture, the use of appropriate construction materials and colors, and the retention of natural vegetation.* As noted previously, the perimeter of the site includes areas where it would remain natural that would allow areas of transition between the proposed development and adjacent natural and developed areas. Wall design will assist with the blending of the development with surrounding areas with the use of tan split-face wall. Vegetation within and along the perimeter will also be designed to blend with the natural and development environment adjacent to the project.
- i. *Restrict hillside development and grading in accordance with policies found in the Open Space, Habitat and Natural Resource Preservation and Hillside Development and Slope sections of the Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.* The proposed project complies with all applicable policies for hillside development and grading from these sections of these General Plan Elements as shown below.

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OS 21.1 – Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County. As is indicated in the Project’s Initial Study-Mitigated Negative Declaration Aesthetics analysis, the project site does not include any such elements to be conserved.

LU 9.4 – Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains, blueline streams and other higher-order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses. The Project does implement clustering in its design to limit development along the perimeter of the site to preserve certain natural open space areas, including drainage areas that may contain biologically sensitive habitat. No 100-year floodplains or blueline streams would be impacted. The Project generally avoids impacts to Riparian and Riverine areas based on requirements from the Western Riverside MSHCP but will impact approximately 0.65 acres that will be required to be mitigated pursuant to MSHCP requirements. The proposed grading for the Project minimizes areas of steep slope and creates cut and fill slopes that meet requirements of the building code and will be required to comply with the recommended measures from the Project geotechnical analysis to ensure there is not risk from slopes on adjacent properties. The preservation of open space along the edges of the Project assist in a transition of intensity to nearby properties with more rural residential development, agricultural uses, or vacant land.

LU 12.1 - Apply the following policies to areas where development is allowed and that contain natural slopes, canyons, or other significant elevation changes, regardless of land use designation:

- a. Require that hillside development minimize alteration of the natural landforms and natural vegetation. The Project inherently would require disturbance and development of the natural landforms and vegetation to achieve the number of units and density prescribed by the General Plan. Despite that, the Project’s grading and drainage design would follow the existing natural landforms to minimize the grading necessary and for it to provide for a transition in the landform and appearance with adjacent areas.*
- b. Allow development clustering to retain slopes in natural open space whenever possible. As noted previously, the Project implements a clustering design to assist in preservation of open space areas included in the development.*

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- c. Require that areas with slope be developed in a manner to minimize the hazards from erosion and slope failures.* As noted previously, the Project's grading and adherence to the Project's geotechnical report requirements will ensure that any areas of developed slope will not create a hazard to adjacent properties or to the development itself.
 - d. Restrict development on visually significant ridgelines, canyon edges and hilltops through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive.* As noted previously, the Project site does not constitute a visually significant area where development would be restricted. The Project grading design and landscape design will provide for a transition to adjacent properties so the Project is visually unobtrusive.
 - e. Require hillside adaptive construction techniques, such as post and beam construction, and special foundations for development when the need is identified in a soils and geology report which has been accepted by the County of Riverside.* Although the Project site contains slopes, these are gently rolling hillsides that are not so steep that would require alternative residential construction techniques like post and beam. The grading design would generally follow the natural landform to fit with the adjacent area. A geotechnical analysis has been provided for the project and accepted by the County with certain measures that project grading and construction will be required to comply with.
 - f. In areas at risk of flooding, limit grading, cut, and fill to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, and other intended uses.* The Project does include certain drainage areas that are largely being avoided. The Project has been designed to avoid any such flooding from drainages in the area and has been reviewed and cleared by the Riverside County Flood Control & Water Conservation District for compliance with applicable requirements for flooding.
 - j. Encourage open space and recreational amenities.* The project includes a 2.7-acre developed park area to serve future residents. As noted previously, the project would also retain open space areas along the perimeter of the project.
3. The existing zoning is Light Agriculture, ten-acre minimum (A-1-10) and the Change of Zone proposes to change the zoning to One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000). The proposed Tentative Tract Map is consistent with the proposed zoning as the R-1-10,000 zone allows single family residential uses. Additionally, the proposed Tentative

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Tract Map is consistent with the development standards of the R-1-10,000 zone, which is detailed below in the Development Standards Findings.

Entitlement Findings:

Change of Zone

1. The proposed change of zone to One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000) would allow generally for residential uses, in particular single-family residential uses. This proposed One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000) zone is consistent with the existing General Plan Land Use Designation of Rural Community – Low Density Residential (RC-LDR) and Rural Community – Very Low Density Residential (RC-VLDR) as detailed previously in the Land Use Findings with the compliance for overall allowed density and dwelling units and clustering provisions. The proposed change of zone with its general uses allowed or residential and development standards would be compatible with the surrounding area that is primarily either zoned or designated in the General Plan for single-family residential uses at a similar density and ability for clustering to occur.

Tentative Tract Map

Tentative Tract Map No. 38605 is a Schedule “A” map that proposes to subdivide 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq. ft. and 32 lots for open space, drainage, and slopes. The findings required to approve the Tentative Tract Map No. 38605, pursuant to the provisions of the Riverside County Ordinance No. 460, are provided below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct

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boundary and edge conditions. The proposed tentative tract map will comply with these General Plan principles by providing a variety of housing types in a single-family residential community, promoting community with the open space recreational areas. The Tentative Tract Map is not located within a Specific Plan. The Tentative Tract Map site is consistent with the RC-LDR and RC-VLDR land use designations and all other requirements of the General Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.

2. The site of the proposed map is physically suitable for the type of development and density because although the topography of the site is varying, the Tentative Tract Map would avoid the steepest areas and retain the natural contour of the site where possible. Infrastructure to serve the residential development including water, sewer, and roads are readily available nearby. Additionally, this development is consistent with the Rural land use designation of Rural Community – Low Density Residential (RC-LDR) and Rural Community – Very Low Density Residential (RC-VLDR) from the General Plan as detailed previously.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the IS/MND prepared for the project, which determined the project would not have a significant impact on the environment with the incorporation of required mitigation as detailed in the IS/MND.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the IS/MND prepared for the project, the project would not have a significant impact to local air quality, hazardous materials, hydrology, wildfire, or noise. All other impacts to the environment related to public health would be less than significant.
5. As indicated in the included project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule “A” Map. Ordinance No. 460 requires all land divisions to conform to the County’s General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 38605 complies with the Schedule “A” improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are shown on the Tentative Map, which include all internal street improvements, off-site primary access to El Sobrante Road and emergency access off-site to Travertine Drive as well as applicable improvements to the internal roads and El Sobrante Road and Travertine Drive as shown on the Tentative Tract Map and Transportation Department conditions of approval.

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- b. Domestic Water. Domestic water service will be supplied by Western Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. Implementation of the project will provide for appropriate fire hydrant spacing and adequate water pressure and flow to meet Fire Department standards. The project is designed with two points of access and if development is phased each phase of the subdivision will be required to provide adequate access consistent with the provisions of Ordinance No. 460. Other fire protection measures shall be determined based on specific interior building designs, building code (Ordinance No. 457), and fire code (Ordinance No. 787) requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Western Municipal Water District
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. The project does not have any of these specifically noted features, but is adjacent to some areas with a drainage and steep slopes. The project proposes a block wall around its perimeter that would inhibit access to these potentially hazardous areas. The basins proposed by the project would also be fenced with tubular steel fencing which is typical practice for deeper basins to prevent easy access to the basin that may be a potential hazard when the basin is full of water.
 - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. The project proposes to retain or relocate various easements for utility purposes that cross the site. These will be further documented through the Final Map process.
7. Tentative Tract Map No. 38605 is consistent with the minimum size allowed by the project site's Zoning Classification of One-Family Dwellings, 10,000 square feet minimum (R-1-10,000) as proposed by the Change of Zone. This is detailed further in the Development Standards findings below.
8. The Tentative Tract Map proposes access via off-site improvements. Pursuant to Ordinance No. 460 Section 3.2.J when such access is proposed off-site, written assurances from the

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owners of the property where the off-site improvements are proposed shall be provided. Such documentation has been provided as an attachment to this staff report.

Development Standards Findings:

1. The proposed residential lots comply with the development standards for the One-Family Dwellings, 10,000 square foot minimum (R-1-10,000) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. More specifically: Section 6.2 as detailed below:
 - a. *Building height shall not exceed three stories, with a maximum height of 40 feet.* No specific building plotting or design are proposed with the Tentative Tract Map. Once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
 - b. *Lot area shall be not less than 10,000 square feet. The minimum lot area shall be determined by excluding the portion of a lot that is uses solely for access to the portion of a lot used as a building site.* The project complies with this lot standard because the minimum lot size for the project site is 10,000 square feet.
 - c. *The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.* The project complies with this lot standard because the minimum width for proposed lots is 60 feet and depth is 100 feet.
 - d. *The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.* The project complies with this lot standard because the standard lot frontage is 60 feet and on knuckles or cul-de-sacs is 35 feet.
 - e. *Minimum yard requirements are as follows*
 1. *The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.* No specific building plotting or design are proposed with the Tentative Tract Map. Once building plans are submitted, they will be required to comply with applicable County Ordinances,

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specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

2. *Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.* No specific building plotting or design are proposed with the Tentative Tract Map. Once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
3. *The rear yard shall not be less than ten feet.* No specific building plotting or design are proposed with the Tentative Tract Map. Once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
4. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.* No specific building plotting or design are proposed with the Tentative Tract Map. Once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- f. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* Single-family uses require a minimum of 2 spaces per dwelling unit. No specific building plotting or design are proposed with the Tentative Tract Map. Once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- g. *Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling.* No specific building plotting or design are proposed with the Tentative Tract Map. Once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

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Other Findings:

1. The subject property is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) and accordingly fulfills the Conservation Area requirements of the WRMSHCP.
2. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The City of Riverside did not respond to an initial transmittal of the project. The City of Riverside's current General Plan designates the area as Agricultural, which generally allows for residential development at a maximum of 0.2 dwelling units per acre (5 acre lots). Since the project includes a Change of Zone, it does require certain coordination with City of Riverside staff. This coordination has occurred and has resulted in specific coordination on road improvements, with no other comments or concerns noted by City of Riverside staff.
3. The project site is not located within an Airport Influence Area (AIA).
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on June 05, 2023. No response was received from the Santa Rosa Band of Cahuilla Indians, Ramona Band of Cahuilla Mission Indians, Pala Band of Mission Indians, Quechan Indian Nation, Agua Caliente Band of Cahuilla Indians, Cahuilla Band of Indians or the Colorado River Indian Tribe.

The Rincon Band of Luiseno Indians responded in a letter dated June 20, 2023. The letter stated, "...the Rincon Band of Luiseño Indians ("Rincon Band" or "Tribe"), a federally recognized Indian Tribe and sovereign government. We have received your notification regarding the above-mentioned project. The identified location is within the Traditional Use Area (TUA) of the Luiseño people. As such, the Rincon Band is traditionally and culturally affiliated to the project area. We kindly ask to be provided with copies of existing documents pertaining to the project such as the cultural survey including the archaeological site records, shape files, archaeological record search results, geotechnical report, and the grading plans. Upon receipt and review, the Rincon Band will determine if AB52 consultation is needed. Planning provided the cultural report and the project conditions of approval on July 05, 2023. This project was discussed during a meeting held on August 30, 2023. No specific impacts to Tribal Cultural Resources were identified by Rincon. Consultation was concluded by Rincon on September 01, 2023.

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The Soboba Band of Luiseno Indians responded in a letter dated June 06, 2023, requesting consultation. Project documents were provided to the tribe on June 19, 2023. This project was discussed during a meeting held on February 14, 2024. Follow-up emails were sent on February 15, 2024, and May 14, 2024. Consultation was concluded on September 6, 2024.

The Pechanga Band of Mission Indians responded in an emailed letter dated June 27, 2023, requesting consultation. In the letter the Pechanga Tribe told Planning that “the Project area is part of 'Ataaxum (Luisefio), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, t6ota yixelval (rock art, pictographs, petroglyphs), and an extensive 'Ataaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luisefio Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area”. Project documents were provided to the tribe on June 27, 2023, with an offer to meet to discuss the project. A follow up email was sent to the tribe on November 15, 2023. This project was discussed during a meeting held on February 21, 2024, and a site visit was made by Planning and Pechanga on April 24, 2024. During consultation Pechanga provided information that the project was within a landscape identified for an adjacent project. The tribe considers the bedrock milling features situated on the current project to be contributors to the landscape. Because the features will be avoided by project design and will be in an open space area protected from impacts in the future there would not be a physical impact to the features. Consultation was concluded on September 9, 2024.

The consulting tribes expressed concerns that the project has the potential for as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner.

The project will be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made.

CEQA also requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

With the inclusion of mitigation measures to address any potential human remains or unanticipated resources along with requiring a Native American Monitor during grading, impacts to any as yet unidentified resources would be mitigated to a level less than significant.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located partially within a Cal Fire Local Responsibility Area (SRA) and is partially within a very high fire hazard severity zone. Riverside County Ordinance No. 787 Section 5.D states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access to provide adequate width for Fire Department, standards for signs identifying streets, roads and buildings, including blue dot reflectors, and requirements for water pressure and flow to provide adequate water resources.

Conclusion:

- 1. For the reasons discussed above, as well as the information provided in the Initial Study/Mitigated Negative Declaration, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety, or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. Other than the two comment letters on the IS-MND, as of the writing of this report, Planning Staff has received letters of support for the project from the public, which are attached to this staff report, and no letters in opposition or neutral to the project.

The project applicant met with the Tramonte HOA (which is immediately north of the project site and where emergency access is oriented to) through HOA board meetings and other individual coordination meetings. Meetings were also held with the Victoria Grove HOA that is located further west of the site as well as with a formal presentation to the Residents Association of Greater Lake Mathews (RAGLM) in May 2024. Other door knocking and general outreach also occurred earlier this year.

ATTACHMENTS

- A – GIS Exhibits
- B – Tentative Tract Map Exhibits
- C – Off-site Access Agreements
- D – IS/MND
- E – Conditions of Approval

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

F – Public Comment/Support Letters
G – IS/MND Comment Letters and Responses
H – El Sobrante Policy Area Analysis

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2300004, TTM38605

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

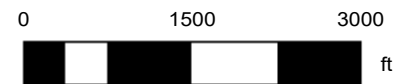
District: 2

Date: 10-7-2024



Zoning Area/District: LAKE MATHEWS

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2300004, TTM38605

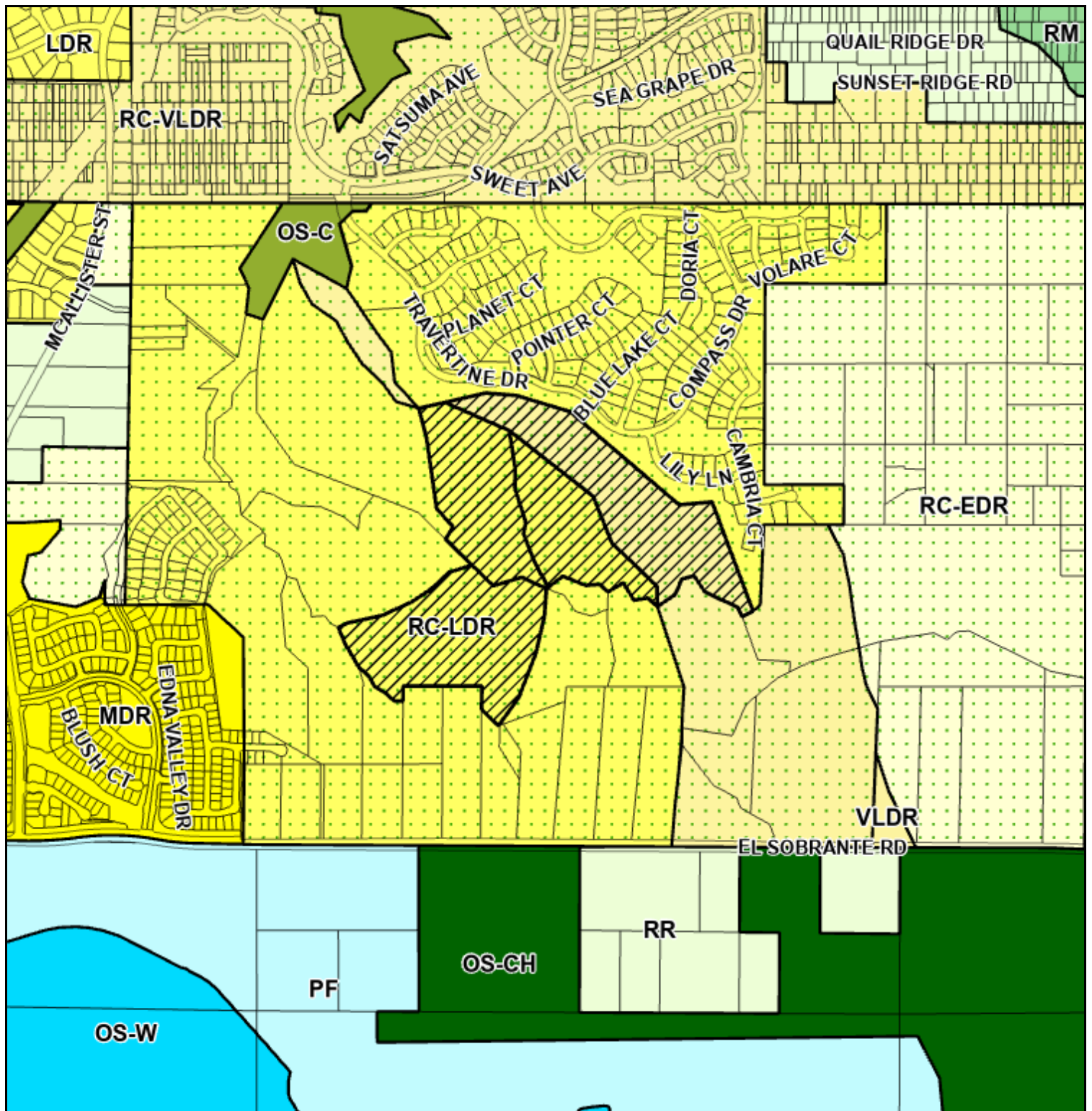
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

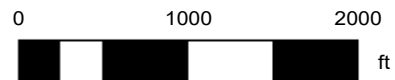
Date: 10-7-2024

Exhibit: 5



Zoning Area/District: LAKE MATHEWS

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2300004, TTM38605

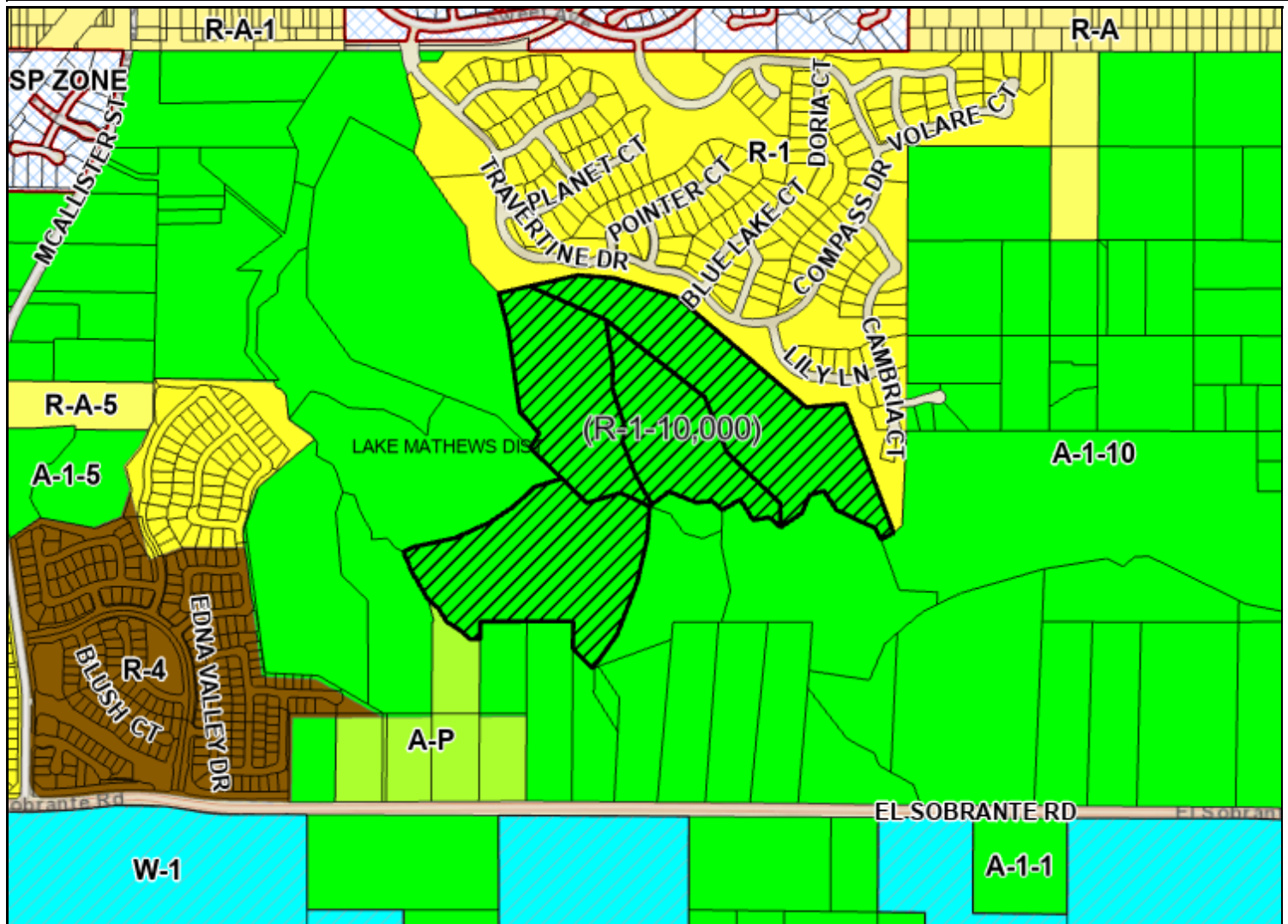
PROPOSED ZONING

Supervisor: KAREN SPIEGEL

Date: 10-7-2024

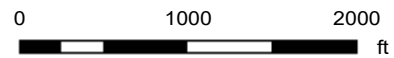
District: 2

Exhibit: 3



Zoning Area/District: LAKE MATHEWS

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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2300004, TTM38605

Supervisor: KAREN SPIEGEL

Date: 10-7-2024

District: 2

LAND USE

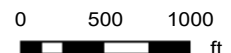
Exhibit: 1



Zoning District: LAKE MATHEWS



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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.
Assistant CEO/TLMA Director



11/19/24, 10:39 am

TTM38605

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38605. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TTM38605) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

TENTATIVE TRACT MAP NO. 38605 is a proposal for a Schedule "A" subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq. ft. and 32 lots for open space, drainage, and slopes.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Tentative Map, Exhibit A, dated 6/27/2024.
Exhibit L (Conceptual Landscape Plan), dated 6/27/2024.
Exhibit F (Fuel Modification Plan), dated 6/27/2024.
Exhibit S (Monument Sign), dated 6/27/2024.
Exhibit W (Walls and Fence), dated 6/27/2024.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 **AND - Federal, State & Local Regulation Compliance (cont.)**

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TTM38605 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TTM38605, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 7 AND - Mitigation Measures

Mitigation Measures from the project's Initial Study-Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Mitigation Measures (cont.)

conclusions, and mitigation measures of the project Initial Study-Mitigated Negative Declaration.

E Health

E Health. 1 DEH-ECP Comments

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, Riverside County Department of Environmental Health – Environmental Cleanup Program (RCDEH-ECP) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 DEH-Water and Sewer

Western Municipal Water District (Western) is the water and sewer provider to this property.

Fire

Fire. 1 Gen - Custom

Fire Department Advisory Conditions

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B, or other approved methods. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3

2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Additionally, hydrants shall be spaced no more than 500 feet apart in any direction so that no point on the street is more than 250 feet from a hydrant. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water construction plan review. Reference CFC 507.5 and CFC Appendix C

3. Tract Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority,

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Gen - Custom (cont.)

the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1

4. Fire Department Access - Fire apparatus access roads shall be provided to within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 24 feet inside radius. (For developments within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. See California Code of Regulations Title 14 Section 1273.04.) The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines

5. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 24 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines

6. Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1

7. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed (660 feet for Very High Fire Hazard Severity Zone and High Fire Hazard Severity Zone areas. 800 feet for Moderate Fire Hazard Severity Zone. 1,320 feet.) Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Guidelines

8. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC 313.2

9. Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **FLOOD HAZARD REPORT (cont.)**

the District may be required.

There is a lack of drainage infrastructure immediately downstream of the project site. In addition, the increase in impervious area proposed with this development could generate an increase in peak flow rates and adversely impact water quality, downstream property owners, and downstream drainage facilities. Increased runoff mitigation will be required to offset such impacts. New construction should comply with all applicable ordinances.

The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points and outlet conditions. All pads should be located outside of the low. If the development of this property would increase the downstream peak flow rates and adversely impact water quality and affect the downstream property owners, increased runoff mitigation shall be required to offset such impact. All new construction should comply with all applicable ordinances.

This site is located within the boundaries of the Southwest Riverside ADP for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading and building permits for this project, whichever occurs first. The current ADP fees are \$4,147 per acre but the fee will be calculated based on the fee in effect at the time of payment.

This project is not associated with any existing any existing or proposed District maintained facilities; therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

Any questions pertaining to this project may be directed to Ava Moussavi at 951-955-4954 or amoussav@rivco.org.

Planning

Planning. 1 **015 - Planning - Landscape Requirement**

Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

015 - Planning - Landscape Requirement (cont.)

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2

015 - PLANNING - LCP Landscape Concept Plan required at project submittal

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36") 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such and include on-site and off-site proposed landscape improvements.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Planning. 3

90 Days to Protest

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications,

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

PDA 8327 Accepted (cont.)

Based upon the previous studies and evaluations for resources within the project area, and due to the lack of any significant subsurface deposits at any of the sites, all of the identified resources were determined to retain no further research potential beyond recording their locations and attributes, which has been completed. Negative subsurface tests provide the foundation from which to state that the potential for buried cultural deposits at all of the sites is unlikely, and no significantly different information would be gathered from further investigations.

At the request of the consulting tribes, bedrock milling feature site P-33-26658 will be placed in open space. In addition, due to concerns of the Native American representatives involved in the project and due to the potential to encounter buried cultural materials during grading, it is recommended that all earth disturbance associated with the development of the project be monitored by an archaeologist and a Native American representative during any grading activity.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3

Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1

Gen - Custom

County Geologic Report GEO No. 240005, submitted for the project TTM38605, was prepared by Leighton and Associates, Inc., and is titled "Geotechnical Due Diligence Evaluation, Propose Highland Grove III Residential Development, Tract 38605, Lake Mathews Area, Riverside County, California", dated September 7, 2023. In addition, Leighton and Associates prepared "Addendum Report #1 - Response to County Review Comments" dated April 22, 2024. This document is herein incorporated as a part of GEO24005.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

Gen - Custom (cont.)

GEO240005 concluded:

1. This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone.
2. The nearest zoned active faults are the Glen Ivy Segment of the Elsinore Fault Zone, located approximately 8.3 miles (13.3 km) southwest of the site and the Chino-Central Avenue Segment of the Elsinore Fault Zone, located approximately 9.0 miles (14.5 km) northwest of the site (Blake, 2000c).
3. No evidence of active or potentially active faults are known nor observed on-site or trending to the project site.
4. The potential for liquefaction or dynamic settlement due to the design earthquake event to affect structures at this site is considered very low.
5. The total settlement to be less than ½ inch and differential settlement to be ¼ inch in 40 feet horizontal distance.
6. Fill slopes up to 45-feet and cut slopes up to 20-feet in height at 2:1 (horizontal to vertical) are anticipated.
7. No evidence of onsite landslides/debris flow was observed during our field investigation.
8. Potential for rockfall due to either erosion or seismic ground shaking is considered possible in areas where boulder outcrops are present.

GEO240005 recommended:

1. Prior to grading, the proposed structural improvement areas (i.e. all structural fill areas, pavement areas, buildings, etc.) of the site should be cleared of surface and subsurface undocumented fill, surficial topsoil, alluvial deposits, and highly weathered bedrock are potentially compressible in their present state and may settle under the surcharge of fills or foundation loading. In areas supporting additional fill soils or structural improvements, these soils should be removed down to competent bedrock material. In general, competent material is considered to be dense granitic bedrock.
2. All cut slopes should be mapped by project geologist to confirm joint configuration do not create a local slope stability concern.
3. Ways to mitigate the potential rock fall hazard are to remove the rocks, partially bury or break the rocks, construct a barrier (a berm, a fence, or a ditch), or create a combination of barriers that remove the kinetic energy of the boulders prior to their causing damage to a residence. If additional loose rocks are exposed during grading, removal, repositioning, embedment or stabilization may be needed to prevent rockfall. Methods to further mitigate the rockfall hazard should be based on further rock stability evaluation and review of rough grading plans.

GEO240005 is hereby approved for Planning purposes associated with TTM38605.

It should be noted that no engineering review of this report or formal review of provided building code information are a part of this review. Analysis of all fill slopes in excess of 30-feet high and/or steeper than 2:1 should be performed prior to issuance of grading permits. Formal review of engineering design and code data will be made by the County of Riverside, as appropriate, at the time of grading and/or building permit submittal to the County. Please email me at djones@rivco.org if you have any questions.

Planning-PAL

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 Gen - Custom (cont.)

paid to the institution.

Planning-PAL. 2 PDP01748 Accepted

County Paleontological Report (PDP) No. 1748, submitted for this case (TTM38605), was prepared by Brian F Smith and Associates, Inc. and is entitled: "Paleontological Resources Assessment for the TR38605 Project, Northern Lake Matthews area, Riverside County, California, TTM38605, APNs 270-070-005, -006, and -007, and 270-160-005," dated May 31, 2023.

PDP01748 concluded: Research has confirmed the presence of Cretaceous gabbro and granodiorite mapped at the project. Paleontological resources do not occur in plutonic rocks such as those mapped at the project; therefore, monitoring for potential paleontological resources during earth disturbance activities is not recommended. A paleontological resource impact mitigation program for the project is not warranted.

PDP01748 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes.

PDP01748 is hereby accepted for TTM38605. A PRIMP shall not be required prior to any grading for this project.

Transportation

Transportation. 1 RCTD-MAP - EIR - Mitigation Measure TRA-1 MM

The following improvements shall be constructed or installed at the intersection of Street A & El Sobrante Road:

_Project to install a stop control on the southbound approach (Street A) to implement a cross-street stop-controlled intersection and construct a shared left-right turn lane.

_Project to construct an eastbound left turn lane with a minimum of 100-feet of storage.

_Street "A" shall be constructed at its ultimate width as a Local roadway (60-foot right-of-way), from El Sobrante Road to the Project's southern boundary, consistent with the County's standards.

_On-site traffic signing and striping should be installed in accordance with the Manual on Uniform Traffic Control Devices (CA MUTCD) and in conjunction with detailed construction plans for the Project site.

_Sight distance at the intersection of Street A & El Sobrante Road shall comply Caltrans and County of Riverside sight distance standards.

Transportation. 2 RCTD-MAP - EIR - Mitigation Measure TRA-2 MM

The developer shall make at fair share contribution for the installation of a traffic signal at the intersection of La Sierra Ave and El Sobrante Road in the amount of 21.7% of total cost of the traffic signal. The total cost of the traffic signal shall be determined by licensed Civil Engineer.

Transportation. 3 RCTD-MAP - General Transportation Condition

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 RCTD-MAP - General Transportation Condition (cont.)

Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

All corner cutbacks shall be applied per Standard No. 805, Ordinance No. 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

All centerline intersections shall be at 90-degrees, plus or minus 5-degrees.

At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 FT tangent, measured from flowline/curb-face to the end of the 50 FT tangent section.

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.1.

The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.

If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <https://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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Transportation

Transportation. 3 RCTD-MAP - General Transportation Condition (cont.)

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance Nos. 460, 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Transportation. 4 TS / Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

La Sierra Avenue (NS) at:

SR-91 WB Ramps

SR-91 EB Ramps

Indiana Avenue (EW)

Victoria Avenue (EW)

McAllister Parkway (EW)

El Sobrante Road (EW)

El Sobrante Road (EW) at:

McAllister Parkway (NS)

Street A (NS)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste Resources

Waste Resources. 1 Waste - General

In order to address potential solid waste impacts and help the County comply with AB 939 (Integrated

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

Waste Management Act) and the California Green Building Standards, through diverting solid waste from landfill disposal, the Riverside County Department of Waste Resources (RCDWR) recommends the following standard conditions be applied to the future project:

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

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50. Prior To Map Recordation

Fire
050 - Fire. 1 ECS MAP Note - Alternate or Secondary Access Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. (Riverside County Ordinance 460 and California Fire Code 503.1.2)

050 - Fire. 2 ECS MAP Note - SRA and LRA VHFHZ Construction ReNot Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: "Structures constructed in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations."

050 - Fire. 3 ECS MAP Note - SRA and LRA VHFHZ Fuel ManagemeNot Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: "Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Additional requirements may be required pursuant to this plan."

050 - Fire. 4 ECS MAP Note - Water Systems Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed, and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 5 Prior to MAP Recordation - Fire Protection Plan Special (Not Satisfied

Prior to MAP Recordation, the Fire Protection Plan and Exhibit shall be updated to include the specific requirements for the fuel modification zone widths, the height and locations of any required radiant heat walls at the Tract perimeter, and any limitations on the number of stories allowed at the perimeter lots or additional construction or sprinkler requirements.

The ECS map must be stamped by the Riverside County Surveyor with notes identifying any and all lots with special construction requirements, set back requirements, additional fire sprinkler requirements, or limitations on the number of stories.

050 - Fire. 6 Prior to MAP Recordation - Hazardous Vegetation and FuNot Satisfied

Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a preliminary Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Contact our office for submittal instructions.

050 - Fire. 7 Prior to MAP Recordation - Water System Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

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50. Prior To Map Recordation

Fire

050 - Fire. 7 Prior to MAP Recordation - Water System (cont.) Not Satisfied

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

"Notice is hereby given that this property is located in the Southwest Riverside Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 2 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 Ag Preserve Cancel Not Satisfied

Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of El Sobrante Agricultural Preserve No. 1, under Agricultural Preserve Case No. 240004 (APD240004). Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "Ag Preserve Cancel"

050 - Planning. 2 AG/DAIRY NOTIFICATION Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 3 CC&R RESIDENTIAL COMMON AREA/USE Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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50. Prior To Map Recordation

Planning

050 - Planning. 3 CC&R RESIDENTIAL COMMON AREA/USE (cont.) Not Satisfied

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development consistent with Ordinance No. 348 Section 8.9.5.C. Provisions shall be made for maintenance of the common and service areas by a corporation, partnership, trust or other legal entity having the right to assess the individual lot owners consistent with Ordinance No. 348 Section 8.95.C."

050 - Planning. 4 ECS NOTE MT PALOMAR LIGHTING Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 5 ECS NOTE RIGHT-TO-FARM Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Lots on this TENTATIVE MAP, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance

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50. Prior To Map Recordation

Planning

050 - Planning. 5 ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied

thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 6 ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 7 FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 8 REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until CZ2300004 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-EPD

050 - Planning-EPD. 1 ECS Preparation Not Satisfied

Prior to the recordation of the final map an Environmental Constraints Sheet shall be prepared. Prior to recording of the final map the draft ECS will be submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval.

The ECS clearly depict all Riparian/Riverine habitat labeled as "Avoided Riparian/Riverine" in Figure 1 of the Addendum to the Determination of Biologically Equivalent or Superior Preservation for the Green Tree Project, written by Glen Lukos Associates and dated June 26, 2024. Riparian/Riverine features that have not been approved for development will be identified as "No Disturbance Areas" on the ECS.

The following notes must be included on the ECS:

- "No permits allowing any grading, construction, or surface alterations shall be issued within the delineated constraint areas without further investigation and/or mitigation as directed by the Environmental Programs Division of the Riverside County Planning Department"
- "No brush clearing, or vegetation removal shall take place within the constrained area"

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 050 - Transportation - Landscape Common Area CCRs (Not Satisfied

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 2 RCTD-MAP - Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure(s).
- (4) Street sweeping.
- (5) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

The Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 RCTD-MAP - Annexation into a Maintenance District (corNot Satisfied water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 3 RCTD-MAP - Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall comply with the following:

_Coordinate with TR36475 (IP150053) and TR36730 (IP210018).

050 - Transportation. 4 RCTD-MAP - Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting plan(s) shall be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461.11. For projects within SCE boundaries use County of Riverside Ordinance No. 461.11, Standard No. 1000. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID pole standard.

050 - Transportation. 5 RCTD-MAP - Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

OFF- SITE ACCESS

An emergency vehicle access road shall be improved from Street G cul-de-sac to existing Travertine Drive with 24 FT of full-width AC pavement, 10 FT concrete trail on the west side and 3 FT of graded shoulder on the east side within a 39 FT access easement per County of Riverside Fire Department requirements.

NOTE:

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 RCTD-MAP - Road Improvements (Plan) (cont.) Not Satisfied

1. Install railing along the 10 FT trail, 6 inches from the west edge of pavement.
2. The crown of the 24 FT pavement shall be 15 FT from the east RW line.
3. Install fence along the east and west easement line prior to steep 2:1 slope.
4. Provide driveway for drainage maintenance access per County Standard No. 206.
5. Provide driveway approach at the connection point to Street G cul-de-sac and existing Travertine Drive per County Standard No. 207. Place emergency access gates at 35 FT from street flowline.

Street A shall be improved from the tract south boundary to El Sobrante Road with 44 FT full-width of AC pavement, within a 66 FT full width dedicated right-of-way, 6 IN curb and gutter, 11 FT concrete sidewalk on the west parkway to meet the County Standard No. 104, Section A.

NOTE:

1. Provide transition in improvements and right of way between local street to enhance local street per 30 mph design speed.
2. Access shall be restricted.
3. Provide driveway for drainage maintenance access per County Standard No. 206.
4. Coordinate with adjacent property owners (APN 270-160-19, APN 270-160-020 & APN 270-160-021) for the street pavement, drainage and right of way. Any necessary road rights-of-way and/or easements need to construct the improvements described above shall be the responsibility of the applicant.
5. TRA-1 MM – Install a stop control on the southbound approach to implement a cross-street stop-controlled intersection and construct a shared left-right turn lane.
6. TRA-1 MM – Sight distance analysis at the intersection of Street A & El Sobrante Road shall comply with Caltrans and County of Riverside sight distance standards.

El Sobrante Road is County-maintained road designated as an Arterial Highway and shall be widened at the offsite Street A intersection with AC Pavement to install the edge of pavement 32 FT from centerline, with a part-width pavement section extending an additional 20 FT beyond centerline, 8 FT graded shoulders, within existing 80 FT full-width dedicated right-of-way in accordance with County Standard No. 106, section A, Ordinance No. 461.11. Modify the full-width pavement and full-width right of way in Standard 106 to 52 FT part-width AC pavement on existing 80 FT full-width right of way. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department.

NOTE:

1. Provide a 12 FT wide x 100 FT left turn lane with 120 FT transition length to be centered along the street centerline.
2. Provide a 12 FT wide x 100 FT right turn lane with 120 transition length.
3. Provide AC pavement and striping transition to join existing per existing 55 mph posted speed.

TRA-2 MM TS Signal Fair Share

The developer shall make share contribution for the installation of a traffic signal at the intersection of La Sierra Avenue and El Sobrante Road in the amount of 21.7% of total cost of traffic signal. The total cost of the traffic signal shall be determined by licensed Civil Engineer.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 RCTD-MAP - Road Improvements (Plan) (cont.) Not Satisfied
FULL-WIDTH

Street A shall be improved from Street G to the Tract's south boundary with 40 FT full-width of AC pavement, within a 60 FT full width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk per the County Standard No. 105A, Section A.

NOTE:

1. Install 10 FT sidewalk and railing behind the south and west curb for multipurpose trail per Standard 401. Modify the south & west sidewalk in the Standard No. 105A and Standard 401 to 10 FT sidewalk. Refer to County Standard 405 for multipurpose trail and split rail PVC fence.

Street G shall be improved with 40 FT full-width of AC pavement, within a 60 FT full width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk per the County Standard No. 105A, Section A.

NOTE:

1. Install 10 FT sidewalk and railing behind the west curb for multipurpose trail per Standard 401. Modify the west sidewalk in the Standard No. 105A and Standard 401 to 10 FT sidewalk. Refer to County Standard 405 for multipurpose trail and split rail PVC fence.

Street A and Street C shall be improved along the park Lot 196 with 44 FT full-width of AC pavement, within a 66 FT full width dedicated right-of-way, 6 in curb and gutter, 11 FT sidewalk along the park frontage and 5 FT sidewalk along residential lots per the County Standard No. 104, Section A.

Interior Local Streets shall be improved with 40 FT full-width of AC pavement, within a 60 FT full width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk at right of way adjacent per the County Standard No. 105A, Section A.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

050 - Transportation. 6 RCTD-MAP Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval from the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 in x 36 in).

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 TS/Fair Share (cont.) Not Satisfied
to the following intersection:

La Sierra Avenue (NS) at El Sobrante Road (EW)

The traffic study has determined the project's fair share of the deficiency is 21.7%. The project shall pay its fair share towards the future construction of:

- Traffic Signal

Note: The project may volunteer fair share contribution of up to 30.3%.

La Sierra Avenue (NS) at McAllister Parkway (EW)

The traffic study has determined the project's fair share of the deficiency is 13.1%. The project shall pay its fair share towards the future construction of:

- Extension of the southbound left turn storage to 400 feet

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 12 TS/Geometrics Not Satisfied

The intersection of El Sobrante Road (EW) at Street A (NS) shall be improved to provide the following geometrics:

- Southbound: one left-turn lane, one right-turn lane (stop-control)
- Eastbound: one left-turn lane (100 feet storage), one through lane
- Westbound: one shared through-right lane

NOTE: The following exhibit(s) may be required as part of the review of the street improvements plans.

- Truck turning template, sight distance, curb ramp and accessibility, and/or trail. The design of the street and intersection(s) shall address any conflicts that may arise from these exhibits, including those issues related to safety.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

60. Prior To Grading Permit Issuance

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off-site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

All lot-to-lot drainage shall be placed within a recorded easement.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

E Health

060 - E Health. 1 DEH- Health Clearance Not Satisfied

Prior to permit issuance existing wells and OWTS to be destroyed under permit with DEH-Landuse Riverside. 951.955.8980

Fire

060 - Fire. 1 Hazardous Vegetation and Fuel Management Plan Not Satisfied

Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Final Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Contact our office for submittal instructions.

060 - Fire. 2 Water System Plans Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

TTM 38605 is located within the boundaries of the Southwest Riverside Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 ADP Fee - Map (cont.) Not Satisfied
Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 Ag Preserve Cancel Not Satisfied
Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of El Sobrante Agricultural Preserve No. 1, under Agricultural Preserve Case No. 240004 (APD240004). Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "Ag Preserve Cancel"

060 - Planning. 2 CEQA Filing Not Satisfied
Prior to grading permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

060 - Planning. 3 FEE BALANCE Not Satisfied
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4 HILLSIDE DEVELOPMENT STANDARDS Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 5 REQUIRED APPLICATIONS Not Satisfied
No grading permits shall be issued until CZ2300004 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 6 Residential Pad Area Not Satisfied
Pursuant to the El Sobrante Policy Area, the minimum residential lot pad area shall be maintained at 8,000 square feet. This shall be noted and/or a table provided on the grading plans to clearly show compliance with this requirement.

060 - Planning. 7 SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 95.96 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 SKR FEE CONDITION (cont.) Not Satisfied
modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 8 SLOPE GRADING TECHNIQUES Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:
1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied
Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 ECS Sheet (Cultural) Not Satisfied
Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) P-33-026658 and the requirements for avoidance of CULTURAL LOT D . In addition, a permanent space within this area will be predetermined and designated on a confidential map for reburial of any artifacts that will be impacted and/or discovered during grading.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 Conservation Easement (cont.) Not Satisfied

Prior to the issuance of a grading permit, a conservation easement must be recorded over any Riparian/Riverine habitat that will not be permanently impacted as delineated in Figure 1 of the Addendum to the Determination of Biologically Equivalent or Superior Preservation for the Green Tree Project, written by Glen Lukos Associates and dated June 26, 2024. The Conservation easement should be recorded in favor of a qualified wildlife habitat maintenance organization approved by CDFW and should name both CDFW and the U.S. Fish and Wildlife Service as third-party beneficiaries. Funding for long term maintenance of the mitigation habitat would need to be provided to the habitat maintenance organization.

060 - Planning-EPD. 5 Habitat Mitigation and Monitoring Plan Not Satisfied

Prior to the issuance of any grading permits the applicant must provide EPD with a Habitat Mitigation and Monitoring Plan (HMMP) that has been approved by pertinent regulatory agencies. The HMMP must summarize mitigation and monitoring activities as proposed in the Determination of Biologically Equivalent or Superior Preservation written by Glenn Lukos Associates Inc. dated March 2024 along with the Addendum to the Determination of Biologically Equivalent or Superior Preservation written by Glenn Lukos Associates Inc. and dated June 26, 2024.

060 - Planning-EPD. 6 MBTA Clearance Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds.

Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6 MBTA Clearance (cont.) Not Satisfied

All reports submitted to EPD must be submitted directly by the project's Consulting Biologist or Biological monitor through the Riverside County PLUS Online Portal.

060 - Planning-EPD. 7 Permanent Fence Plan Not Satisfied

Prior to the issuance of any grading permits plans for a permanent fence to protect undisturbed Riparian/Riverine features will be submitted to EPD for Review and approval. The permanent fence must protect Riparian/Riverine features that will not be impacted by approved project development as depicted in the MSHCP Riparian/Riverine Map included in the Determination of Biologically Equivalent or Superior Preservation, written by Glenn Lukos and dated March 2024. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals, illegal trespass or dumping. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height.

The permanent fence plan must include a Biological Sound Wall as described in the TTM38605 Biological Sound Wall Exhibit in Appendix C of the Determination of Biologically Equivalent or Superior Preservation written by Glenn Lukos and dated March 2024.

The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the Riparian/Riverine habitat.

060 - Planning-EPD. 8 Streambed Alteration Permits Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that any necessary permits allowing for impacts to jurisdictional waters have been obtained. This may include a Lake or Streambed Alteration Agreement pursuant to Fish and Game Code section 1602 from the California Department of Fish and Wildlife, a 401 Certification from the Regional Water Quality Control Board, and a 404 permit from the U.S. Army Corp of Engineers.

If the agencies determine no permits are required, the applicant shall provide evidence of communication to that effect from the agencies.

060 - Planning-EPD. 9 Temporary Fencing Not Satisfied

Prior to the issuance of any grading permits a temporary fence must be erected to protect any Riparian/Riverine features that will not be disturbed by the approved project development as depicted in the MSHCP Riparian/Riverine Map included in the Determination of Biologically Equivalent or Superior Preservation, written by Glenn Lukos and dated March 2024. The temporary fence must be installed under the supervision of the Biological Monitor and must effectively protect Riparian/Riverine habitat from any potential impacts. The temporary fence must be installed outside of any jurisdictional limits.

An EPD Biologist will conduct a site visit to ensure the temporary fence has been properly installed and achieves the goal of protecting Riparian/Riverine habitat.

060 - Planning-EPD. 10 Temporary Sound Wall Not Satisfied

Prior to conducting any grading or noise-generating Project-related disturbance that may exceed 60 dBA, a temporary noise-attenuating wall will be erected along portions of the Project boundary that occur within 100 meters of the occupied portion of drainage courses of occupied habitat for Least

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 10 Temporary Sound Wall (cont.) Not Satisfied
Bell's Vireo.

This condition implements mitigation measure Bio-2.

Planning-GEO

060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 Not Satisfied

Prior to issuance of grading permits, the Director of the Riverside County Building and Safety Division (or his/her designee) shall verify that all of the recommendations given in the Project's May 25, 2018 "Updated Preliminary Geotechnical Investigation" by AGS and the September 7, 2023 Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area by Leighton, are incorporated into the construction and grading plans as may be applicable. The recommendations shall include, but not be limited to the following:

- Perform earthwork in accordance with the General Earthwork and Grading Specifications in Appendix D of Technical Appendix D. The recommendations contained in Appendix D of Technical Appendix D, are general grading specifications provided for typical grading projects and some of the recommendations may not be strictly applicable to the proposed Project. The specific recommendations contained in the text of this report shall supersede the general recommendations in Appendix D of Technical Appendix D.

The contract between the Project Applicant and earthwork contractor shall be worded such that it is the responsibility of the contractor to place fill properly in accordance with the recommendations of the Geotechnical Report, the specifications in Appendix D of the Geotechnical Report, applicable County Grading Ordinances, notwithstanding the testing and observation of the geotechnical consultant during construction.

- Existing vegetation, trash, debris, and other deleterious materials shall be removed and wasted from the site prior to commencing removal of unsuitable soils and placement of compacted fill materials. Additionally, all pre-existing foundations elements, standpipes, irrigation lines, and utility conduits shall be removed and wasted off-site. Concrete can be placed in the fill provided it is broken down into pieces smaller than 12 inches (largest dimension). Cesspools and septic systems shall be properly removed and/or backfilled in accordance with the local governing agency.

Soil, undocumented fills, alluvium, weathered portions of the older alluvium, and bedrock shall be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements. The resulting undercuts shall be replaced with engineered fill. It shall be noted that local variations can be expected requiring an increase in the depth of removal for unsuitable and weathered deposits. The extent of removals can best be determined in the field during grading when observation and evaluation can be performed by the soil engineer and/or engineering geologist. Removal bottoms shall expose saturated ($S > 85\%$) alluvium, very old alluvial fan deposit, and/or bedrock. The removal bottom shall be observed and mapped by the engineering geologist prior to fill placement. Although unlikely, if removals are completed to saturated alluvium or older alluvium, it will require monitoring of time-dependent settlement.

- Where design grades and/or remedial grading activities create a cut/fill transition, the cut and shallow fill portions of the building pad shall be overexcavated a minimum depth of three

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60. Prior To Grading Permit Issuance

Planning-GEO

060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied
(3) feet and replaced to design grade with compacted fill. Lots anticipated to require replacement fills due to cut/fill transitions are indicated with a © on the enclosed plans.

All undercuts shall be graded such that a gradient of at least one (1) percent is maintained toward deeper fill areas or the front of the pad. The entire pad area of these lots shall be undercut. Replacement fills shall be compacted to project specifications.

In order to facilitate foundation trenching and future homeowner improvements, it is recommended that all cut lots be overexcavated at least three (3) feet and capped with "select" material. Deeper undercuts are recommended in front yard areas in order to facilitate service utility construction. Lots anticipated to require replacement fills due to hard rock conditions are indicated with an ® on the enclosed plans. This undercut shall have a minimum one (1) percent gradient toward the front of the lots to allow for potential subsurface drainage. "Select" replacement material shall be eight (8) inch minus and be compacted to project specifications.

In order to reduce the differential settlement potential on lots with steep fill or cut/fill transitions, or highly variable fill thickness, the cut or shallow fill portion of steep transitions shall be overexcavated to a depth equal to one-third (1/3) the deepest fill section within the lot to a maximum thickness of seventeen (17) feet. As an alternative to overexcavation on steep cut and cut/fill transition lots founded in hard rock, foundation design combined with increased compaction criteria can be considered. By increasing the compaction of the fill, differential settlement can be reduced.

It is suggested that the street areas with design cut or shallow fill located in the hard bedrock areas be overexcavated a minimum of one (1) feet below the deepest utility and replaced with compacted, eight- (8) inch minus, select soils. This will facilitate the use of conventional trenching equipment for utility construction.

Where cast-in-place pipe (CIPP) is proposed, selective grading will be required. Besides a maximum rock size of 3-inches, select soils consisting of soil types SC and SM soil types are generally recommended for the "pipe zone" area where CIPP will be used. Selective grading in these areas shall be anticipated.

- Removals of unsuitable soils will be required prior to fill placement along the grading limit. A 1:1 projection, from toe of slope or grading limit, outward to competent materials shall be established, when possible. Where removals are not possible due to grading limits, property line or easement restrictions, removals shall be initiated at the grading boundary (property line, easement, grading limit or outside the improvement) at a 1:1 ratio inward to competent materials. This reduced removal criteria shall not be implemented prior to review by the Geotechnical Consultant and approval by the Owner. Where this reduced removal criteria is implemented, special maintenance zones may be necessary. These areas, if present, will need to be identified during grading. Alternatively, grading limits can be initiated offsite.
- Close geologic inspection shall be conducted during grading to observe if soil and geologic conditions differ significantly from those anticipated. Should field conditions dictate, modifications to the recommendations presented herein may be necessary and shall be based upon conditions exposed in the field during grading.

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60. Prior To Grading Permit Issuance

Planning-GEO

060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

- Proposed cut slopes have been designed at slope ratios of 2:1 (horizontal to vertical). The highest proposed cut slope is approximately 45 feet. It is anticipated that slopes excavated in hard rock will be stable to the proposed heights. Stability calculations supporting this conclusion are presented on Plates D-1 through D-3. Rockfall issues can develop when large cut slopes are designed. However, unattached rounded boulders are not found frequently within the site and the site vicinity. Possible mitigations for any adverse rock fall conditions could include dedicated impact zones at the toe of slope, catchment fencing, and other restraints. All cut slopes shall be observed by the engineering geologist during grading. Modifications to the recommendations presented herein may be necessary and shall be based upon conditions exposed in the field at the time of grading.

If conditions exposed during grading necessitate the need for stabilization fills, then the backcuts for stabilization fills shall be made no steeper than 1:1 (horizontal to vertical). Shallower backcuts may be required if conditions dictate. Final determination shall be made in the field by the project geologist. All stabilization fills will require backdrain systems as shown on Detail 3 of Appendix E to Technical Appendix D. Additional backdrains could be required in backcuts where geologic contacts daylight in the backcut. Terrace drains and benches shall be constructed on cut slopes in accordance with the County of Riverside Grading Ordinance.

- Fill slopes are designed at ratios of 2:1 (horizontal to vertical) or flatter. The highest design fill slopes are approximately 44 feet. Fill slopes, when properly constructed with onsite materials, are expected to be grossly and surficially stable as designed. Stability calculations are presented on Plates D-4 through D-6. Fill slopes constructed at 2:1 ratios or flatter can be expected to perform satisfactorily when properly constructed with onsite materials and maintained as described in Appendix E of Technical Appendix D. Marginal surficial stability may exist if slopes are not properly maintained or are subjected to inappropriate irrigation practices. Slope protection and appropriate landscaping will improve surficial stability and shall be considered.

Keyways shall be constructed at the toe of all fill slopes toeing on existing or cut grade. Fill keys shall have a minimum width equal to fifteen (15) feet or one-half (1/2) the height of ascending slope, whichever is greater. Where possible, unsuitable soil removals below the toe of proposed fill slopes shall extend outward from the catch point of the design toe at a minimum 1:1 projection to an approved cleanout as shown on Detail 5. Backcuts shall be cut no steeper than 1:1 or as recommended by the geotechnical engineer. Terrace drains and benches shall be constructed on fill slopes in accordance with the County of Riverside Grading Ordinance.

- Where possible, skin fills or thin fill sections against natural slopes shall be avoided. If skin fill conditions are identified in the field or are created by remedial grading, it is recommended that a backcut and keyway be established such that a minimum fill thickness equal to one-half (1/2) the remaining slope height [not less than fifteen (15) feet] is provided for all skin fill conditions. This criterion shall be implemented for the entire slope height. Back-drains may be required at the heel of skin fills and would be designed based upon exposed conditions.

- Several fill over cut slopes are proposed. For fill over cut slopes, the fill portion shall not be constructed until the cut portion of the slope has been cut to finish grade. The materials and geologic structure exposed along the cut slope will be evaluated for: 1) suitability as a

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60. Prior To Grading Permit Issuance

Planning-GEO

060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

foundation medium; 2) suitability for receiving compacted fill; and 3) surficial and gross stability. Once the cut portion of the slope has been evaluated, it will be released for construction of the fill key or recommendations for further remedial grading will be provided. If it is determined that the exposed materials require remediation, the slope would then become a stabilization fill and shall be constructed as discussed in the protocol for cut slopes.

- The surficial stability of 2:1 cut, and fill slopes have been analyzed, and the analysis presented in Appendix D of Technical Appendix D indicates a factor-of-safety in excess of code minimums. When fill and cut slopes are properly constructed and maintained, satisfactory performance can be anticipated although slopes will be subject to erosion, particularly before landscaping is fully established.
- Temporary backcuts shall be laid back at gradients no steeper than 1:1 to heights of up to 10 feet, and 1½:1 (horizontal:vertical) for heights greater than 10 feet. Flatter backcuts may be necessary where geologic conditions dictate and where minimum width dimensions are to be maintained.

Care shall be taken during remedial grading operations in order to minimize risk of failure. Should failure occur, complete removal of the disturbed material will be required. In consideration of the inherent instability created by temporary construction of backcuts, it is imperative that grading schedules be coordinated to minimize the unsupported exposure time of these excavations. Once started these excavations and subsequent fill operations shall be maintained to completion without intervening delays imposed by avoidable circumstances. In cases where five-day workweeks comprise a normal schedule, grading shall be planned to avoid exposing at-grade or near-grade excavations through a non-work weekend. Where improvements may be affected by temporary instability, either on or offsite, further restrictions such as slot cutting, extending work days, implementing weekend schedules, and/or other requirements considered critical to serving specific circumstances may be imposed.

- All temporary slope excavations, including front, side and backcuts, and all cut slopes shall be mapped to verify the geologic conditions that were modeled prior to grading are consistent with the exposures during the grading. It is likely that slope stability analyses and designed keyways may have to be modified based on conditions exposed during grading.
- Six- (6) and eight- (8) inch diameter canyon subdrains are recommended along the deeper canyons on the project. The drains are to be placed along the lowest alignment of canyon removals to intercept, transport, and dispose of infiltrating water. The diameter and approximate locations of proposed subdrains are shown on Plates 1 through 4. Final determination of drain locations will be made in the field, based on exposed conditions. Drains shall be constructed in accordance with the details shown on Details 1 and 2.

Heel drains will be required for all stabilization fill keyways and fill-over-cut keyways. Heel drains shall be constructed in accordance with the details shown on Detail 3.

Due to the fractured nature of the bedrock, it is common for post-grading irrigation runoff to surface on cut slopes. Consideration shall be given to placing a toe drain on all major cut slopes in order to provide drainage for possible future nuisance water on the cut slopes.

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Planning-GEO

060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

Subdrains on the cut slope face may be required if nuisance water surfaces on the slope face during grading. These drains may be tied into the toe drain if it is installed, or if no toe drains are installed, it will need to be tied to adjacent canyon subdrains or the storm drain system.

- Seepage, when encountered during grading, shall be evaluated by the Geotechnical Consultant. In general, seepage is not anticipated to adversely affect grading. If seepage is excessive, remedial measures such as horizontal drains or under drains may need to be installed. No groundwater or seepage was encountered during the investigation; therefore, seepage is not expected.
- Fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent as determined by ASTM Test Method: D 1557. All fill to be placed below fifty (50) feet from ultimate grade and/or below subdrains shall be compacted to at least 93 percent of maximum dry density. Care shall be taken that the ultimate grade be considered when determining the compaction requirements for disposal fill and "super pad" areas. Compaction shall be achieved at slightly above the optimum moisture content, and as generally discussed in the attached Earthwork Specifications.
- Removal bottoms, canyon subdrains, fill keys, backcuts, backdrains and their outlets shall be observed by the engineering geologist and/or geotechnical engineer and documented by the civil engineer prior to fill placement.

At the completion of removals, the exposed bottom shall be scarified to a depth of approximately 8 to 12 inches, moisture conditioned to above optimum moisture content and compacted in-place to the standards set forth in this report.

After removals, scarification, and compaction of in-place materials are completed, additional fill may be placed. Fill shall be placed in thin lifts [eight- (8) inch bulk], moisture conditioned to slightly above the optimum moisture content, mixed, compacted, and tested as grading progresses until final grades are attained.

- Where the natural slope is steeper than 5-horizontal to 1-vertical and where determined by the Geotechnical Consultant, compacted fill material shall be keyed and benched into competent materials.
- In order to provide thorough moisture conditioning and proper compaction, processing (mixing) of materials is necessary. Mixing shall be accomplished prior to, and as part of the compaction of each fill lift.
- Fill slopes may be constructed by preferably overbuilding and cutting back to the compacted core or by back-rolling and compacting the slope face. The following recommendations shall be incorporated into construction of the proposed fill slopes.

Care shall be taken to avoid spillage of loose materials down the face of any slopes during grading. Spill fill will require complete removal before compaction, shaping, and grid rolling.

Seeding and planting of the slopes shall follow as soon as practical to inhibit erosion and deterioration of the slope surfaces. Proper moisture control will enhance the long-term stability of the finish slope surface.

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60. Prior To Grading Permit Issuance

Planning-GEO

060 - Planning-GEO. 1

Geo Report Recommendations - MM GEO-1 (cont.)

Not Satisfied

- Fill slopes shall be overfilled to an extent determined by the contractor, but not less than 2 feet measured perpendicular to the slope face, so that when trimmed back to the compacted core, the compaction of the slope face meets the minimum project requirements for compaction.

Compaction of each lift shall extend out to the temporary slope face. The sloped shall be back-rolled at fill intervals not exceeding 4 feet in height unless a more extensive overfilling is undertaken.

- As an alternative to overbuilding the fill slopes, the slope faces may be back-rolled with a heavy-duty loaded sheepsfoot or vibratory roller at maximum 4-foot fill height intervals. Back-rolling at more frequent intervals may be required. Compaction of each fill shall extend to the face of the slope. Upon completion, the slopes shall be watered, shaped, and track-walked with a D-8 bulldozer or similar equipment until the compaction of the slope face meets the minimum project requirements. Multiple passes may be required.
- Oversized rock material [i.e., rock fragments greater than eight (8) inches] will be produced during the excavation of the design cuts and undercuts. Provided that the procedure is acceptable to the developer and governing agency, this rock may be incorporated into the compacted fill section to within three (3) feet of finish grade within residential areas and to two (2) foot below the deepest utility in street and house utility connection areas. Maximum rock size in the upper portion of the hold-down zone is restricted to eight (8) inches. Disclosure of the above rock hold-down zone shall be made to prospective homebuyers explaining that excavations to accommodate swimming pools, spas, and other appurtenances will likely encounter oversize rock [i.e., rocks greater than eight (8) inches] below three (3) feet. Rocks in excess of eight (8) inches in maximum dimension may be placed within the deeper fills, provided rock fills are handled in a manner described below. In order to separate oversized materials from the rock hold-down zones, the use of a rock rake may be necessary.

Rock blankets consisting of a mixture of gravel, sand and rock to a maximum dimension of two (2) feet may be constructed. The rocks shall be placed on prepared grade, mixed with sand and gravel, watered, and worked forward with bulldozers and pneumatic compaction equipment such that the resulting fill is comprised of a mixture of the various particle sizes, contains no significant voids, and forms a dense, compact, fill matrix.

- Rock blankets may be extended to the slope face provided the following additional conditions are met: 1) no rocks greater than twelve (12) inches in diameter are allowed within six (6) horizontal feet of the slope face; 2) 50 percent (by volume) of the material is three-quarter- (3/4) inch minus; and 3) bankrolling of the slope face is conducted at four- (4) foot vertical intervals and satisfies project compaction specifications.

Rocks to maximum dimension of four (4) feet may be placed in windrows in deeper fill areas. The base of the windrow shall be excavated an equipment-width into the compacted fill core with rocks placed in single file within the excavation. Sands and gravels shall be added and thoroughly flooded and tracked until voids are filled. Windrows shall be separated horizontally by at least fifteen (15) feet of compacted fill, be staggered vertically, and separated by at least four (4) vertical feet of compacted fill. Windrows shall not be placed within ten (10) feet of finish

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Planning-GEO

060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied
grade, within two (2) vertical feet of the lowest buried utility conduit in structural fills, or within fifteen (15) feet of the finish slope surface unless specifically approved by the developer, geotechnical consultant, and governing agency.

Rocks in excess of four (4) feet, but no greater than eight (8) feet may be buried in the compacted fill mass on an individual basis. Rocks of this size may be buried separately within the compacted fill by excavating a trench and covering the rock with sand/gravel, and compacting the fines surrounding the rock. Distances from slope face, utilities, and building pad areas (i.e., hold-down depth) shall be the same as windrows.

Prior to implementation, the grading contractor shall consider the amount of available rock disposal volume afforded by the design when excavation techniques and grading logistics are formulated. Rock disposal techniques shall be discussed and approved by the geotechnical consultant and developer.

- Haul roads, ramp fills, and tailing areas shall be removed prior to placement of fill.
- Import materials, if required, shall have similar engineering characteristics as the onsite soils, and shall be approved by the soil engineer at the source prior to importation to the site.
- All utility trenches shall be shored or laid back in accordance with applicable OSHA standards. Excavations in bedrock areas shall be made in consideration of underlying geologic structure. The project geotechnical consultant shall be consulted on these issues during construction.

Mainline and lateral utility trench backfill shall be compacted to at least 90 percent of maximum dry density as determined by ASTM D1557. Onsite soils will not be suitable for use as bedding material but will be suitable for use in backfill, provided oversized materials are removed. No surcharge loads shall be imposed above excavations. This includes spoil piles, lumber, concrete trucks, or other construction materials and equipment. Drainage above excavations shall be directed away from the banks. Care shall be taken to avoid saturation of the soils.

Compaction shall be accomplished by mechanical means. Jetting of native soils will not be acceptable. Under-slab trenches shall also be compacted to project specifications. If native soils are used, mechanical compaction is recommended. If select granular backfill (SE> 30) is used, compaction by flooding will be acceptable. The soil engineer shall be notified for inspection prior to placement of the membrane and slab reinforcement.

- Precise building products, loading conditions, and locations are not currently available. It is expected that for typical one to three story residential products and loading conditions (1 to 3 ksf for spread and continuous footings), conventional shallow slab-on-grade foundations will be utilized in areas with low expansive and shallow fill areas (<50 feet).

Upon the completion of rough grading, finish grade samples shall be collected and tested to develop specific recommendations as they relate to final foundation design recommendations for individual lots. These test results and corresponding design recommendations shall be presented in a Final Rough Grading Report.

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Planning-GEO

060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

It is anticipated that the as-graded near-surface soils could vary from "very low" to "medium" in expansion potential with the majority of the lots consisting of "very low" to "low."

- It is anticipated that wood-frame residential structures with shallow foundations will be constructed for this Project. Detailed structural plans, loading conditions and structural sittings are not currently available; however, it can be expected that residential structures can be supported on conventional shallow foundations with slab-on-grade or post-tensioned slab/foundation systems. The design of foundation systems shall be based on as-graded conditions as determined after grading completion. The following values may be used in preliminary foundation design:

Allowable Bearing: 2,000 lbs./sq.ft. (assuming a minimum embedment depth of 12 inches and a minimum width of 12 inches).

Lateral Bearing: 350 lbs./sq.ft. per foot of depth to a maximum of 2,000 lbs./sq.ft. (based on level conditions at the toe) 150 lbs./sq.ft. per foot of depth to a maximum of 1,500 lbs./sq.ft. (based on descending 2:1 slope at the toe)

Sliding Coefficient: 0.35

The above values may be increased as allowed by Code to resist transient loads such as wind or seismic. Building code and structural design considerations may govern. Depth and reinforcement requirements shall be provided by the structural engineer.

- Based upon the observed soil conditions, the expansion potential categories for the building pads are anticipated to range from "Very Low" to "Low". Conventional foundation systems shall be designed in accordance with 2016 CBC guidelines and recommendations provided in Table 8.2.1 of Technical Appendix D.
- Post-tensioned foundations may be designed using the values provided in Table 8.2.2 of Technical Appendix D. For preliminary estimating purposes, post-tensioned foundations shall be designed assuming "Low" expansion potential. However, final post-tensioned foundations design recommendations shall be based on as-graded conditions.

Design and construction of post-tensioned foundations shall be undertaken by firms experienced in this field. It is the responsibility of the foundation design engineer to select the design methodology and properly design the foundation system for site-specific soils conditions. The slab designer shall provide deflection potential to the Project architect/structural engineer for incorporation into the design of the structure.

- In addition to the potential effects of expansive soils, the proposed residential structures in shallow fills (fill depth less than 50 feet) shall be designed for a total settlement of 3/4 inch and differential settlement 3/8 inch in twenty (20) feet. Residential structures on deep fills (fill depth greater than 50 feet) shall be designed for a total settlement of 1-inch and differential settlement 1/2 inch in twenty (20) feet.
- Isolated footings outside the structure footprint shall be tied with grade beams to the structure in two orthogonal directions.

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Planning-GEO

060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

- In addition to the potential effects of expansive soils, the proposed residential structures in shallow fills (fill depth less than 50 feet) shall be designed for a total settlement of 3/4- inch and differential settlement 3/8 inch in twenty (20) feet. Residential structures on deep fills (fill depth greater than 50 feet) shall be designed for a total settlement of 1-inch and differential settlement 1/2 inch in twenty (20) feet.
- It is generally recognized that improvements constructed in proximity to natural slopes or properly-constructed slopes can, over a period of time, be affected by natural processes including gravity forces, weathering of surficial soils, and long-term (secondary) settlement. In accordance with the 2016 CBC guidelines, where foundations for residential structures are to exist in proximity to slopes, the footings should be embedded to satisfy the requirements presented in Figure 4 of Technical Appendix D.
- The geotechnical consultant shall observe footing excavations. Spoils from the footing excavations shall not be placed on slab-on-grade areas unless the soils are properly compacted. The footing excavations shall not be allowed to dry back and shall be kept moist until concrete is poured. The excavations shall be free of all loose and sloughed materials, be neatly trimmed, and moisture conditioned at the time of concrete placement.
- A grade beam reinforced continuously with the garage footings shall be constructed across the garage entrance, tying together the ends of the perimeter footings and between individual spread footings. This grade beam shall be embedded at the same depth as the adjacent perimeter footings. A thickened slab, separated by a cold joint from the garage beam, shall be provided at the garage entrance. The thickened edge shall be a minimum of 6 inches deep.
- A moisture and vapor retarding system shall be placed below the slabs-on-grade in portions of the structure considered to be moisture sensitive. The retarder shall be of suitable composition, thickness, strength and low permeance to effectively prevent the migration of water and reduce the transmission of water vapor to acceptable levels. Historically, a 10-mil plastic membrane, such as Visqueen, placed between 1 to 4 inches of clean sand, has been used for this purpose. More recently Stego® Wrap or similar underlayments have been used to lower permeance to effectively prevent the migration of water and reduce the transmission of water vapor to acceptable levels. The use of this system or other systems, materials or techniques can be considered, at the discretion of the designer, provided the system reduces the vapor transmission rates to acceptable levels.
- Retaining wall foundations shall be supported on compacted fill and may be designed in accordance with the recommendations provided in the Preliminary Foundation Design Recommendations, included above and in Technical Appendix D. When calculating lateral resistance, the upper 12 inches of soil cover shall be ignored in areas that are not covered with hardscape. Retaining wall footings shall be designed to resist the lateral forces by passive soil resistance and/or base friction as recommended for foundation lateral resistance.

Retaining walls shall be designed to resist earth pressures presented in Table 8.1.3 of Technical Appendix D. When calculating lateral resistance, the upper 12 inches of soil cover shall be ignored in areas that are not covered with hardscape. Retaining wall footings shall be designed to resist the lateral forces by passive soil resistance and/or base friction as

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060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied
recommended for foundation lateral resistance.

Retaining walls shall be designed to resist earth pressures presented in Table 8.1.3 of Technical Appendix D. These values assume that the retaining walls will be backfilled non-expansive free draining materials (Sand Equivalent of 20 or better and an Expansion Index of 20 or less). Most of the materials onsite are considered free-draining and will be suitable for placement behind these walls. If non-free draining materials are utilized, revised values will need to be provided to design the retaining walls. Retaining walls shall be designed to resist additional loads such as construction loads, temporary loads, and other surcharges as evaluated by the structural engineer.

In addition to the above static pressures, retaining walls supporting more than 6 feet of backfill height shall be designed to resist seismic loading as required by the 2016 CBC. The seismic load can be modeled as a thrust load applied at a point $0.6H$ above the base of the wall, where H is equal to the height of the wall. The seismic load (in pounds per lineal foot of wall) is represented by the following equation:

$$P_e = \frac{3}{8} \cdot \gamma \cdot H^2 \cdot k_h$$

Where: P_e = Seismic thrust load H = Height of the wall (feet)
 γ = soil density = 130 pounds per cubic foot (pcf) k_h = seismic pseudostatic coefficient = $0.5 \cdot PGAM$

The site-specific peak horizontal ground acceleration (PGAM) is provided in Section 5.7.5 of Technical Appendix D. Walls shall be designed to resist the combined effects of static pressures and the above seismic thrust load.

The foundations for retaining walls of appurtenant structures structurally separated from the building structure may bear on properly compacted fill. Retaining wall footings shall be designed to resist the lateral forces by passive soil resistance and/or base friction as recommended for foundation lateral resistance. To relieve the potential for hydrostatic pressure wall backfill shall consist of a free draining backfill (sand equivalent "SE" >20) and a heel drain shall be constructed. The heel drain shall be placed at the heel of the wall and should consist of a 4-inch diameter perforated pipe (SDR35 or SCHED 40) surrounded by 4 cubic feet of crushed rock (3/4-inch) per lineal foot, wrapped in filter fabric (Mirafi® 140N or equivalent) as shown in Figure 5 of Technical Appendix D.

Proper drainage devices shall be installed along the top of the wall backfill, which shall be properly sloped to prevent surface water ponding adjacent to the wall. In addition to the wall drainage system, for building perimeter walls extending below the finished grade, the wall shall be waterproofed and/or damp-proofed to effectively seal the wall from moisture infiltration through the wall section to the interior wall face.

The wall shall be backfilled with granular soils placed in loose lifts no greater than 8-inches thick, at or near optimum moisture content, and mechanically compacted to a minimum 90 percent relative compaction as determined by ASTM Test Method D1557. Flooding or jetting of backfill materials generally do not result in the required degree and uniformity of compaction and, therefore, is not recommended. The soils engineer or his representative shall observe the

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060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

retaining wall footings, backdrain installation and be present during placement of the wall backfill to confirm that the walls are properly backfilled and compacted.

- Final site grading shall assure positive drainage away from structures. Planter areas shall be provided with area drains to transmit irrigation and rain water away from structures. The use of gutters and down spouts to carry roof drainage well away from structures is recommended. Raised planters shall be provided with a positive means to remove water through the face of the containment wall.
- Block wall footings shall be founded a minimum of 24-inches below the lowest adjacent grade. To reduce the potential for uncontrolled, unsightly cracks, it is recommended that a construction joint be incorporated at regular intervals. Spacing of the joints shall be between 10 and 20 feet.
- In an effort to minimize shrinkage cracking, concrete flatwork shall be constructed of uniformly cured, low-slump concrete and shall contain sufficient control/contraction joints (typically spaced at 8 to 10 feet, maximum). Additional provisions need to be incorporated into the design and construction of all improvements exterior to the proposed structures (pools, spas, walls, patios, walkways, planters, etc.) to account for the hillside nature of the project, as well as being designed to account for potential expansive soil conditions. Design considerations on any given lot may need to include provisions for differential bearing materials (bedrock vs. compacted fill), ascending/descending slope conditions, bedrock structure, perched (irrigation) water, special surcharge loading conditions, potential expansive soil pressure, and differential settlement/heave.

All exterior improvements shall be designed and constructed by qualified professionals using appropriate design methodologies that account for the onsite soils and geologic conditions. The aforementioned considerations shall be used when designing, constructing, and evaluating long-term performance of the exterior improvements on the lots.

The homeowners shall be advised of their maintenance responsibilities as well as geotechnical issues that could affect design and construction of future homeowner improvements. The information presented in Appendix F of Technical Appendix D shall be considered for inclusion in homeowner packages in order to inform the homeowner of issues relative to drainage, expansive soils, landscaping, irrigation, sulfate exposure, and slope maintenance.

- Preliminary pavement recommendations for streets and driveways are provided below. The performance of pavement is highly dependent on providing positive surface drainage away from the edge of pavement. Ponding of water on or adjacent to the pavement will likely result in pavement distress and subgrade failure. Drainage from landscaped areas shall be directed towards controlled drainage structures and not towards pavement areas. Landscaped areas adjacent to pavement areas are not recommended due the potential for surface or irrigation water infiltrating into the aggregate base and pavement subgrade. If landscaped areas are placed adjacent to pavement areas, consideration shall be given to implementing measures that will reduce the potential for water to be introduced into the aggregate base. Such measures may include installing impermeable vertical barriers between the landscaped area and pavement areas including deepened curbs or 10 mil thick plastic liners. Such barriers

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060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied
shall extend a minimum of 6 inches below the bottom of the aggregate base.

- Presented in Table 8.4.4.1 of Technical Appendix D are preliminary pavement sections for a range of traffic indices and an assumed Resistance-Value (R-Value) of 30 for the subgrade soils. R-Value testing of the subgrade soils shall be performed during precise grading operations to verify the actual R-Value. The project Civil Engineer or Traffic Engineer shall select traffic indices that are appropriate for the anticipated pavement usage and level of maintenance desired through the pavement life. Final pavement structural sections will be dependent on the R-value of the subgrade materials and the traffic index for the specific street or area being addressed. The pavement sections are subject to the review and approval of the County of Riverside. Pavement subgrade soils shall be at or near optimum moisture content and shall be compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D1557 and should conform with the specification listed in Section 26 of the Standard Specifications for the State of California Department of Transportation (Caltrans) or Section 200-2 of the Standard Specifications for Public Works Construction (Green Book). The asphalt concrete shall conform to Section 26 of the Caltrans Standard Specifications or Section 203-6 of the Green Book.
- Consideration shall be given to use Portland cement concrete (PCC) pavements in areas where dumpsters will be stored and where buses and garbage trucks will stop and load. Where feasible, these areas shall include a 6-inch thick PCC pavement section placed over 6 inches of aggregate base compacted to 95 percent relative compaction.
- Concrete with minimum 28-day Modulus of Rupture (M-R) of 550 psi and compressive strength of 3,000 psi shall be used, where feasible. Transverse contraction joints shall not be spaced more than 15 feet and shall be cut to a depth of $\frac{1}{4}$ the thickness of the slab. Longitudinal joints shall not be spaced more than 15 feet apart; however, are not necessary in the pavement adjacent to the curb and gutter section.
- Concrete in contact with soil or water that contains high concentrations of soluble sulfates can be subject to chemical deterioration. Laboratory testing by AGS indicated a sulfate content of 1,074 ppm (i.e. 0.107%) on-site. According to American Concrete Institute (ACI) 318-11, the potential for sulfate attack is Class S1 – Moderate for water-soluble sulfate content in soil between 0.10 percent and 0.20 percent by weight (i.e., 1,000 ppm to 2,000 ppm). Therefore, the site earth materials may be considered to have moderate potential for sulfate attack. According to ACI 318 guidelines, Type V cement for concrete structures in contact with soil shall be utilized and a water-cement ratio of no more than 0.50 shall be maintained.
- A factor for evaluating corrosivity to buried metal is electrical resistivity. The electrical resistivity of a soil is a measure of resistance to electrical current. Corrosion of buried metal is directly proportional to the flow of electrical current from the metal into the soil. As resistivity of the soil decreases, the corrosivity generally increases. The sample tested resulted in electrical resistivity value of 980 ohm-centimeters.

Correlations between resistivity and corrosion potential (NACE, 1984) indicate that the soils have corrosive potential to buried metals. As such, corrosion protection for metal in contact with site soils shall be considered. Corrosion protection may include the use of epoxy or

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060 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied
asphalt coatings. A corrosion engineer shall be consulted regarding corrosion protection recommendations for the Project.

- Maintenance of improvements is essential to the long-term performance of structures and slopes. Although the design and construction during mass grading created slopes that are considered both grossly and surficially stable, certain factors are beyond the control of the soil engineer and geologist. The homeowners must implement certain maintenance procedures.

In addition to the appended Homeowners Maintenance Guidelines, the following recommendations shall be implemented.

Slope planting shall consist of ground cover, shrubs, and trees that possess deep, dense root structures and require a minimum of irrigation. The resident shall be advised of their responsibility to maintain such planting.

Roof, pad, and lot drainage shall be collected and directed away from structures and slopes and toward approved disposal areas. Design fine-grade elevations shall be maintained through the life of the structure, or if design fine grade elevations are altered, adequate area drains shall be installed in order to provide rapid discharge of water away from structures and slopes. Residents shall be made aware that they are responsible for maintenance and cleaning of all drainage terraces, down drains, and other devices that have been installed to promote structure and slope stability.

The resident, homeowner, and Homeowner Association shall be advised of their responsibility to maintain irrigation systems. Leaks shall be repaired immediately. Sprinklers shall be adjusted to provide maximum uniform coverage with a minimum of water usage and overlap. Overwatering with consequent wasteful run-off and ground saturation shall be avoided. If automatic sprinkler systems are installed, their use must be adjusted to account for natural rainfall conditions.

Residents or homeowners shall undertake a program for the elimination of burrowing animals. This shall be an ongoing program in order to maintain slope stability.

Transportation

060 - Transportation. 1 RCTD-MAP - Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

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Transportation

060 - Transportation. 1 RCTD-MAP - Approved Maintenance Exhibit (ME) (cont.) Not Satisfied
The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

060 - Transportation. 2 RCTD-MAP - Sight Distance Analysis Not Satisfied
Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 3 RCTD-MAP - Submit Grading Plans Not Satisfied
The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

or as approved by the Director of Transportation.

060 - Transportation. 4 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied
The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated. Further street and catch basin analysis is required in the Final Hydrology Report. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 DEH- Health Clearance Not Satisfied
Prior to final existing wells and OWTS shall be destroyed under permit with DEH-Landuse Riverside 951.955.8980

Planning-CUL

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Cultural Resource Disposition Not Satisfied

Cultural Resource Disposition

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources

All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 DEH-Sewer Connect Not Satisfied

Established sewer connect from Western Municipal Water District required. Submit Sewer verification application to landuse@rivco.org along with proof of established water documents.

080 - E Health. 2 DEH-Water Service Not Satisfied

Established domestic water connection is required from Western Municipal Water District. Provide proof of established domestic water commitment.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Residential Fire Sprinklers

Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. (Verify that all conditions in the Fire Protection Plan have been addressed.) Reference CRC 313.2

080 - Fire. 2 Prior to permit Not Satisfied

Hazardous Vegetation and Fuel Management Plan Inspection

An inspection of the requirements of the final Hazardous Vegetation and Fuel Management Plan is required before permit issuance. Contact our office for instructions regarding this inspection

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 3 Prior to permit Not Satisfied

Tract Water Plans

If fire hydrants are required to be installed, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Contact our office for submittal instructions.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

TTM 38605 is located within the boundaries of the Southwest Riverside Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 CAP MEASURES Not Satisfied

Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

080 - Planning. 2 FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3 PARK CONSTRUCTION Not Satisfied

Prior to the 110th building permit final in the TENTATIVE MAP, or as otherwise deemed appropriate to defer to a later building permit threshold as determined by the Planning Director, the public park the tentative map shall be fully constructed, accepted by the HOA or other appropriate maintenance entity, and open for operation. Measures and tracking shall be instituted and provided by the developer to the County to ensure compliance with this.

080 - Planning. 4 PARK PLANS Not Satisfied

Prior to the 60th building permit final within the TENTATIVE MAP, or as otherwise deemed appropriate to defer to a later building permit threshold determined by the Planning Director, detailed park plans shall be submitted to the Planning Department for the park site within the Tentative Map. The detailed park plans shall conform with the design criteria in the Tentative Map and Exhibit L for the park and with the requirements of Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 PARK PLANS (cont.) Not Satisfied
irrigation plans, descriptions and placement of recreational facilities and documentation
evidencing a permanent maintenance mechanism for the park and its facilities.

080 - Planning. 5 RENEWABLE ENERGY Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed
project shall be required to offset its energy demand by 30 percent through provision of
renewable energy generation. This is anticipated to be accommodated through solar panels
mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage. Utilizing the energy
demand calculated, the appropriate amount of solar panels shall be included with the related
building permits to ensure their installation and operation.

080 - Planning. 6 ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however,
solar equipment or any other energy saving devices shall be permitted with County Planning
Department approval.

080 - Planning. 7 SCHOOL MITIGATION Not Satisfied

Impacts to the Riverside Unified School District shall be mitigated in accordance with
California State law.

080 - Planning. 8 UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 9 WALLS/FENCING PLAN Not Satisfied

The land divider/permit holder shall file a Wall/Fencing Plan to the County Planning
Department for review and approval. Said plan shall be submitted to the Department in the
form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot
Plans not subject to the California Environmental Quality Act and not subject to review by any
governmental agency other than the Planning Department), along with the current fee
conforming with the Tentative Map, Exhibit W, and Exhibit L.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side
and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall
be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or
decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent
bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar
appearance, maintenance, and structural durability) and shall be a minimum of six feet in
height.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 WALLS/FENCING PLAN (cont.) Not Satisfied

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block or vinyl that is a minimum of six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

H. Corner lots shall be constructed with wrap-around decorative block wall returns (Note: exceptions for the desert area discussed above).

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron, vinyl, or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Planning-EPD

080 - Planning-EPD. 1 Final Biological Monitoring Report Not Satisfied

Prior to the issuance of any building permits the Biological Monitor must submit to EPD a final Biological Monitoring Report. The final report must provide details of all biological monitoring activities and any impact avoidance or minimization actions that were carried out to protect wildlife and sensitive habitats. This condition may be deferred to Prior to Building final inspections only if biological monitoring is required after the issuance of building permits.

080 - Planning-EPD. 2 Permanent Fence Installation Not Satisfied

Prior to the issuance of any building permits, permanent fencing to protect Riparian/Riverine habitat that is not impacted by project development as depicted in the MSHCP Riparian/Riverine Map included in the Determination of Biologically Equivalent or Superior Preservation, written by Glenn Lukos and dated March 2024, must be fully installed. A Biological Sound Wall as depicted in the TTM38605 Biological Sound Wall Exhibit in Appendix C of the Determination of Biologically Equivalent or Superior Preservation, written by Glenn Lukos and dated March 2024 must be completed along with any required fencing. The alignment and design of the permanent fencing and biological sound wall must conform to the fencing plan that was approved by EPD prior to the issuance of grading permits. An EPD Biologist must conduct a site visit to ensure that the required fencing and wall have been completed and are built as were approved by EPD.

Planning-GEO

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80. Prior To Building Permit Issuance

Planning-GEO

080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 Not Satisfied

Prior to issuance of building permits, the Director of the Riverside County Building and Safety Division (or his/her designee) shall verify that all of the recommendations given in the Project's May 25, 2018 "Updated Preliminary Geotechnical Investigation" by AGS and the September 7, 2023 Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area by Leighton, are incorporated into the construction and grading plans as may be applicable. The recommendations shall include, but not be limited to the following:

- Perform earthwork in accordance with the General Earthwork and Grading Specifications in Appendix D of Technical Appendix D. The recommendations contained in Appendix D of Technical Appendix D, are general grading specifications provided for typical grading projects and some of the recommendations may not be strictly applicable to the proposed Project. The specific recommendations contained in the text of this report shall supersede the general recommendations in Appendix D of Technical Appendix D.

The contract between the Project Applicant and earthwork contractor shall be worded such that it is the responsibility of the contractor to place fill properly in accordance with the recommendations of the Geotechnical Report, the specifications in Appendix D of the Geotechnical Report, applicable County Grading Ordinances, notwithstanding the testing and observation of the geotechnical consultant during construction.

- Existing vegetation, trash, debris, and other deleterious materials shall be removed and wasted from the site prior to commencing removal of unsuitable soils and placement of compacted fill materials. Additionally, all pre-existing foundations elements, standpipes, irrigation lines, and utility conduits shall be removed and wasted off-site. Concrete can be placed in the fill provided it is broken down into pieces smaller than 12 inches (largest dimension). Cesspools and septic systems shall be properly removed and/or backfilled in accordance with the local governing agency.

Soil, undocumented fills, alluvium, weathered portions of the older alluvium, and bedrock shall be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements. The resulting undercuts shall be replaced with engineered fill. It shall be noted that local variations can be expected requiring an increase in the depth of removal for unsuitable and weathered deposits. The extent of removals can best be determined in the field during grading when observation and evaluation can be performed by the soil engineer and/or engineering geologist. Removal bottoms shall expose saturated ($S > 85\%$) alluvium, very old alluvial fan deposit, and/or bedrock. The removal bottom shall be observed and mapped by the engineering geologist prior to fill placement. Although unlikely, if removals are completed to saturated alluvium or older alluvium, it will require monitoring of time-dependent settlement.

- Where design grades and/or remedial grading activities create a cut/fill transition, the cut and shallow fill portions of the building pad shall be overexcavated a minimum depth of three (3) feet and replaced to design grade with compacted fill. Lots anticipated to require replacement fills due to cut/fill transitions are indicated with a © on the enclosed plans.

All undercuts shall be graded such that a gradient of at least one (1) percent is maintained toward deeper fill areas or the front of the pad. The entire pad area of these lots shall be undercut. Replacement fills shall be compacted to project specifications.

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80. Prior To Building Permit Issuance

Planning-GEO

080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

In order to facilitate foundation trenching and future homeowner improvements, it is recommended that all cut lots be overexcavated at least three (3) feet and capped with "select" material. Deeper undercuts are recommended in front yard areas in order to facilitate service utility construction. Lots anticipated to require replacement fills due to hard rock conditions are indicated with an ® on the enclosed plans. This undercut shall have a minimum one (1) percent gradient toward the front of the lots to allow for potential subsurface drainage. "Select" replacement material shall be eight (8) inch minus and be compacted to project specifications.

In order to reduce the differential settlement potential on lots with steep fill or cut/fill transitions, or highly variable fill thickness, the cut or shallow fill portion of steep transitions shall be overexcavated to a depth equal to one-third (1/3) the deepest fill section within the lot to a maximum thickness of seventeen (17) feet. As an alternative to overexcavation on steep cut and cut/fill transition lots founded in hard rock, foundation design combined with increased compaction criteria can be considered. By increasing the compaction of the fill, differential settlement can be reduced.

It is suggested that the street areas with design cut or shallow fill located in the hard bedrock areas be overexcavated a minimum of one (1) feet below the deepest utility and replaced with compacted, eight- (8) inch minus, select soils. This will facilitate the use of conventional trenching equipment for utility construction.

Where cast-in-place pipe (CIPP) is proposed, selective grading will be required. Besides a maximum rock size of 3-inches, select soils consisting of soil types SC and SM soil types are generally recommended for the "pipe zone" area where CIPP will be used. Selective grading in these areas shall be anticipated.

- Removals of unsuitable soils will be required prior to fill placement along the grading limit. A 1:1 projection, from toe of slope or grading limit, outward to competent materials shall be established, when possible. Where removals are not possible due to grading limits, property line or easement restrictions, removals shall be initiated at the grading boundary (property line, easement, grading limit or outside the improvement) at a 1:1 ratio inward to competent materials. This reduced removal criteria shall not be implemented prior to review by the Geotechnical Consultant and approval by the Owner. Where this reduced removal criteria is implemented, special maintenance zones may be necessary. These areas, if present, will need to be identified during grading. Alternatively, grading limits can be initiated offsite.
- Close geologic inspection shall be conducted during grading to observe if soil and geologic conditions differ significantly from those anticipated. Should field conditions dictate, modifications to the recommendations presented herein may be necessary and shall be based upon conditions exposed in the field during grading.
- Proposed cut slopes have been designed at slope ratios of 2:1 (horizontal to vertical). The highest proposed cut slope is approximately 45 feet. It is anticipated that slopes excavated in hard rock will be stable to the proposed heights. Stability calculations supporting this conclusion are presented on Plates D-1 through D-3. Rockfall issues can develop when large cut slopes are designed. However, unattached rounded boulders are not found frequently within the site and the site vicinity. Possible mitigations for any adverse rock fall conditions

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80. Prior To Building Permit Issuance

Planning-GEO

080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied
could include dedicated impact zones at the toe of slope, catchment fencing, and other restraints. All cut slopes shall be observed by the engineering geologist during grading. Modifications to the recommendations presented herein may be necessary and shall be based upon conditions exposed in the field at the time of grading.

If conditions exposed during grading necessitate the need for stabilization fills, then the backcuts for stabilization fills shall be made no steeper than 1:1 (horizontal to vertical). Shallower backcuts may be required if conditions dictate. Final determination shall be made in the field by the project geologist. All stabilization fills will require backdrain systems as shown on Detail 3 of Appendix E to Technical Appendix D. Additional backdrains could be required in backcuts where geologic contacts daylight in the backcut. Terrace drains and benches shall be constructed on cut slopes in accordance with the County of Riverside Grading Ordinance.

- Fill slopes are designed at ratios of 2:1 (horizontal to vertical) or flatter. The highest design fill slopes are approximately 44 feet. Fill slopes, when properly constructed with onsite materials, are expected to be grossly and surficially stable as designed. Stability calculations are presented on Plates D-4 through D-6. Fill slopes constructed at 2:1 ratios or flatter can be expected to perform satisfactorily when properly constructed with onsite materials and maintained as described in Appendix E of Technical Appendix D. Marginal surficial stability may exist if slopes are not properly maintained or are subjected to inappropriate irrigation practices. Slope protection and appropriate landscaping will improve surficial stability and shall be considered.

Keyways shall be constructed at the toe of all fill slopes toeing on existing or cut grade. Fill keys shall have a minimum width equal to fifteen (15) feet or one-half (1/2) the height of ascending slope, whichever is greater. Where possible, unsuitable soil removals below the toe of proposed fill slopes shall extend outward from the catch point of the design toe at a minimum 1:1 projection to an approved cleanout as shown on Detail 5. Backcuts shall be cut no steeper than 1:1 or as recommended by the geotechnical engineer. Terrace drains and benches shall be constructed on fill slopes in accordance with the County of Riverside Grading Ordinance.

- Where possible, skin fills or thin fill sections against natural slopes shall be avoided. If skin fill conditions are identified in the field or are created by remedial grading, it is recommended that a backcut and keyway be established such that a minimum fill thickness equal to one-half (1/2) the remaining slope height [not less than fifteen (15) feet] is provided for all skin fill conditions. This criterion shall be implemented for the entire slope height. Back-drains may be required at the heel of skin fills and would be designed based upon exposed conditions.

- Several fill over cut slopes are proposed. For fill over cut slopes, the fill portion shall not be constructed until the cut portion of the slope has been cut to finish grade. The materials and geologic structure exposed along the cut slope will be evaluated for: 1) suitability as a foundation medium; 2) suitability for receiving compacted fill; and 3) surficial and gross stability. Once the cut portion of the slope has been evaluated, it will be released for construction of the fill key or recommendations for further remedial grading will be provided. If it is determined that the exposed materials require remediation, the slope would then become a stabilization fill and shall be constructed as discussed in the protocol for cut slopes.

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Planning-GEO

080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

- The surficial stability of 2:1 cut, and fill slopes have been analyzed, and the analysis presented in Appendix D of Technical Appendix D indicates a factor-of-safety in excess of code minimums. When fill and cut slopes are properly constructed and maintained, satisfactory performance can be anticipated although slopes will be subject to erosion, particularly before landscaping is fully established.
- Temporary backcuts shall be laid back at gradients no steeper than 1:1 to heights of up to 10 feet, and 1½:1 (horizontal:vertical) for heights greater than 10 feet. Flatter backcuts may be necessary where geologic conditions dictate and where minimum width dimensions are to be maintained.

Care shall be taken during remedial grading operations in order to minimize risk of failure. Should failure occur, complete removal of the disturbed material will be required. In consideration of the inherent instability created by temporary construction of backcuts, it is imperative that grading schedules be coordinated to minimize the unsupported exposure time of these excavations. Once started these excavations and subsequent fill operations shall be maintained to completion without intervening delays imposed by avoidable circumstances. In cases where five-day workweeks comprise a normal schedule, grading shall be planned to avoid exposing at-grade or near-grade excavations through a non-work weekend. Where improvements may be affected by temporary instability, either on or offsite, further restrictions such as slot cutting, extending work days, implementing weekend schedules, and/or other requirements considered critical to serving specific circumstances may be imposed.

- All temporary slope excavations, including front, side and backcuts, and all cut slopes shall be mapped to verify the geologic conditions that were modeled prior to grading are consistent with the exposures during the grading. It is likely that slope stability analyses and designed keyways may have to be modified based on conditions exposed during grading.
- Six- (6) and eight- (8) inch diameter canyon subdrains are recommended along the deeper canyons on the project. The drains are to be placed along the lowest alignment of canyon removals to intercept, transport, and dispose of infiltrating water. The diameter and approximate locations of proposed subdrains are shown on Plates 1 through 4. Final determination of drain locations will be made in the field, based on exposed conditions. Drains shall be constructed in accordance with the details shown on Details 1 and 2.

Heel drains will be required for all stabilization fill keyways and fill-over-cut keyways. Heel drains shall be constructed in accordance with the details shown on Detail 3.

Due to the fractured nature of the bedrock, it is common for post-grading irrigation runoff to surface on cut slopes. Consideration shall be given to placing a toe drain on all major cut slopes in order to provide drainage for possible future nuisance water on the cut slopes.

Subdrains on the cut slope face may be required if nuisance water surfaces on the slope face during grading. These drains may be tied into the toe drain if it is installed, or if no toe drains are installed, it will need to be tied to adjacent canyon subdrains or the storm drain system.

- Seepage, when encountered during grading, shall be evaluated by the Geotechnical Consultant. In general, seepage is not anticipated to adversely affect grading. If seepage is

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Planning-GEO

080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied
excessive, remedial measures such as horizontal drains or under drains may need to be installed. No groundwater or seepage was encountered during the investigation; therefore, seepage is not expected.

- Fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent as determined by ASTM Test Method: D 1557. All fill to be placed below fifty (50) feet from ultimate grade and/or below subdrains shall be compacted to at least 93 percent of maximum dry density. Care shall be taken that the ultimate grade be considered when determining the compaction requirements for disposal fill and "super pad" areas. Compaction shall be achieved at slightly above the optimum moisture content, and as generally discussed in the attached Earthwork Specifications.
- Removal bottoms, canyon subdrains, fill keys, backcuts, backdrains and their outlets shall be observed by the engineering geologist and/or geotechnical engineer and documented by the civil engineer prior to fill placement.

At the completion of removals, the exposed bottom shall be scarified to a depth of approximately 8 to 12 inches, moisture conditioned to above optimum moisture content and compacted in-place to the standards set forth in this report.

After removals, scarification, and compaction of in-place materials are completed, additional fill may be placed. Fill shall be placed in thin lifts [eight- (8) inch bulk], moisture conditioned to slightly above the optimum moisture content, mixed, compacted, and tested as grading progresses until final grades are attained.

- Where the natural slope is steeper than 5-horizontal to 1-vertical and where determined by the Geotechnical Consultant, compacted fill material shall be keyed and benched into competent materials.
- In order to provide thorough moisture conditioning and proper compaction, processing (mixing) of materials is necessary. Mixing shall be accomplished prior to, and as part of the compaction of each fill lift.
- Fill slopes may be constructed by preferably overbuilding and cutting back to the compacted core or by back-rolling and compacting the slope face. The following recommendations shall be incorporated into construction of the proposed fill slopes.

Care shall be taken to avoid spillage of loose materials down the face of any slopes during grading. Spill fill will require complete removal before compaction, shaping, and grid rolling.

Seeding and planting of the slopes shall follow as soon as practical to inhibit erosion and deterioration of the slope surfaces. Proper moisture control will enhance the long-term stability of the finish slope surface.

- Fill slopes shall be overfilled to an extent determined by the contractor, but not less than 2 feet measured perpendicular to the slope face, so that when trimmed back to the compacted core, the compaction of the slope face meets the minimum project requirements for compaction.

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080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

Compaction of each lift shall extend out to the temporary slope face. The sloped shall be back-rolled at fill intervals not exceeding 4 feet in height unless a more extensive overfilling is undertaken.

- As an alternative to overbuilding the fill slopes, the slope faces may be back-rolled with a heavy-duty loaded sheepsfoot or vibratory roller at maximum 4-foot fill height intervals. Back-rolling at more frequent intervals may be required. Compaction of each fill shall extend to the face of the slope. Upon completion, the slopes shall be watered, shaped, and track-walked with a D-8 bulldozer or similar equipment until the compaction of the slope face meets the minimum project requirements. Multiple passes may be required.
- Oversized rock material [i.e., rock fragments greater than eight (8) inches] will be produced during the excavation of the design cuts and undercuts. Provided that the procedure is acceptable to the developer and governing agency, this rock may be incorporated into the compacted fill section to within three (3) feet of finish grade within residential areas and to two (2) foot below the deepest utility in street and house utility connection areas. Maximum rock size in the upper portion of the hold-down zone is restricted to eight (8) inches. Disclosure of the above rock hold-down zone shall be made to prospective homebuyers explaining that excavations to accommodate swimming pools, spas, and other appurtenances will likely encounter oversize rock [i.e., rocks greater than eight (8) inches] below three (3) feet. Rocks in excess of eight (8) inches in maximum dimension may be placed within the deeper fills, provided rock fills are handled in a manner described below. In order to separate oversized materials from the rock hold-down zones, the use of a rock rake may be necessary.

Rock blankets consisting of a mixture of gravel, sand and rock to a maximum dimension of two (2) feet may be constructed. The rocks shall be placed on prepared grade, mixed with sand and gravel, watered, and worked forward with bulldozers and pneumatic compaction equipment such that the resulting fill is comprised of a mixture of the various particle sizes, contains no significant voids, and forms a dense, compact, fill matrix.

- Rock blankets may be extended to the slope face provided the following additional conditions are met: 1) no rocks greater than twelve (12) inches in diameter are allowed within six (6) horizontal feet of the slope face; 2) 50 percent (by volume) of the material is three-quarter- (3/4) inch minus; and 3) bankrolling of the slope face is conducted at four- (4) foot vertical intervals and satisfies project compaction specifications.

Rocks to maximum dimension of four (4) feet may be placed in windrows in deeper fill areas. The base of the windrow shall be excavated an equipment-width into the compacted fill core with rocks placed in single file within the excavation. Sands and gravels shall be added and thoroughly flooded and tracked until voids are filled. Windrows shall be separated horizontally by at least fifteen (15) feet of compacted fill, be staggered vertically, and separated by at least four (4) vertical feet of compacted fill. Windrows shall not be placed within ten (10) feet of finish grade, within two (2) vertical feet of the lowest buried utility conduit in structural fills, or within fifteen (15) feet of the finish slope surface unless specifically approved by the developer, geotechnical consultant, and governing agency.

Rocks in excess of four (4) feet, but no greater than eight (8) feet may be buried in the compacted fill mass on an individual basis. Rocks of this size may be buried separately within

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Planning-GEO

080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

the compacted fill by excavating a trench and covering the rock with sand/gravel, and compacting the fines surrounding the rock. Distances from slope face, utilities, and building pad areas (i.e., hold-down depth) shall be the same as windrows.

Prior to implementation, the grading contractor shall consider the amount of available rock disposal volume afforded by the design when excavation techniques and grading logistics are formulated. Rock disposal techniques shall be discussed and approved by the geotechnical consultant and developer.

- Haul roads, ramp fills, and tailing areas shall be removed prior to placement of fill.
- Import materials, if required, shall have similar engineering characteristics as the onsite soils, and shall be approved by the soil engineer at the source prior to importation to the site.
- All utility trenches shall be shored or laid back in accordance with applicable OSHA standards. Excavations in bedrock areas shall be made in consideration of underlying geologic structure. The project geotechnical consultant shall be consulted on these issues during construction.

Mainline and lateral utility trench backfill shall be compacted to at least 90 percent of maximum dry density as determined by ASTM D1557. Onsite soils will not be suitable for use as bedding material but will be suitable for use in backfill, provided oversized materials are removed. No surcharge loads shall be imposed above excavations. This includes spoil piles, lumber, concrete trucks, or other construction materials and equipment. Drainage above excavations shall be directed away from the banks. Care shall be taken to avoid saturation of the soils.

Compaction shall be accomplished by mechanical means. Jetting of native soils will not be acceptable. Under-slab trenches shall also be compacted to project specifications. If native soils are used, mechanical compaction is recommended. If select granular backfill (SE> 30) is used, compaction by flooding will be acceptable. The soil engineer shall be notified for inspection prior to placement of the membrane and slab reinforcement.

- Precise building products, loading conditions, and locations are not currently available. It is expected that for typical one to three story residential products and loading conditions (1 to 3 ksf for spread and continuous footings), conventional shallow slab-on-grade foundations will be utilized in areas with low expansive and shallow fill areas (<50 feet).

Upon the completion of rough grading, finish grade samples shall be collected and tested to develop specific recommendations as they relate to final foundation design recommendations for individual lots. These test results and corresponding design recommendations shall be presented in a Final Rough Grading Report.

It is anticipated that the as-graded near-surface soils could vary from "very low" to "medium" in expansion potential with the majority of the lots consisting of "very low" to "low."

- It is anticipated that wood-frame residential structures with shallow foundations will be constructed for this Project. Detailed structural plans, loading conditions and structural sittings are not currently available; however, it can be expected that residential structures can be

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080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied
supported on conventional shallow foundations with slab-on-grade or post-tensioned slab/foundation systems. The design of foundation systems shall be based on as-graded conditions as determined after grading completion. The following values may be used in preliminary foundation design:

Allowable Bearing: 2,000 lbs./sq.ft. (assuming a minimum embedment depth of 12 inches and a minimum width of 12 inches).

Lateral Bearing: 350 lbs./sq.ft. per foot of depth to a maximum of 2,000 lbs./sq.ft. (based on level conditions at the toe) 150 lbs./sq.ft. per foot of depth to a maximum of 1,500 lbs./sq.ft. (based on descending 2:1 slope at the toe)

Sliding Coefficient: 0.35

The above values may be increased as allowed by Code to resist transient loads such as wind or seismic. Building code and structural design considerations may govern. Depth and reinforcement requirements shall be provided by the structural engineer.

- Based upon the observed soil conditions, the expansion potential categories for the building pads are anticipated to range from "Very Low" to "Low". Conventional foundation systems shall be designed in accordance with 2016 CBC guidelines and recommendations provided in Table 8.2.1 of Technical Appendix D.
- Post-tensioned foundations may be designed using the values provided in Table 8.2.2 of Technical Appendix D. For preliminary estimating purposes, post-tensioned foundations shall be designed assuming "Low" expansion potential. However, final post-tensioned foundations design recommendations shall be based on as-graded conditions.

Design and construction of post-tensioned foundations shall be undertaken by firms experienced in this field. It is the responsibility of the foundation design engineer to select the design methodology and properly design the foundation system for site-specific soils conditions. The slab designer shall provide deflection potential to the Project architect/structural engineer for incorporation into the design of the structure.

- In addition to the potential effects of expansive soils, the proposed residential structures in shallow fills (fill depth less than 50 feet) shall be designed for a total settlement of 3/4 inch and differential settlement 3/8 inch in twenty (20) feet. Residential structures on deep fills (fill depth greater than 50 feet) shall be designed for a total settlement of 1-inch and differential settlement 1/2 inch in twenty (20) feet.
- Isolated footings outside the structure footprint shall be tied with grade beams to the structure in two orthogonal directions.
- In addition to the potential effects of expansive soils, the proposed residential structures in shallow fills (fill depth less than 50 feet) shall be designed for a total settlement of 3/4- inch and differential settlement 3/8 inch in twenty (20) feet. Residential structures on deep fills (fill depth greater than 50 feet) shall be designed for a total settlement of 1-inch and differential settlement 1/2 inch in twenty (20) feet.

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80. Prior To Building Permit Issuance

Planning-GEO

080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

- It is generally recognized that improvements constructed in proximity to natural slopes or properly-constructed slopes can, over a period of time, be affected by natural processes including gravity forces, weathering of surficial soils, and long-term (secondary) settlement. In accordance with the 2016 CBC guidelines, where foundations for residential structures are to exist in proximity to slopes, the footings should be embedded to satisfy the requirements presented in Figure 4 of Technical Appendix D.
- The geotechnical consultant shall observe footing excavations. Spoils from the footing excavations shall not be placed on slab-on-grade areas unless the soils are properly compacted. The footing excavations shall not be allowed to dry back and shall be kept moist until concrete is poured. The excavations shall be free of all loose and sloughed materials, be neatly trimmed, and moisture conditioned at the time of concrete placement.
- A grade beam reinforced continuously with the garage footings shall be constructed across the garage entrance, tying together the ends of the perimeter footings and between individual spread footings. This grade beam shall be embedded at the same depth as the adjacent perimeter footings. A thickened slab, separated by a cold joint from the garage beam, shall be provided at the garage entrance. The thickened edge shall be a minimum of 6 inches deep.
- A moisture and vapor retarding system shall be placed below the slabs-on-grade in portions of the structure considered to be moisture sensitive. The retarder shall be of suitable composition, thickness, strength and low permeance to effectively prevent the migration of water and reduce the transmission of water vapor to acceptable levels. Historically, a 10-mil plastic membrane, such as Visqueen, placed between 1 to 4 inches of clean sand, has been used for this purpose. More recently Stego® Wrap or similar underlayments have been used to lower permeance to effectively prevent the migration of water and reduce the transmission of water vapor to acceptable levels. The use of this system or other systems, materials or techniques can be considered, at the discretion of the designer, provided the system reduces the vapor transmission rates to acceptable levels.
- Retaining wall foundations shall be supported on compacted fill and may be designed in accordance with the recommendations provided in the Preliminary Foundation Design Recommendations, included above and in Technical Appendix D. When calculating lateral resistance, the upper 12 inches of soil cover shall be ignored in areas that are not covered with hardscape. Retaining wall footings shall be designed to resist the lateral forces by passive soil resistance and/or base friction as recommended for foundation lateral resistance.

Retaining walls shall be designed to resist earth pressures presented in Table 8.1.3 of Technical Appendix D. When calculating lateral resistance, the upper 12 inches of soil cover shall be ignored in areas that are not covered with hardscape. Retaining wall footings shall be designed to resist the lateral forces by passive soil resistance and/or base friction as recommended for foundation lateral resistance.

Retaining walls shall be designed to resist earth pressures presented in Table 8.1.3 of Technical Appendix D. These values assume that the retaining walls will be backfilled non-expansive free draining materials (Sand Equivalent of 20 or better and an Expansion Index of 20 or less). Most of the materials onsite are considered free-draining and will be suitable for

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Planning-GEO

080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied
placement behind these walls. If non-free draining materials are utilized, revised values will need to be provided to design the retaining walls. Retaining walls shall be designed to resist additional loads such as construction loads, temporary loads, and other surcharges as evaluated by the structural engineer.

In addition to the above static pressures, retaining walls supporting more than 6 feet of backfill height shall be designed to resist seismic loading as required by the 2016 CBC. The seismic load can be modeled as a thrust load applied at a point $0.6H$ above the base of the wall, where H is equal to the height of the wall. The seismic load (in pounds per lineal foot of wall) is represented by the following equation:

$$P_e = \frac{3}{8} \cdot \gamma \cdot H^2 \cdot k_h$$

Where: P_e = Seismic thrust load H = Height of the wall (feet)
 γ = soil density = 130 pounds per cubic foot (pcf) k_h = seismic pseudostatic coefficient = $0.5 \cdot PGAM$

The site-specific peak horizontal ground acceleration (PGAM) is provided in Section 5.7.5 of Technical Appendix D. Walls shall be designed to resist the combined effects of static pressures and the above seismic thrust load.

The foundations for retaining walls of appurtenant structures structurally separated from the building structure may bear on properly compacted fill. Retaining wall footings shall be designed to resist the lateral forces by passive soil resistance and/or base friction as recommended for foundation lateral resistance. To relieve the potential for hydrostatic pressure wall backfill shall consist of a free draining backfill (sand equivalent "SE" >20) and a heel drain shall be constructed. The heel drain shall be placed at the heel of the wall and should consist of a 4-inch diameter perforated pipe (SDR35 or SCHD 40) surrounded by 4 cubic feet of crushed rock (3/4- inch) per lineal foot, wrapped in filter fabric (Mirafi® 140N or equivalent) as shown in Figure 5 of Technical Appendix D.

Proper drainage devices shall be installed along the top of the wall backfill, which shall be properly sloped to prevent surface water ponding adjacent to the wall. In addition to the wall drainage system, for building perimeter walls extending below the finished grade, the wall shall be waterproofed and/or damp-proofed to effectively seal the wall from moisture infiltration through the wall section to the interior wall face.

The wall shall be backfilled with granular soils placed in loose lifts no greater than 8- inches thick, at or near optimum moisture content, and mechanically compacted to a minimum 90 percent relative compaction as determined by ASTM Test Method D1557. Flooding or jetting of backfill materials generally do not result in the required degree and uniformity of compaction and, therefore, is not recommended. The soils engineer or his representative shall observe the retaining wall footings, backdrain installation and be present during placement of the wall backfill to confirm that the walls are properly backfilled and compacted.

- Final site grading shall assure positive drainage away from structures. Planter areas shall be provided with area drains to transmit irrigation and rain water away from structures. The use of gutters and down spouts to carry roof drainage well away from structures is

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Planning-GEO

080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied
recommended. Raised planters shall be provided with a positive means to remove water through the face of the containment wall.

- Block wall footings shall be founded a minimum of 24-inches below the lowest adjacent grade. To reduce the potential for uncontrolled, unsightly cracks, it is recommended that a construction joint be incorporated at regular intervals. Spacing of the joints shall be between 10 and 20 feet.
- In an effort to minimize shrinkage cracking, concrete flatwork shall be constructed of uniformly cured, low-slump concrete and shall contain sufficient control/contraction joints (typically spaced at 8 to 10 feet, maximum). Additional provisions need to be incorporated into the design and construction of all improvements exterior to the proposed structures (pools, spas, walls, patios, walkways, planters, etc.) to account for the hillside nature of the project, as well as being designed to account for potential expansive soil conditions. Design considerations on any given lot may need to include provisions for differential bearing materials (bedrock vs. compacted fill), ascending/descending slope conditions, bedrock structure, perched (irrigation) water, special surcharge loading conditions, potential expansive soil pressure, and differential settlement/heave.

All exterior improvements shall be designed and constructed by qualified professionals using appropriate design methodologies that account for the onsite soils and geologic conditions. The aforementioned considerations shall be used when designing, constructing, and evaluating long-term performance of the exterior improvements on the lots.

The homeowners shall be advised of their maintenance responsibilities as well as geotechnical issues that could affect design and construction of future homeowner improvements. The information presented in Appendix F of Technical Appendix D shall be considered for inclusion in homeowner packages in order to inform the homeowner of issues relative to drainage, expansive soils, landscaping, irrigation, sulfate exposure, and slope maintenance.

- Preliminary pavement recommendations for streets and driveways are provided below. The performance of pavement is highly dependent on providing positive surface drainage away from the edge of pavement. Ponding of water on or adjacent to the pavement will likely result in pavement distress and subgrade failure. Drainage from landscaped areas shall be directed towards controlled drainage structures and not towards pavement areas. Landscaped areas adjacent to pavement areas are not recommended due the potential for surface or irrigation water infiltrating into the aggregate base and pavement subgrade. If landscaped areas are placed adjacent to pavement areas, consideration shall be given to implementing measures that will reduce the potential for water to be introduced into the aggregate base. Such measures may include installing impermeable vertical barriers between the landscaped area and pavement areas including deepened curbs or 10 mil thick plastic liners. Such barriers shall extend a minimum of 6 inches below the bottom of the aggregate base.
- Presented in Table 8.4.4.1 of Technical Appendix D are preliminary pavement sections for a range of traffic indices and an assumed Resistance-Value (R-Value) of 30 for the subgrade soils. R-Value testing of the subgrade soils shall be performed during precise grading operations to verify the actual R-Value. The project Civil Engineer or Traffic Engineer shall

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80. Prior To Building Permit Issuance

Planning-GEO

080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied

select traffic indices that are appropriate for the anticipated pavement usage and level of maintenance desired through the pavement life. Final pavement structural sections will be dependent on the R-value of the subgrade materials and the traffic index for the specific street or area being addressed. The pavement sections are subject to the review and approval of the County of Riverside. Pavement subgrade soils shall be at or near optimum moisture content and shall be compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D1557 and should conform with the specification listed in Section 26 of the Standard Specifications for the State of California Department of Transportation (Caltrans) or Section 200-2 of the Standard Specifications for Public Works Construction (Green Book). The asphalt concrete shall conform to Section 26 of the Caltrans Standard Specifications or Section 203-6 of the Green Book.

- Consideration shall be given to use Portland cement concrete (PCC) pavements in areas where dumpsters will be stored and where buses and garbage trucks will stop and load. Where feasible, these areas shall include a 6-inch thick PCC pavement section placed over 6 inches of aggregate base compacted to 95 percent relative compaction.
- Concrete with minimum 28-day Modulus of Rupture (M-R) of 550 psi and compressive strength of 3,000 psi shall be used, where feasible. Transverse contraction joints shall not be spaced more than 15 feet and shall be cut to a depth of $\frac{1}{4}$ the thickness of the slab. Longitudinal joints shall not be spaced more than 15 feet apart; however, are not necessary in the pavement adjacent to the curb and gutter section.
- Concrete in contact with soil or water that contains high concentrations of soluble sulfates can be subject to chemical deterioration. Laboratory testing by AGS indicated a sulfate content of 1,074 ppm (i.e. 0.107%) on-site. According to American Concrete Institute (ACI) 318-11, the potential for sulfate attack is Class S1 – Moderate for water-soluble sulfate content in soil between 0.10 percent and 0.20 percent by weight (i.e., 1,000 ppm to 2,000 ppm). Therefore, the site earth materials may be considered to have moderate potential for sulfate attack. According to ACI 318 guidelines, Type V cement for concrete structures in contact with soil shall be utilized and a water-cement ratio of no more than 0.50 shall be maintained.
- A factor for evaluating corrosivity to buried metal is electrical resistivity. The electrical resistivity of a soil is a measure of resistance to electrical current. Corrosion of buried metal is directly proportional to the flow of electrical current from the metal into the soil. As resistivity of the soil decreases, the corrosivity generally increases. The sample tested resulted in electrical resistivity value of 980 ohm-centimeters.

Correlations between resistivity and corrosion potential (NACE, 1984) indicate that the soils have corrosive potential to buried metals. As such, corrosion protection for metal in contact with site soils shall be considered. Corrosion protection may include the use of epoxy or asphalt coatings. A corrosion engineer shall be consulted regarding corrosion protection recommendations for the Project.

- Maintenance of improvements is essential to the long-term performance of structures and slopes. Although the design and construction during mass grading created slopes that are considered both grossly and surficially stable, certain factors are beyond the control of the soil

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80. Prior To Building Permit Issuance

Planning-GEO

080 - Planning-GEO. 1 Geo Report Recommendations - MM GEO-1 (cont.) Not Satisfied
engineer and geologist. The homeowners must implement certain maintenance procedures.

In addition to the appended Homeowners Maintenance Guidelines, the following recommendations shall be implemented.

Slope planting shall consist of ground cover, shrubs, and trees that possess deep, dense root structures and require a minimum of irrigation. The resident shall be advised of their responsibility to maintain such planting.

Roof, pad, and lot drainage shall be collected and directed away from structures and slopes and toward approved disposal areas. Design fine-grade elevations shall be maintained through the life of the structure, or if design fine grade elevations are altered, adequate area drains shall be installed in order to provide rapid discharge of water away from structures and slopes. Residents shall be made aware that they are responsible for maintenance and cleaning of all drainage terraces, down drains, and other devices that have been installed to promote structure and slope stability.

The resident, homeowner, and Homeowner Association shall be advised of their responsibility to maintain irrigation systems. Leaks shall be repaired immediately. Sprinklers shall be adjusted to provide maximum uniform coverage with a minimum of water usage and overlap. Overwatering with consequent wasteful run-off and ground saturation shall be avoided. If automatic sprinkler systems are installed, their use must be adjusted to account for natural rainfall conditions.

Residents or homeowners shall undertake a program for the elimination of burrowing animals. This shall be an ongoing program in order to maintain slope stability.

Transportation

080 - Transportation. 1 080 - Transportation - Landscape Inspection Deposit ReqNot Satisfied
Landscape Inspection Deposit Required

The developer/ permit holder shall:
Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit RequiNot Satisfied
Landscape Plot Plan/Permit Required

The developer/ permit holder shall:
Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

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Transportation

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit RequiNot Satisfied

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the (stamped) approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24 inch box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 080 - Transportation - Landscape Project Specific RequirNot Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 080 - Transportation - Landscape Project Specific RequirNot Satisfied
Landscape Project Specific Requirements

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Landscape screening shall be designed to ensure full, opaque, coverage up to a minimum height of (25) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
- d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- e. Project shall prepare water use calculations as outlined in Ord 859.3.
- f. Trees shall be hydrozoned separately.
- g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.
- i. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
- j. Project shall use County standard details for which the application is available in County Standard Detail Format.
- k. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- l. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- m. Plant species shall meet ALUC requirements, if applicable.
- n. Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- o. Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- p. Project shall use (50) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- q. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- r. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.

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Transportation

080 - Transportation. 3 080 - Transportation - Landscape Project Specific RequirNot Satisfied
s. The project proponent or current property owner shall connect to a reclaimed water supply
for landscape watering purposes when secondary or reclaimed water is made available to the
site.

t. Project shall install purple/reclaimed/recycled components as deemed necessary and as
determined by the County and/or water district.

u. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter
islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on
landscape and grading plans, typical.

080 - Transportation. 4 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior
to the issuance of a building permit to the satisfaction of County Grading Inspection Section.

The Project is responsible for performing all activities described in the County WQMP and that
copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) – Form B shall be submitted
to the Riverside County Department of Waste Resources for review and approval to
WastePlanning@rivco.org. A copy of Form B can be found at
(<https://www.rcwaste.org/Waste-Guide/CandD>). At a minimum, the WRP must identify the
materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and
development, the projected amounts, the measures/methods that will be taken to recycle,
reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized,
and the targeted recycling or reduction rate. During project construction, the project site shall
have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of
Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for
further source separation of C&D recyclable materials. Accurate record-keeping (receipts) for
recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements
can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or
clearance from the Building and Safety Department. The Building and Safety Department must
approve the precise grading of your project before a building final can be obtained. Precise
Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site
from a Registered Civil Engineer certifying that the precise grading was completed in
conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to
obtain Building and Safety Department clearance.

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90. Prior to Building Final Inspection

Fire

090 - Fire. 1 Prior to final Not Satisfied

Hazardous Vegetation and Fuel Management Plan Inspection

An inspection of the requirements of the final Hazardous Vegetation and Fuel Management Plan is required before permit final. Contact our office for instructions regarding this inspection.

Planning

090 - Planning. 1 BLOCK WALL ANTIGRAFFITI Not Satisfied

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 CAP MEASURES - INSTALLED Not Satisfied

Prior to building permit final/occupancy, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

090 - Planning. 3 LANDSCAPE SIGNAGE Not Satisfied

Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall:

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Planning. 4 RENEWABLE ENERGY Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 5 WALL/FENCING COMPLIANCE Not Satisfied

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and walls/fencing plan.

Planning-EPD

090 - Planning-EPD. 1 Night Lighting Not Satisfied

All lighting in the vicinity of Riparian/Riverine habitat that remains undisturbed as identified in the MSHCP Riparian/Riverine Map included in the Determination of Biologically Equivalent or Superior Preservation, written by Glenn Lukos and dated March 2024, shall be shielded or directed away from any Riparian/Riverine features.

Prior to the issuance any building permits an EPD Biologist will inspect lighting in sensitive areas to ensure that lighting is directed away or properly shielded to protect Riparian/Riverine habitat.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD-MAP - 80% Completion (cont.) Not Satisfied

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

f) Written confirmation of acceptance from sewer purveyor is required.

g) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance Nos. 461.11 and 859.

090 - Transportation. 4 RCTD-MAP - Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure(s).
- (4) Street sweeping.
- (5) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

090 - Transportation. 5 RCTD-MAP - Complete Landscaping Installation Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461.11 and shall require approval by the Transportation Department. Landscaping shall be installed along the streets associated with this development. Landscaping within public road right-of-way shall comply with Transportation Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD-MAP - Complete Landscaping Installation (cont.) Not Satisfied
or as approved by the Director of Transportation.

090 - Transportation. 6 RCTD-MAP - Regional Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance 824.

090 - Transportation. 7 RCTD-MAP - Road Improvements (Install) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

OFF- SITE ACCESS

An emergency vehicle access road shall be improved from Street G cul-de-sac to existing Travertine Drive with 24 FT of full-width AC pavement, 10 FT concrete trail on the west side and 3 FT of graded shoulder on the east side within a 39 FT access easement per County of Riverside Fire Department requirements.

NOTE:

6. Install railing along the 10 FT trail, 6 inches from the west edge of pavement.
7. The crown of the 24 FT pavement shall be 15 FT from the east RW line.
8. Install fence along the east and west easement line prior to steep 2:1 slope.
9. Provide driveway for drainage maintenance access per County Standard No. 206.
10. Provide driveway approach at the connection point to Street G cul-de-sac and existing Travertine Drive per County Standard No. 207. Place emergency access gates at 35 FT from street flowline.

Street A shall be improved from the tract south boundary to El Sobrante Road with 44 FT full-width of AC pavement, within a 66 FT full width dedicated right-of-way, 6 IN curb and gutter, 11 FT concrete sidewalk on the west parkway to meet the County Standard No. 104, Section A.

NOTE:

7. Provide transition in improvements and right of way between local street to enhance local street per 30 mph design speed.
8. Access shall be restricted.
9. Provide driveway for drainage maintenance access per County Standard No. 206.
10. Coordinate with adjacent property owners (APN 270-160-19, APN 270-160-020 & APN 270-160-021) for the street pavement, drainage and right of way. Any necessary road rights-of-way and/or easements need to construct the improvements described above shall be the responsibility of the applicant.
11. TRA-1 MM – Install a stop control on the southbound approach to implement a cross-street stop-controlled intersection and construct a shared left-right turn lane.
12. TRA-1 MM – Sight distance analysis at the intersection of Street A & El Sobrante Road shall comply with Caltrans and County of Riverside sight distance standards.

El Sobrante Road is County-maintained road designated as an Arterial Highway and shall be widened at the offsite Street A intersection with AC Pavement to install the edge of pavement

Plan: TTM38605

Parcel: 270070005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 RCTD-MAP - Road Improvements (Install) (cont.) Not Satisfied

32 FT from centerline, with a part-width pavement section extending an additional 20 FT beyond centerline, 8 FT graded shoulders, within existing 80 FT full-width dedicated right-of-way in accordance with County Standard No. 106, section A, Ordinance No. 461.11. Modify the full-width pavement and full-width right of way in Standard 106 to 52 FT part-width AC pavement on existing 80 FT full-width right of way. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department.

NOTE:

4. Provide a 12 FT wide x 100 FT left turn lane with 120 FT transition length to be centered along the street centerline.
5. Provide a 12 FT wide x 100 FT right turn lane with 120 transition length.
6. Provide AC pavement and striping transition to join existing per existing 55 mph posted speed.

TRA-2 MM TS Signal Fair Share

The developer shall make share contribution for the installation of a traffic signal at the intersection of La Sierra Avenue and El Sobrante Road in the amount of 21.7% of total cost of traffic signal. The total cost of the traffic signal shall be determined by licensed Civil Engineer.

FULL-WIDTH

Street A shall be improved from Street G to the Tract's south boundary with 40 FT full-width of AC pavement, within a 60 FT full width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk per the County Standard No. 105A, Section A.

NOTE:

2. Install 10 FT sidewalk and railing behind the south and west curb for multipurpose trail per Standard 401. Modify the south & west sidewalk in the Standard No. 105A and Standard 401 to 10 FT sidewalk. Refer to County Standard 405 for multipurpose trail and split rail PVC fence.

Street G shall be improved with 40 FT full-width of AC pavement, within a 60 FT full width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk per the County Standard No. 105A, Section A.

NOTE:

2. Install 10 FT sidewalk and railing behind the west curb for multipurpose trail per Standard 401. Modify the west sidewalk in the Standard No. 105A and Standard 401 to 10 FT sidewalk. Refer to County Standard 405 for multipurpose trail and split rail PVC fence.

Street A and Street C shall be improved along the park Lot 196 with 44 FT full-width of AC pavement, within a 66 FT full width dedicated right-of-way, 6 in curb and gutter, 11 FT sidewalk along the park frontage and 5 FT sidewalk along residential lots per the County Standard No. 104, Section A.

Interior Local Streets shall be improved with 40 FT full-width of AC pavement, within a 60 FT full width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk at right of way adjacent per the County Standard No. 105A, Section A.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements.

Plan: TTM38605

Parcel: 270070005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 RCTD-MAP - Road Improvements (Install) (cont.) Not Satisfied

The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

090 - Transportation. 8 RCTD-MAP - Streetlight Installation Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances No. 461.11.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 9 RCTD-MAP - Utility Installation Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance No. 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

Prior to building final inspection, a Waste Reporting Form (Form C) and evidence (i.e., receipts or other types of verification) demonstrating project compliance with the approved Waste Recycling Plan (WRP) shall be submitted by the project proponent to the Planning Section of the Riverside County Department of Waste Resources for review and approval at WastePlanning@rivco.org. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. A copy of Form C can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>).

To: Russel Brady

From: Mitch Adkison

Re: **EL SOBRANTE POLICY AREA AVAILABLE UNITS**

Date: February 6 , 2023

A prior analysis completed by T & B Planning was utilized and modified to confirm that the number of proposed dwelling units is consistent with the El Sobrante Policy Area for Tentative Tract Map 38605. The project proposes 163 dwelling units (DUs) on 95.96 ac, the maximum density allowed under the existing General Plan Land Use Designations for the site. Based on the analysis outlined below the proposed project does not exceed the number of DUs anticipated for the site by the El Sobrante Policy Area and has no effect on the availability or number of units that may be developed by other property owners within the Policy Area.

The modified T&B analysis concluded the following:

The El Sobrante Policy Area was created within the Lake Mathews/Woodcrest Area Plan as part of the 2003 Riverside County General Plan. The El Sobrante Policy (LMWAP 1.1) states, in part, “the total number of dwelling units within the Policy Area shall not exceed an additional 1,500 dwelling units.” The County of Riverside has interpreted the phrase “additional 1,500 dwelling units” to mean 1,500 DUs in addition to the 703 existing and/or approved units within the Policy Area when the Policy was adopted in 2003. Therefore, the County of Riverside has determined that a total of 2,203 (1,500 plus 703) single family homes are permitted within the El Sobrante Policy Area.

Between 2003 and 2023, 482 DUs have been approved within the El Sobrante Policy Area beyond the identified 703 existing and/or approved units in 2003. These 482 units are comprised of 48 units add within Specific Plan Amendment 325A! (Citrus Heights), 167 units added within TTM 36475 (Citrus Heights II), and 267 units added within TTM 36730 (Lake Ranch). Subtracting these 482 units from the permitted 1,500 “additional units”, leaves 1018 “additional units” remaining, and available for development within the El Sobrante Policy Area.

In 2023, the undeveloped parcels within the El Sobrante Policy Area can accommodate 954 additional dwelling units based on the existing General Plan Land Use Designations at maximum densities permitted within the Policy Area. These 954 dwelling units are comprised of the combination of 272.1 acres of RC-EDR (0.5 du/ac) which can accommodate 129 DUs; 121.2 acres of RC-VLDR (1.0du/ac) which can accommodate 118 DUs; 338.5 acres of RC-LDR (2.0 du/ac) which can accommodate 661 DUs; 2.0 acres of VLDR (1du/ac) which can accommodate 2 DUs; and 11.0 acres of MDR (3.0 du/ac) which can accommodate 32 DUs. In 2003, the existing dwelling unit allocations within the policy area accounted to 71 units, allowing an additional 867 units within the policy area (954 - 71=867). Development of these 867 dwelling units would result in 151 units of the “1,500 additional units” unallocated (1,500 – 867 – 482=151) and available for additional allocation requiring a General Plan Amendment (GPA).

Tentative Tract Map 38605 is located on 95.96 acres within the undeveloped portions of the El Sobrante Policy Area. The existing General Plan Land Use Designations of the proposed Project consist of 28.94 acres of RC-VLDR (1 du/ac) which can accommodate 29 additional DUs, and 67.02 acres of RC-LDR (2 du/ac) which can accommodate 134 additional DUs, for a total of 163DUs. These 163 DU's are included within the allocated 867 total potential dwelling units within the policy area based on the allowable general plan density. Therefore, Tentative Tract Map 38605 is consistent with the number of dwelling units permitted under the existing General Plan Land Use Designations and anticipated by El Sobrante Policy LMWAP 1.1. Additionally, Tentative Tract Map 38605 is not proposing a GPA and will not be utilize any of the 151 unallocated units, leaving these units available for other potential developments.

As of the date of this letter, no-known additional units have been developed within the El Sobrante Policy Area and Tentative Tract Map is consistent with number of units permitted. It should be noted that two tentative tract maps have been recently submitted for a total of 334 units, however these units are also included as part of the allocated 867 total potential dwelling units within the policy area based on the allowable general plan density. Additionally, a previously submitted tentative tract map known as TTM37217 having an allocation of 513 units has been withdrawn and is not longer included in the analysis.

Mitchell Adkison, P.E., P.L.S.

Executive Vice President

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DEVELOPMENT AGREEMENT

This Development Agreement (this “**Agreement**”) is made as of November 30, 2015 (“**Effective Date**”) by and among (i) William R. Cramer, in his capacity as trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor’s Trust (Trust A), (ii) William R. Cramer, Jr., in his capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002, (iii) Janet R. Cramer, in her capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002, and (iv) William R. Cramer, in his capacity as successor trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor’s Trust (Trust A) (collectively, “**Owner**”), on the one hand, and Forestar Victoria, LLC, a Delaware limited liability company (“**Manager**”), on the other hand, with reference to the following facts:

RECITALS

- A. Owner has title to certain real property located north of El Sobrante Road and east of McAllister Street in Riverside County as more particularly described on **Exhibit A** attached hereto (the “**Owner Property**”).
- B. Manager has acquired, or has acquired the option to acquire, property located adjacent to the Owner Property on El Sobrante Road near the intersection of McAllister Street in Riverside County, California (the “**Manager Property**”).
- C. Manager intends to develop the Manager Property as a master-planned, residential community called “Victoria Heights” (the “**Community**”). Manager is working with land planners and civil engineers to develop a land plan for the Community (the “**Land Plan**”).
- D. Owner has agreed to cooperate with Manager’s efforts to entitle and develop the Community, and permit Manager to include the Owner Property in Manager’s land planning efforts and in the land use applications submitted by Manager to the County of Riverside (the “**County**”) for the Community on the terms and conditions provided herein.
- E. Owner and Manager desire to enter into this Agreement to memorialize their respective agreements and obligations.

NOW, THEREFORE, the parties agree as follows:

1. **Term.**

- 1.1 **Inspection Period.** Manager shall have until 5:00 p.m. (Pacific time) on the one hundred twentieth (120th) day after the Effective Date (the “**Inspection Period**”) within which to perform and complete all of Manager’s due diligence examinations, reviews and inspections of all matters pertaining to the Owner Property and whether the Owner Property is suitable to be included in Manager’s land planning for the Community, including all physical, environmental and compliance matters and conditions respecting the Property, investigation of the current entitlement status and projected entitlement processing schedule of the County (including the determination of likely approvable and/or achievable Lot count in all product categories to be developed by Manager), all aspects of the public financing program or programs

likely to affect the Property, all engineering issues related to the Owner Property (including, without limitation, grading and dirt balance), and an evaluation of environmental considerations, risk of the presence of endangered species and/or wetlands and all other physical characteristics of the Owner Property which Manager deems relevant to its planned use of the Owner Property. During the Inspection Period, Owner shall provide Manager with reasonable access to the Owner Property upon at least one (1) business day advance notice, and thereafter, at least five (5) business days' advance notice. Manager shall continue to have the rights set forth in this Section 1.1 after the expiration of the Inspection Period throughout the "Term" (as defined below).

- 1.2 Indemnity; Review Requirements.** Manager will indemnify Owner from and against any property damage caused by Manager in the conduct of its due diligence examinations, reviews and inspections under this Agreement (other than that arising solely from the discovery of preexisting conditions). The foregoing obligation shall survive any termination of this Agreement. In addition, without giving Owner at least five (5) business days' prior written or oral notice, in no event shall Manager make any intrusive physical testing (environmental, structural or otherwise) at the Property (such as soil borings, water samplings or the like). Owner shall have the right, at its option, to cause a representative of Owner to be present at all inspections, reviews and examinations conducted hereunder. In the event of any termination hereunder (other than by reason of Owner's default), Manager shall return all documents and other materials furnished by Owner hereunder and at Owner's written request, Manager shall promptly deliver to Owner true, accurate and complete copies of any written reports relating to the Owner Property prepared for or on behalf of Manager by any third party.
- 1.3 Manager's Termination Right.** At any time on or before the expiration of the Inspection Period, Manager may give written notice (the "Continuation Notice") to Owner electing to proceed with the inclusion of the Owner Property in Manager's land planning for the Community and surrounding areas, and waive termination of this Agreement pursuant to this Section 1.3. Manager may decide, in its sole and absolute discretion, for any reason or no reason, not to deliver a Continuation Notice on or before the expiration of the Inspection Period. If Manager does not deliver a Continuation Notice to Owner on or before the expiration of the Inspection Period, then this Agreement, and the obligations of the parties hereunder shall terminate (other than those obligations that expressly survive a termination of this Agreement) upon the expiration of the Inspection Period.
- 1.4 Independent Consideration.** Manager intends to expend significant time and material sums of money in connection with entitling and developing the Property, negotiating and executing this Agreement, conducting its due diligence investigations, and designing its land planning applications to include the Owner Property, all in reliance on Owner's obligations under this Agreement. Further, Owner acknowledges that Manager would not have entered into this Agreement without having the opportunity to perform such investigations and without having the right to terminate this Agreement in accordance with the provisions of Section 1.3

above. Accordingly, separate consideration exists to support Owner's obligations hereunder notwithstanding Manager's right to terminate this Agreement in accordance with the provisions of Section 1.3 of this Agreement.

1.5 Termination of this Agreement. The term (the "Term") of this Agreement commence as of the Effective Date and, unless earlier terminated as provided in Section 1.3, shall expire on the date that is one hundred and twenty (120) days after the first date on which all of the following conditions have been satisfied (a) one or more final subdivision tract maps have been recorded for the Community and (b) the "Road and Development Easement Agreement" (as defined below) has been recorded in the Official Records of Riverside County (the "Official Records"); provided that Manager shall have the right to extend the Term as may be necessary or advisable to provide for completion of all of land planning and entitlement processing with respect to the Community. Notwithstanding the foregoing, the Term shall expire in any event not later than the seventh (7th) anniversary of the Effective Date.

1.6 Annual Payments. If Manager delivers the Continuation Notice to Owner prior to the expiration of the Inspection Period, then within five (5) business days after the expiration of the Inspection Period (the "First Annual Payment Date"), Manager shall deliver to Owner, as consideration for its agreements and covenants hereunder, an amount equal to Thirty Five Thousand and No/100 Dollars (\$35,000.00) (each such payment is referred herein as an "Annual Payment"). Until the Closing Date, Manager shall be required to pay Owner an Annual Payment on each subsequent anniversary of the First Annual Payment Date. Each Annual Payment made by Manager shall be credited against the Purchase Price, and the Annual Payments shall be non-refundable to Manager, unless Owner defaults in its obligation to grant the Road and Development Easement to Manager at Closing pursuant to Section 4.2 below, in which event Manager shall be entitled to a return of all Annual Payments theretofore made by Manager.

2. Entitlements.

2.1 Generally. The development applications for the Community are intended to be processed through the County and the other governmental agencies with jurisdiction over the Property (the "Governmental Agencies") to obtain those entitlements which will be required to subdivide the Community and create lots on the Manager Property suitable for the construction of single-family residential dwellings, including, without limitation, a specific plan (the "Specific Plan"), an environmental impact report (the "EIR"), one or more tentative tract maps, general plan amendments, resource agency permits, CEQA and changes to the zoning classification for the Manager Property and the Owner Property (collectively, the "Entitlements").

2.2 Owner Entitlements.

2.2.1 If Owner desires that Manager seek approval for Owner and Owner's successors in interest to develop the Owner Property consistent with a "highly consistent" or "conditionally consistent" use as set forth in the County's General Plan Land Use Designations-Zoning Consistency Guidelines applicable to the Owner Property (the "**Owner Entitlements**"), then Owner shall have the right to deliver to Manager a written notice (the "**Owner Entitlement Notice**") which sets forth the Owner Entitlements that Owner desires to obtain for the Owner Property.

2.2.2 If Manager receives the Owner Entitlement Notice, then Manager shall seek, through Manager's commercially reasonable efforts and at Manager's sole cost and expense, to obtain the Owner Entitlements pursuant to a process separate from the Entitlements. Manager shall have no obligation to seek any Owner Entitlements unless and until Manager has received the Owner Entitlement Notice from Owner.

2.2.3 If Manager receives written notice that an application for the Owner Entitlements (an "**Entitlement Application**") will not receive support from (i) staff of the Riverside County Planning Department (the "**Planning Department**"), (ii) the Residents Association of Greater Lake Mathews or (iii) any of the other surrounding community associations (collectively, the "**Application Approvals**"), then Manager shall notify Owner in writing of such rejection of the Entitlement Application (the "**Application Rejection Notice**") and advise Owner of any modifications expressly required in order to obtain the Application Approvals (the "**Necessary Modifications**"). Owner shall have the right, during the thirty (30) day period immediately following Owner's receipt of the Application Rejection Notice, to submit to Owner a revised Owner Entitlement Notice which incorporates the Necessary Modifications.

(a) If Owner fails to submit to Manager a revised Owner Entitlement Notice within such 30-day period, then Manager shall have no further obligation to seek to obtain the Owner Entitlements.

(b) If Owner timely submits a revised Owner Entitlement Notice to Manager, then Manager shall refile the Entitlement Application with the Necessary Modifications (the "**Amended Entitlement Application**"). If Manager files the Amended Entitlement Application and receives written notice that such application will not receive the Application Approvals, then Manager shall have no further obligation to seek to obtain the Owner Entitlements; provided that Owner may elect to do so at Owner's sole cost and expense.

2.2.4 If the Entitlement Application has received the Application Approvals, then Manager shall use good faith efforts to have the Owner Entitlements approved by the Riverside County Board of Supervisors. If such approval is not obtained, then Manager shall give written notice to Owner within five (5) business days that such approval has not been obtained, and shall have no further obligation to seek to obtain the Owner Entitlements and shall have no obligation to appeal any rejection of the Owner Entitlements; provided that Owner may elect to do so at Owner's sole cost and expense.

2.2.5 Notwithstanding anything to the contrary herein, Owner's obligations under this Agreement shall not be conditioned upon Manager's ability to successfully obtain the Owner Entitlements, and Manager shall have no liability to Owner if Manager does not successfully obtain the Owner Entitlements.

- 2.3 Cooperation.** Owner acknowledges Manager's right to obtain the consent of all Governmental Agencies to develop the Manager Property in whatever manner Manager shall desire, in its sole and absolute discretion. Owner shall cooperate with Manager's processing of the Entitlements, including, without limitation, (a) promptly responding to Manager's requests in connection with the processing of all entitlement and subdivision applications necessary for the implementation of Manager's land development and building concept for the Manager Property, (b) promptly executing and/or acknowledging applications, maps, and similar documentation required in the entitlement process, and (c) promptly responding to communications with public agencies or agency representatives; provided, that Owner shall not be required to incur any expense in connection with providing such cooperation. If Owner delivers the Owner Entitlement Notice, then Owner shall be deemed to have granted Manager the sole and exclusive right to process the Owner Entitlements for the Owner Property until the earliest to occur of (a) the date on which Owner provides Manager with written notice confirming that Manager has no further obligation to pursue the Owner Entitlements, (b) the date on which Planning Department rejects the application for the Owner Entitlements, and (c) the date on which the County Board of Supervisors rejects the application for the Owner Entitlements.
- 2.4 Land Plan and Density Allocation.** Manager shall develop the Land Plan and a density allocation study for the Community (the "**Density Allocation Study**") that will be included in the Specific Plan and EIR. Manager shall cause the Land Plan and Density Allocation Study to provide that, if developed for residential purposes, the Owner Property shall continue to have the same density allocation that exists as of the Effective Date under the General Plan, which Owner acknowledges is limited to two (2) dwelling units per acre.
- 2.5 Tentative Map.** Subject to the receipt of the Application Approvals, Manager shall use commercially reasonable efforts to develop, process and seek approval for one or more tentative tract maps that will include the Owner Property (the "**Tentative Tract Map**").
- 2.6 No Guaranty.** Owner expressly acknowledges that Manager has not made and will not make any representations or warranties of any nature whatsoever regarding whether Manager will be successful in obtaining any of the Entitlements or, if any Entitlements are obtained, the results or enforceability of any such Entitlements.

3. No Opposition. Owner shall not, whether through agents or otherwise, directly or indirectly object to, challenge, interfere with, delay, protest or argue against and waives any rights that Owner may have to object to, challenge, interfere with, delay, protest or argue against the processing of and obtaining of the Entitlements or the development, construction or use of any portion of the Community by Manager, its successors and assigns, and/or their agents, consultants, employees, or affiliates or to encourage others to engage in any type of opposition thereto. Manager, its successors and assigns, and/or their agents, consultants, employees, or affiliates shall not, whether through agents or otherwise, directly or indirectly object to, challenge, interfere with, delay, protest or argue against, and waives any rights that Manager or its successors in interest may have to object to, challenge, interfere with, delay, protest or argue against the development of the Owner Property

from time to time in accordance with any of the County's General Plan Land Use Designations-Zoning Consistency Guidelines applicable to the Owner Property, whether or not such zoning classification was obtained by Manager at Owner's request or by Owner or Owner's successors in interest thereafter. The provisions of this Section shall survive indefinitely following any termination or expiration of this Agreement which occurs subsequent to the Closing as described in Section 4.2.3, but shall not survive any termination which occurs without the Closing having taken place.

4. Easements; Utilities; Improvements.

4.1 Traffic Circulation Plan. Manager intends to develop a traffic circulation plan for the Community, which plan shall include the Property. The traffic circulation plan will include, without limitation, plans for an entry road (the "**Entry Road**") that will connect the Community with El Sobrante Road. The Entry Road will be located on the Owner Property. The anticipated alignment of the Entry Road is shown on **Exhibit C** attached hereto, but the final alignment of the Entry Road shall be determined by Manager and set forth on the Tentative Tract Map (the "**Entry Road Area**"). In the event that signalization of the intersection of the Entry Road and El Sobrante Road is required by the Governmental Agencies as a condition for the approval of the Entitlements with respect to the Manager Property or as a condition to the recording of one or more final subdivision tract maps for the Community, Manager, and not Owner, shall be responsible for any cost incurred or imposed for such signalization.

4.2 Purchase of Easements.

4.2.1 Easements. Upon all of the terms and conditions contained in this Agreement, Owner shall grant to Manager a permanent non-exclusive easement in the form of the easement agreement attached hereto as **Exhibit E** (the "**Road and Development Easement Agreement**") for (i) the right to enter upon the Owner Property for the purpose of grading, constructing, improving, maintaining and repairing the Entry Road, (ii) pedestrian and vehicular access, ingress and egress over the Entry Road Area to and from El Sobrante Road and (iii) the installation, use, maintenance, repair and replacement of underground lines for water, gas, electric, sanitary sewer, storm drain and telecommunications services within the Entry Road Area.

4.2.2 Purchase Price. The purchase price (the "**Purchase Price**") for the Road and Development Easement shall be equal to the sum of Three Hundred Fifty Thousand and No/100 Dollars (\$350,000.00). The Purchase Price shall be due and payable at the Closing, subject to adjustment by application of previously paid Annual Payments.

4.2.3 Closing Procedure. The sale and purchase of the Road and Development Easement herein provided shall be consummated (the "**Closing**") through an escrow held with First American Title Insurance Company ("**Escrow Agent**") at its offices at 18500 Von Karman Avenue, Suite 600, Irvine, California 92612, Attention: Jeanne Gould, and which shall be held on the Closing Date. As used herein, the "**Closing Date**" shall mean the earliest to occur of (i) the tenth (10th) business day after the Tentative Tract Map has been approved by the County and all appeals periods have expired, (ii) the second (2nd) anniversary of the Effective Date, or (iii) such other date mutually agreed upon by Manager and Owner.

(a) **Closing.** On or prior to the Closing Date:

(i) **Owner Deliveries.** Owner shall deliver to Escrow Agent (A) an original duly executed and acknowledged Road and Development Easement Agreement that has been executed by Owner; (B) a duly executed certificate of “non-foreign” status in the form provided by Escrow Agent from Owner and any required state withholding or non-foreign status certificate in the form provided by Escrow Agent; (C) Owner’s written approval of a closing statement (the “**Closing Statement**”) described in §1.6045-4(e)(3)(ii) of the U.S. Treasury Regulations (the “**Regulations**”) with respect to the transactions contemplated by Section 4.2 of this Agreement, prepared by Escrow Agent; and (D) such additional documents as may be reasonably required by Manager and Escrow Agent in or to consummate the transactions hereunder (provided the same do not increase in any material respect the costs to, or liability or obligations of, Owner in a manner not otherwise provided for herein).

(ii) **Manager Deliveries.** Manager shall deliver to Escrow Agent: (A) an original duly executed and acknowledged Road and Development Easement Agreement that has been executed by Manager; (B) the balance of the Purchase Price (which has been adjusted by application of previously paid Annual Payments) in immediately available federal funds; (C) a signed Closing Statement; and (D) such additional documents as may be reasonably required by Escrow Agent in or to consummate the transactions hereunder (provided the same do not increase in any material respect the costs to, or liability or obligations of, Manager in a manner not otherwise provided for herein).

(b) **Conditions to Closing.** The Escrow Agent may not proceed with the closing of the transactions contemplated by Section 4.2 of this Agreement, and the Purchase Price shall not be disbursed and none of the documents delivered hereunder shall be recorded (or filed) or delivered to any person or entity until each of the following conditions is satisfied: (i) Escrow Agent has received the balance of the Purchase Price (and determined it has received funds sufficient to pay all amounts noted on the Closing Statement) and is unconditionally and irrevocably prepared to wire or otherwise disburse the same; (ii) Escrow Agent has received the documents to delivered pursuant to this Section 4.2.3 and is unconditionally and irrevocably prepared to record the Road and Development Easement Agreement in the Official Records; (iii) Title Company is unconditionally and irrevocably obligated to issue to Manager a title insurance policy with respect to each of the Easement Agreements in form approved by Manager together with all endorsements requested by Manager effective as of the earlier to occur of the Closing or the date and time the applicable Easement Agreement is recorded and otherwise on the terms required by this Agreement (each, a “**Title Insurance Policy**”); and (iv) Escrow Agent has received all information necessary for filing the forms (the “**Information Returns**”) then required to be filed pursuant to Section 6045 of the Internal Revenue Code with respect to the transactions contemplated by this Agreement (including Owner’s written approval of the amount of gross proceeds to be shown on the Information Returns) and is unconditionally and irrevocably prepared to serve as the designated “reporting person” (with such term having the meaning prescribed in §1.6045-4(a) of the Regulations) in accordance with §1.6045-4(e)(5) of the Regulations and, accordingly, file all information returns required under the Regulations in respect of such transactions.

(c) **Close of Escrow.** If the conditions specified in Section 4.2.3(b) above are satisfied on the Closing Date, then Escrow Agent shall immediately (i) record the Road and

Development Easement Agreement in the Official Records; (ii) deliver any other amounts due to other third parties under the Closing Statement in accordance with the respective instructions from such third parties; (iii) wire the amount due Owner under the Closing Statement; (iv) file all Information Returns; (v) issue the Title Insurance Policy and deliver the same to Manager; (vi) deliver to Manager the original recorded the Road and Development Easement Agreement, the original Title Insurance Policy and one original (or copy if original unavailable) of each of the other documents delivered hereunder; and (vii) deliver to Owner one original (or copy if original unavailable) of each of the other documents delivered hereunder. If the transactions hereunder shall fail to close by reason of Owner's default, then Manager shall be entitled to specifically enforce this Agreement.

(d) **Closing Costs.** Manager shall pay (1) 100% of all state, county and city transfer taxes payable, if any, in connection with the transfer contemplated in this Section 4.2, (2) 100% of all escrow charges (including the costs of recordation), and (3) the costs of the Title Insurance Policies and all endorsements thereto.

4.3 Installation of Utilities. If Manager installs underground utility lines within the Entry Road Area, then Manager shall provide for the benefit of the Owner Property at some time during the normal course of development of the Manager Property access to water, gas, electric, sanitary sewer and telecommunications services which are adequately sized to provide service to the number of residential dwelling units which would be allowed on the Owner Property at a density of two (2) dwelling units per acre; it being understood that neither Manager nor any of its successors and assigns will have any responsibility or liability for any costs or expenses incurred in connection with providing utility services to the Owner Property for any different use (including, without limitation, any use permitted by the Owner Entitlements). Such access to said utilities shall be provided to the boundaries of the Entry Road Area at locations to be determined by Manager, in its sole but reasonable discretion.

4.4 Dedication of Road Improvements. Manager and Manager's successors in interest, and not Owner, shall be responsible at their sole cost and expense to install and complete the improvements constituting the Entry Road ("**Entry Road Improvements**"). At the request of Manager, any merchant builder constructing homes within the Community, or any homeowners' association created for residents of the Community, Owner shall cause the Entry Road to be irrevocably dedicated to a Governmental Agency for public use upon the substantial completion thereof and acceptance thereof by a Governmental Agency. In the event that a Governmental Agency fails, for whatever reason, to accept the irrevocable dedication of the Entry Road and the Entry Road Improvements and/or the Road and Development Easement, Owner shall grant or confirm to Manager, any merchant builder constructing homes within the Community, any homeowners' association created for residents of the Community and their respective contractors, subcontractors, agents, representatives, guests, invitees, successors and assigns (collectively, the "**Benefitted Parties**") all of the rights available under the Road and Development Easement with respect to the Entry Road to provide the Benefitted Parties with pedestrian and vehicular access at all times to and from the Manager Property over, across and through the Owner Property to El Sobrante Road.

5. Covenants Running With Land/Memorandum. It is intended that the obligations of Owner set forth herein shall be construed as covenants which run with the Owner Property and are enforceable against both Owner and the Owner Property, as the servient tenement. Upon execution of this Agreement, Owner shall promptly execute, acknowledge and deliver to Escrow Agent a memorandum of this Agreement in the form set forth as **Exhibit D** attached hereto and incorporated herein by this reference. Manager shall have the right to cause the recordation of such memorandum in the Official Records upon delivery of Manager's Continuation Notice under Section 1.3 to Owner and Escrow Agent. During the Term, Owner shall not encumber the Owner Property with any mortgages, deeds of trust or other encumbrances unless Manager has consented in writing to such encumbrance, which consent may be withheld by Manager in its sole and absolute discretion. Without limitation on the foregoing, as a condition to Manager's consent to any such encumbrance, the holders of the mortgage, deed of trust, or other encumbrance will be required to execute and deliver a subordination agreement in form acceptable to Manager, in its sole and absolute discretion, which provides that this Agreement, the Road and Development Easement Agreement and the easements created thereby together with all rights and privileges of Manager hereunder and thereunder shall unconditionally be and remain at all times prior and superior to the lien or charge of such encumbrance, and the lien or charge of such encumbrance shall at all times be subject and subordinate to this Agreement, the Road and Development Easement Agreement, and the easements created thereby together with all rights and privileges of Manager hereunder and thereunder.

6. Miscellaneous Provisions.

6.1 Assignment by Manager. Manager shall have the right to assign or transfer its rights and obligations under this Agreement by giving prior written notice of such assignment or transfer to Owner, but such assignment or transfer shall not require the prior written consent of Owner; provided, however, that no such assignment shall release or relieve Manager of any liability hereunder. This Agreement and the terms and provisions hereof shall inure to the benefit of and be binding upon the successors and assigns of the parties..

6.2 Assignment by Owner. Owner may sell, assign, hypothecate, pledge or otherwise transfer or dispose of all or any portion of the Owner Property or any interest therein, in its sole discretion; *provided, however,* that such sale, transfer or disposition shall not relieve Owner of its obligations hereunder. If Owner elects to sell the Owner Property, then the purchaser of the Owner Property shall be obligated to assume the obligations of Owner hereunder pursuant to a form of assignment that is acceptable to Manager in its sole and absolute discretion.

6.3 Amendment. This Agreement may be amended from time to time only by a writing executed by Owner and Manager.

6.4 Notices. The address of each of the parties shall for all purposes be as set forth below, unless otherwise changed by the applicable party by notice to the other as provided herein.

If to Owner:

William R Cramer
601 Peralta Hills Drive
Anaheim, California 92801

With Copy to:

William R Cramer, Jr.
42105 Rockview Drive
Hemet, California 92544

With Copy to:

Lane J. Thomas
200 South Los Robles Avenue, Suite 530
Pasadena, California 91101
E-mail: ljtlaw@sbcglobal.net
Telephone: (626) 304-7065
Facsimile: (626) 796-4738

and

Gregory F. Millikan
958 N. Mar Vista Avenue
Pasadena, California 91104
E-mail: greg@millikanlegal.com
Telephone: (626) 486-0692
Facsimile: (626) 486-0694

If to Manager:

Forestar Victoria, LLC
4590 MacArthur Boulevard, Suite 600
Newport Beach, California 92660
Attention: Steve Cameron
E-mail: stevec@foremostcompanies.com
Telephone: (949) 748-6714
Facsimile: (949) 748-8488

With Copy to:

Pircher, Nichols & Meeks
1925 Century Park East, Suite 1700
Los Angeles, California 90067
Attention: Real Estate Notices (APJ)
Telephone: (310) 201-8900
Facsimile: (310) 201-8922

Any notices, consents, offers, acceptances, elections, demands and other communications required or provided by this Agreement by either party shall be in writing and shall be deemed to have been made or given when received or refused by the other party, and may be (a) personally delivered or served, (b) transmitted by facsimile equipment or email if receipt is acknowledged, or (c) mailed in the United States mail, registered or certified.

6.5 Attorneys' Fees. In any judicial action between the parties relating to or arising out of any of the provisions of this Agreement or any right of any party under this Agreement, regardless of whether such action or proceeding is prosecuted to judgment and in addition to any other remedy, the unsuccessful party shall pay to the prevailing party all costs and expenses, including reasonable attorneys' fees and charges, incurred therein by the prevailing party.

6.6 Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and negotiations between the parties with respect to the subject matter herein.

6.7 Governing Law. This Agreement shall be enforced, governed by, and construed in accordance with the laws of the State of California.

6.8 Severability. If any term or provision of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, then the remainder of this Agreement, including the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby; *provided, however,* if the foregoing would produce a result which is clearly contrary to the intentions of the parties as reflected in this Agreement, then the invalid or unenforceable term or provision shall be deemed modified to the extent necessary in the court's opinion to render such term or provision enforceable consistent with the intentions of the parties and, as so modified, such portion and the remainder of this Agreement shall continue in full force and effect.

6.9 No Waiver. No failure or delay of a party in the exercise of any right given to such party hereunder or by law shall constitute a waiver thereof, nor shall any single or partial exercise of any such right preclude other further exercise thereof or of any other right. The waiver by a party of any breach of any provision hereof shall not be deemed to be a waiver of any subsequent breach thereof, or of any breach of any other provision hereof.

6.10 Successors and Assigns. Subject to the provisions of Sections 6.1 and 6.2, this Agreement shall bind and inure to the benefit of the parties and their respective successors and assigns.

6.11 Force Majeure. Any time limits provided for either party's performance under this Agreement shall be extended for and throughout such period of time as such performance is prevented or delayed due to strikes, lockouts, stays, judgments, orders or decrees, moratoria, initiative or referenda, regulations, or controls imposed, or lack of action taken, by government (including, without limitation, failure, refusal or delay in issuing permits, approvals and/or authorizations), acts of God, wars, terrorist acts, riots, civil insurrection or

abnormal force of elements, the discovery of any historical, paleontological, or archaeological deposits on the Property, any failure, action or inaction of the other party, including the other party withholding, delaying or conditioning its approval of any matter that requires its approval pursuant to this Agreement, and or other causes (except financial) beyond such party's reasonable control (a "Force Majeure Event"); *provided, however*, that a party whose performance is delayed shall give notice to the other party of such delay due to the Force Majeure Event, setting forth the facts giving rise to such extension, and the applicable period or periods of time within which such other party may exercise its rights hereunder shall be commensurately extended. The party whose performance is delayed shall give prompt written notice to the other party of the cessation of the Force Majeure Event giving rise to such delay.

6.12 Additional Documents. Each party hereto will, whenever and as often as requested by the other party, execute or cause to be executed all such instruments or agreements as may be reasonably necessary in order to carry out the purpose of this Agreement, so long as additional instrument or agreements do not materially affect such party's rights and obligations under this Agreement. Each of Owner and Manager shall act in a commercially reasonable manner to carry out the intent and purpose of this Agreement. Owner will supply Manager with such evidence, requested by Manager and reasonably acceptable to Owner, of Manager's authority to negotiate with third parties on Owner's behalf in accordance with the applicable provisions of this Agreement.

6.13 Ownership of Documents. All documents related to the development, construction and entitlement of the Community, including, without limitation, all development plans, specifications, blueprints, drawings, renderings, budgets, books, records, and promotional and advertising materials shall be and remain the sole property of Manager. At Owner's request, Manager shall provide Owner with copies of any third party reports and studies (including any reports provided by staff at the Planning Department) which affect the Owner Property.

6.14 Confidentiality; Press Releases. Owner, on behalf of itself and its agents and representatives, shall keep the terms of this Agreement confidential, and shall not disclose such terms to any person, firm or entity without prior written authorization of Manager. Owner acknowledges that it is not in the best interest of the entitlement and development of the Community or the parties hereto to disclose the existence of this Agreement or the terms herein to any person or entity that may challenge or oppose the Community, and shall take commercially reasonable measures to prevent any such disclosure. Neither party to this Agreement shall issue any public disclosure or press release (or similar communication) respecting this Agreement except with the consent of the other party.

6.15 Waivers. Each party to this Agreement expressly waives and foregoes any right to recover punitive, exemplary, lost profits, consequential or similar damages in any arbitration, lawsuit, litigation or proceeding arising out of or resulting from any controversy or claim arising out of or relating to this agreement or the transactions contemplated hereby. This waiver and exclusion shall apply regardless of whether the liability arises in tort or contract, at law or equity. Each party represents and warrants to the other party that (i) no representative, agent or attorney of any other party has represented, expressly or otherwise,

that such other party would not, in the event of litigation, seek to enforce either of the foregoing waivers, (ii) it understands and has considered the implications of such waivers, (iii) it makes such waivers voluntarily, and (iv) it has been induced to enter into this agreement by, among other things, the mutual waivers and certifications in this section. Notwithstanding anything to the contrary in this Agreement, neither party shall be liable to the other party for any damages, losses or expenses recovered or recoverable pursuant to any policies of insurance.

6.16 Limitation of Liability. No present or future direct or indirect partner in or agent of Owner or Manager (each, a “**Constituent Member**”) nor any present or future member, manager, partner, advisor, trustee, director, officer, employee, beneficiary, shareholder, participant, representative or agent of any of the foregoing or any partnership, corporation, limited liability company or trust that is or becomes a Constituent Member shall have any personal liability, directly or indirectly, under or in connection with this Agreement. Each party hereby waives any and all such liability. Notwithstanding anything to the contrary contained in this Agreement, each of the following shall not for any purpose be deemed to be an asset or the property of any party (or any Constituent Member): (i) any negative capital account of any limited liability company or partnership and (ii) any obligation to restore a negative capital account of, or to contribute capital to, or make any loan to, any limited liability company or partnership. The foregoing limitations are in addition to, and not in limitation of, any other limitation on liability provided by law.

6.17 Execution; Delivery. This Agreement may be executed and delivered in several counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same document. The delivery of an executed counterpart of this Agreement by facsimile or as a PDF or similar attachment to an email shall constitute effective delivery of such counterpart for all purposes with the same force and effect as the delivery of an original, executed counterpart.

6.18 Construction; Interpretation. This Agreement is the product of negotiation and preparation by and among each party. Therefore, the parties expressly waive the provisions of Civil Code Section 1654 and acknowledge and agree that this Agreement shall not be deemed prepared or drafted by any one party, but rather shall be construed as if prepared equally by both parties hereto. Further, any captions of this Agreement are solely for the convenience of the parties, are not a part of this Agreement, and shall not be used for the interpretation or determination of validity of this Agreement or any provisions thereof. Every covenant, term, and provision of this Agreement shall be construed simply according to its fair meaning and not strictly for or against any party (notwithstanding any rule of law requiring an agreement to be strictly construed against the drafting party). Whenever the words “including”, “include” or “includes” are used in this Agreement, they shall be interpreted in a non-exclusive manner as though the words “, without limitation,” immediately followed the same. Except as otherwise indicated, all Article, Section and Exhibit references in this Agreement shall be deemed to refer to the Sections and Articles in, and the Exhibits to, this Agreement. Wherever the words “herein” or “hereunder” appear in this Agreement, they shall be interpreted to mean “in this Agreement” or “under this Agreement”, respectively. As used herein: (1) “good faith” means “honesty in fact” as such phrase is used in the Uniform Commercial Code, as adopted in the State of California as of

the date of this Agreement; and (2) “reasonable efforts” or “commercially reasonable efforts” means the level of effort a reasonable person would exert under similar circumstances acting on its own behalf and shall require diligence and good faith but not illegal or other unreasonable actions.

6.19 Non Business Days. Whenever action must be taken (including the giving of notice or the delivery of documents) under this Agreement during a certain period of time or by a particular date that ends or occurs on a non-business day (i.e., Saturday, Sunday or a holiday recognized by the U.S. federal government or the State of California), then such period or date shall be extended until the immediately following business day.

6.20 Incorporation of Exhibits. All exhibits attached and referred to in this Agreement are hereby incorporated herein as fully set forth in (and shall be deemed to be a part of) this Agreement.

6.21 Effectiveness. In no event shall any draft of this Agreement create any obligation or liability, it being understood that this Agreement shall be effective and binding only when a counterpart hereof has been executed and delivered by each party hereto.

6.22 Dispute Resolution.

6.22.1 Judicial Reference As Exclusive Procedure. Any form of claim, cause of action, controversy, or dispute relating to or arising out of this Agreement shall be submitted for determination by a reference proceeding, in the Superior Court of the State of California, for Orange County (the “Court”), in accordance with the provisions of Section 638 through 645.1, inclusive of the California Code of Civil Procedure (“CCP”), as such statutes may be modified or amended, and Rule 244.1 of the California Rules of Court or any subsequently enacted rule, which shall constitute the exclusive procedure for the determination of any such claim, cause of action, controversy, or dispute. Any party seeking to enforce this provision for a judicial reference shall file a petition to enforce this Section 6.22 in the Court, or if an action has already been commenced respecting any claim, civil action, controversy, or dispute, a motion for reference pursuant to the provisions of CCP Section 638. The order granting the petition or motion shall be consistent with the provisions contained in this Section 6.22, including the provisions contained in the following subsection concerning the appointment of a referee. The parties hereto acknowledge and agree that the Court shall exercise jurisdiction over the parties, and each of the parties knowingly waives and relinquishes any and all rights to seek an alternative venue or forum. Pending appointment of the referee as provided in subsection 6.22.2, below, the Court is empowered to issue temporary and/or provisional remedies, as appropriate. Each party hereby expressly waives any and all rights to a jury trial in connection with any reference proceeding under this Agreement.

6.22.2 Appointment of Referee. The parties shall agree upon the referee, who shall be a retired judge or justice of any court of the State of California. If the parties cannot mutually agree upon the referee within 10 days of a request to do so, the Court, through the presiding judge or his designee, shall appoint a referee, in which event each party shall have one preemptory challenge pursuant to CCP Section 170.6 (or any successor statutes). The referee shall sit as a temporary judge, with all of the powers of a temporary judge, as authorized by law (including Rule 244 of the California Rules of Court or any subsequently enacted rule), and upon selection shall take and

subscribe to the oath of office as provided for in Rule 244 of the California Rules of Court or any subsequently enacted rule. The referee shall be empowered to enter equitable as well as legal relief, to provide all temporary and/or provisional remedies and to enter equitable orders that will be binding upon the parties. The referee shall determine all issues in accordance with the existing law of the State of California, without regard to conflicts of law principles.

6.22.3 Procedure. The referee shall schedule an initial pre-hearing conference as soon as reasonably practicable following his or her appointment so that the parties may agree upon procedural matters, arrange for the exchange of information, obtain stipulations, and attempt to narrow the issues. In addition, the referee shall set a date for the completion of discovery, the date(s) for any further pre-hearing conferences, the date(s) on which any hearing briefs, witness lists and exhibits lists as the referee may require shall be exchanged and submitted, and the date on which the hearing shall commence. All discovery methods (and sanctions and other remedies for noncompliance with same) available to litigants under the Civil Discovery Act (CCP Section 2016 et seq.) and means of production permitted under CCP Section 1985 et seq. shall be available to the parties in such reference. Such discovery may include exchanges of expert trial witness information pursuant to CCP Section 2034. The referee shall set the matter for hearing, and try any and all issues of law and fact, within 60 days after his appointment. All discovery shall be completed no later than 15 days before the first hearing date established by the referee. The referee may extend such period in the event of a party's refusal to provide requested discovery for any reason whatsoever, including, without limitation, legal objections raised to such discovery or unavailability of a witness due to absence or illness. No party shall be entitled to "priority" in conducting discovery. All discovery requests shall be served by means of facsimile, e-mail or overnight (next day) delivery. Depositions may be taken by either party upon 7 days' written notice, and requests for production or inspection of documents shall be responded to within 10 days after receipt of service. All disputes relating to discovery which cannot be resolved by the parties shall be submitted to the referee whose decision on such matters shall be final and binding upon the parties. The referee shall determine the manner in which the reference proceeding is conducted including the time and place of all hearings, the order of presentation of evidence, and all other questions that arise with respect to the course of the reference proceedings. Judgment shall be entered pursuant to CCP Section 644 by the Court on any decision rendered by the referee. The parties shall cooperate in seeking that all proceedings shall be closed to the public, and that confidentiality is maintained with respect to all pleadings, records and evidence. The referee shall issue a written statement of decision within 20 days of the date on which the case has been submitted for decision, which statement of decision shall be reported to the Court in accordance with CCP Section 644 and mailed promptly to the parties. Judgment shall be entered on the decision of the referee in accordance with CCP Section 644; and the decision may be excepted to, challenged and appealed according to law. Initially, the parties shall advance equal portions of the estimated fees and costs of the referee; provided, that, the referee may award costs, including reasonable attorneys' fees, to the prevailing party, if any, and may order the referee's fees to be paid or shared by the parties in such manner as the referee deems just.

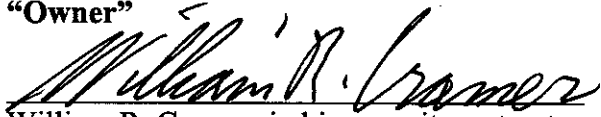
6.23 Mutual Obligation to Provide Further Instruments. Each party will, whenever and as often as it shall be requested so to do by the other, cause to be executed, acknowledged or delivered any and all such further instruments and documents as may be necessary or proper, in the reasonable opinion of the requesting party, in order to carry out the intent and purpose of this Agreement. Without limitation on the foregoing, from time to time and at any time, each of the parties to this Agreement

shall, upon the request of the other party, promptly (a) execute and deliver agreements granting easements for the benefit of governmental agencies and/or utility companies in form and substance substantially similar to the easements granted by such party pursuant to the terms of this Agreement; (b) execute and deliver amendments to the Road and Development Easement Agreement to modify the terms of the Road and Development Easement Agreement as may be necessary or proper, in the reasonable opinion of the requesting party, in order to carry out the intent and purpose of the Road and Development Easement Agreement (including, as an example, an amendment to change the size and location of an easement granted pursuant to the Road and Development Easement Agreement), provided that such modification does not materially and adversely affect the ability of the granting party to use, access or develop the burdened property; and (c) dedicate and/or convey certain additional easements, rights and rights-of-way to any governmental agencies, homeowners associations or other entities that service the Community and, in addition, easements that may be required by any utility company or any governmental agencies to service other property within the Community. This Section 6.23 shall survive the Closing and any termination of this Agreement.

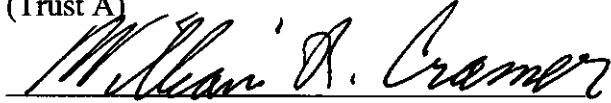
- 6.24 Cumulative Remedies.** Except as otherwise expressly herein provided, no remedy conferred upon a party in this Agreement is intended to be exclusive of any other remedy herein or by law provided or permitted, but each shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity or by statute.
- 6.25 Time of the Essence.** Time is of the essence of each and every provision of this Agreement.

IN WITNESS WHEREOF, this Agreement is executed as of the day and year first above written.

"Owner"



William R. Cramer, in his capacity as trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor's Trust (Trust A)



William R. Cramer, in his capacity as successor trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor's Trust (Trust A)

William R. Cramer, Jr., in his capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002

Janet R. Cramer, in her capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002,

"Manager"

FORESTAR VICTORIA, LLC,
a Delaware limited liability company

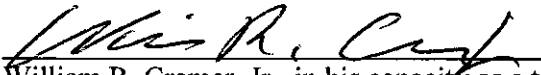
By: _____
Name: Stephen C. Cameron
Title: President

IN WITNESS WHEREOF, this Agreement is executed as of the day and year first above written.


“Owner”

William R. Cramer, in his capacity as trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor’s Trust (Trust A)

William R. Cramer, in his capacity as successor trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor’s Trust (Trust A)



William R. Cramer, Jr., in his capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002



Janet R. Cramer, in her capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002,

“Manager”

FORESTAR VICTORIA, LLC,
a Delaware limited liability company

By: _____
Name: Stephen C. Cameron
Title: President

IN WITNESS WHEREOF, this Agreement is executed as of the day and year first above written.

“Owner”

William R. Cramer, in his capacity as trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor’s Trust (Trust A)


William R. Cramer, in his capacity as successor trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor’s Trust (Trust A)

William R. Cramer, Jr., in his capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002

Janet R. Cramer, in her capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002,

“Manager”

FORESTAR VICTORIA, LLC,
a Delaware limited liability company

By: 

Name: Stephen C. Cameron
Title: President

EXHIBIT A

LEGAL DESCRIPTION OF OWNER PROPERTY

PARCEL 5: (APN: 270-160-020)

ALL THAT PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF THE RANCHO EL SOBRANTE DE SAN JACINTO, AS SHOWN BY MAP RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, SAN BERNARDINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 89 DEG. 44' WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 32, 330.07 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 0 DEG. 20' 34" EAST ALONG THE WEST LINE OF THE SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 652.78 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER THEREOF, FOR THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEG. 47' 44" WEST ALONG THE SOUTHERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 328.82 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 0 DEG. 27' 06" EAST ALONG THE WESTERLY LINE OF THE SAID WEST HALF 653.15 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89 DEG. 51' 28" EAST ALONG THE NORTHERLY LINE OF THE SAID WEST HALF, 4.75 FEET, MORE OR LESS, TO A POINT THEREON DISTANT SOUTH 89 DEG. 51' 28" 650.39 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE EL SOBRANTE LAND AND DEVELOPMENT COMPANY BY DEED RECORDED NOVEMBER 14, 1955 IN BOOK 1819, PAGE 595 OF OFFICIAL RECORDS;

THENCE NORTH 12 DEG. 59' 13" WEST ALONG SAID SOUTHWESTERLY LINE, 156.41 FEET;

THENCE SOUTH 49 DEG. 51' 17" EAST 100.36 FEET; THENCE SOUTH 31 DEG. 21' 02" EAST 102.43 FEET, MORE OR LESS, TO A POINT ON THE SAID NORTHERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 60 DEG. 16' 17" EAST 116.51 FEET; THENCE SOUTH 49 DEG. 20' 32" EAST 83.67 FEET; THENCE SOUTH 84 DEG. 12' 41" EAST 62.92 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE

SOUTH 0 DEG. 20' 34" WEST ALONG SAID EASTERLY LINE 533.57 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

PARCEL 6: (APN: 270-160-018)

ALL THAT PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF THE RANCHO EL SOBRANTE DE SAN JACINTO AS SHOWN BY MAP RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, SAN BERNARDINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

EXCEPT ANY PORTION THEREOF INCLUDED IN EL SOBRANTE ROAD.

PARCEL 7: (APN: 270-160-021)

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, SAN BERNARDINO COUNTY RECORDS.

EXHIBIT B
INTENTIONALLY OMITTED

EXHIBIT C
DEPICTION OF ENTRY ROAD
[ATTACHED]

VICINITY MAP
NOT TO SCALE

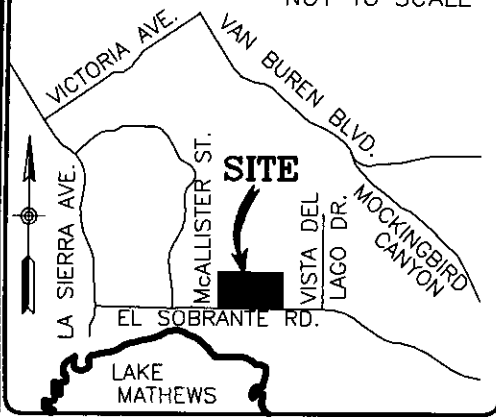
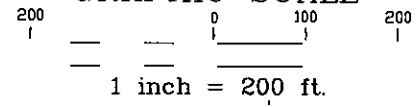


EXHIBIT "C"
ROADWAY EASEMENT

GRAPHIC SCALE



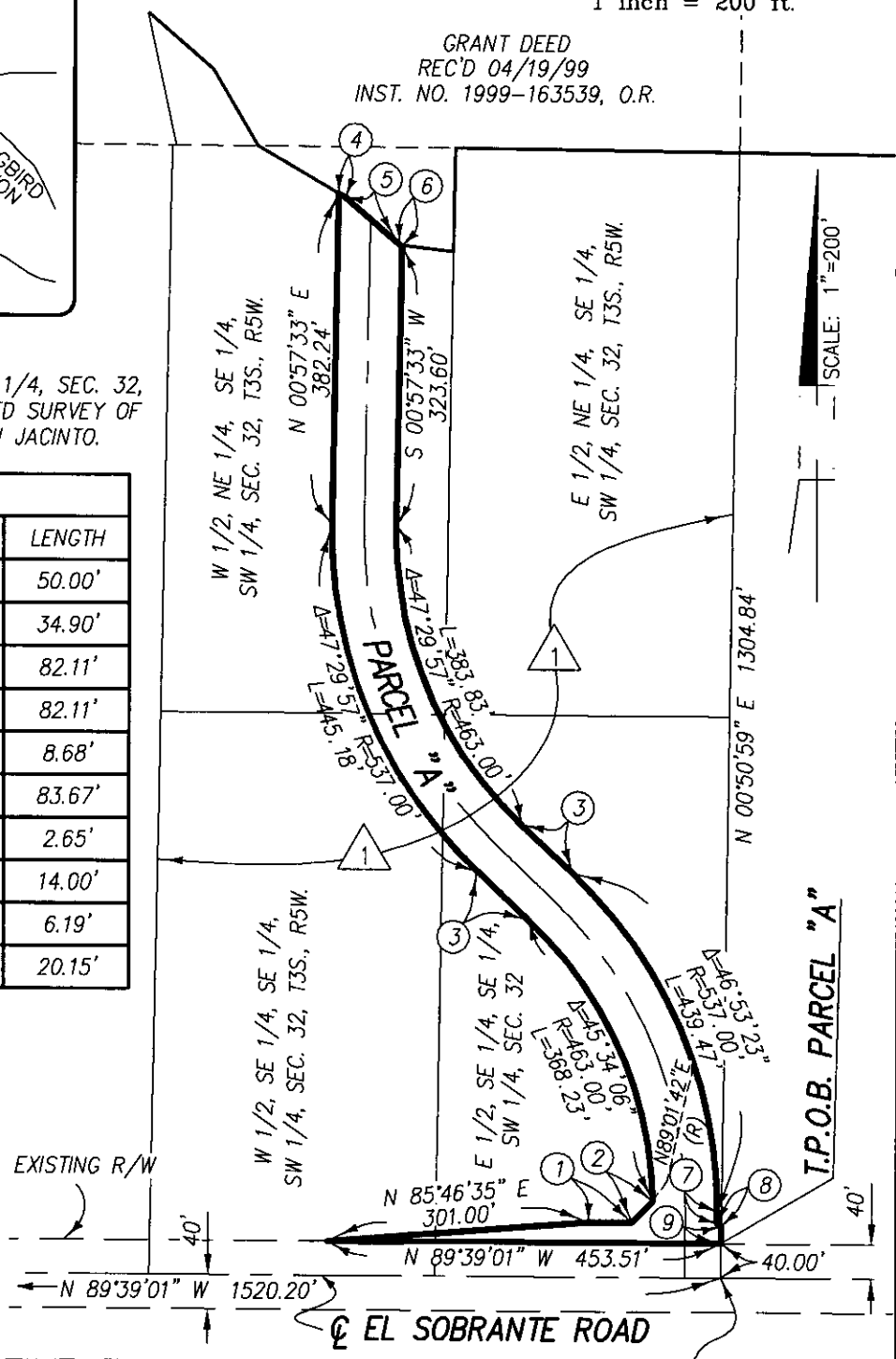
GRANT DEED
REC'D 04/19/99
INST. NO. 1999-163539, O.R.

SURVEYOR'S NOTES:

△ INDICATES E 1/2, SE 1/4, SW 1/4, SEC. 32, T3S., R5W., OF THE SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO.

DATA TABLE

NO	BEARING/Delta	RADIUS	LENGTH
①	N89°39'01"W	--	50.00'
②	N45°20'59"E	--	34.90'
③	N46°32'24"W	--	82.11'
③	N46°32'24"W	--	82.11'
④	S59°39'18"E	--	8.68'
⑤	S48°43'33"E	--	83.67'
⑥	S83°35'42"E	--	2.65'
⑦	S00°20'59"W	--	14.00'
⑧	S51°12'48"E	--	6.19'
⑨	S00°50'59"W	--	20.15'



PREPARED BY:



PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

AREA NOTE:

PARCEL "A" CONTAINS
2.34 ACRES

P.O.C. PARCEL "A"
S 1/4, SEC. 32

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.

SHEET 1 OF 1

W.O. #

SCALE: 1" = 200' DRAWN BY MAV DATE 10/29/15

EXHIBIT FOR LEGAL DESCRIPTION

EXHIBIT D

MEMORANDUM

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Forestar Victoria, LLC
4590 MacArthur Boulevard, Suite 600
Newport Beach, California 92660
Attention: Steve Cameron

(Space Above For Recorder's Use)

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT ("**Memorandum**") is made as of _____, 2015 (the "**Effective Date**"), by and among (i) William R. Cramer, in his capacity as trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor's Trust (Trust A), (ii) William R. Cramer, Jr., in his capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002, (iii) Janet R. Cramer, in her capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002, and (iv) William R. Cramer, in his capacity as successor trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor's Trust (Trust A) (collectively, "**Owner**"), on the one hand, and Forestar Victoria, LLC, a Delaware limited liability company ("**Manager**"), on the other hand, with reference to the following facts:

A. Owner is the owner of that certain real property located in the County of Riverside, State of California, as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "**Owner Property**").

B. Manager has acquired, or has acquired the option to acquire, property located adjacent to the Owner Property on El Sobrante Road near the intersection of McAllister Street in Riverside County, California (the "**Manager Property**").

C. Manager and Owner have entered into that certain unrecorded Development Agreement, dated as of the Effective Date (the "**Agreement**"), reference to which is hereby made, pursuant to which Manager and Owner have agreed to certain terms and conditions pertaining to the entitlement of the Owner Property and the Manager Property, the design and development of certain road improvements to be located on the Owner Property as more particularly described therein (the "**Entry Road Improvements**"), and the grant of a permanent non-exclusive easement (the "**Road and Development Easement Agreement**") for (i) the right to enter upon the Owner Property for the purpose of grading, constructing, improving, maintaining and repairing the Entry Road (as defined in the Agreement), (ii) pedestrian and vehicular access, ingress and egress over the Entry Road Area (as defined in the Agreement) to and from El Sobrante Road and (iii) the installation, use, maintenance,

repair and replacement of underground lines for water, gas, electric, sanitary sewer, storm drain and telecommunications services within the Entry Road Area.

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Owner and Manager hereby declare and agree as follows:

1. Agreement. As set forth in the Agreement, and subject to the terms and conditions set forth therein, Owner has agreed to grant certain easements with respect to, and to offer to dedicate to the County of Riverside and/or other governmental authorities or utility companies, the Entry Road Improvements.

2. No Amendment to Agreement. Nothing contained in this Memorandum shall be deemed to modify or amend the Agreement in any respect. In the event of any inconsistency between the terms hereof and the terms of the Agreement, the Agreement shall prevail and control.

3. Counterparts. This Memorandum may be executed in any number of counterparts which, when taken together, shall constitute a fully executed original.

4. Term and Termination. The Agreement and this Memorandum automatically terminate and shall have no further effect on with respect to the Property upon the first to occur of (x) the date that is one hundred and twenty (120) days after the first date on which both of the following conditions have been satisfied: (i) one or more final subdivision tract maps have been recorded for the Manager Property, and (ii) the Road and Development Easement has been recorded in the Official Records of Riverside County; or (y) the seventh (7th) anniversary of the Effective Date.

[signatures follow on next page]

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Agreement as of the day and year first above written.

“Owner”

William R. Cramer, in his capacity as trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor’s Trust (Trust A)

William R. Cramer, in his capacity as successor trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor’s Trust (Trust A)

William R. Cramer, Jr., in his capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002

Janet R. Cramer, in her capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002,

“Manager”

FORESTAR VICTORIA, LLC,
a Delaware limited liability company

By: _____
Name: Stephen C. Cameron
Title: President

EXHIBIT E
ROAD AND DEVELOPMENT EASEMENT AGREEMENT
[ATTACHED]

**RECORDING REQUESTED BY
AND WHEN RECORDED/RETURN TO:**

Forestar Victoria, LLC
c/o Foremost Companies
4590 MacArthur Boulevard, Suite 600
Newport Beach, California 92660
Attention: Stephen C. Cameron
APNs: [270-160-018, 020, 021, 022 and 024]

(Space above this line for Recorder's Use)

**GRANT OF RIGHT-OF-WAY AND
ROAD DEVELOPMENT AND MAINTENANCE AGREEMENT**

THIS GRANT OF RIGHT-OF-WAY, ROAD DEVELOPMENT AND EASEMENT AGREEMENT (this "**Agreement**") is dated as of _____, 201_ ("**Effective Date**") and is by and among: (i) William R. Cramer, in his capacity as trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor's Trust (Trust A), (ii) William R. Cramer, Jr., in his capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002, (iii) Janet R. Cramer, in her capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002, and (iv) William R. Cramer, in his capacity as successor trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor's Trust (Trust A), jointly and severally, together with each of their successors and assigns, collectively, "**Grantor**"), and FORESTAR VICTORIA, LLC, a Delaware limited liability company (together with its successors and assigns, "**Grantee**").

ARTICLE 1. GENERAL

1.1. **The Project.** Grantee owns certain real property more particularly described on **Exhibit A** attached hereto and by this reference incorporated herein, which property is adjacent to the Grantor Property, and on which Grantee intends to develop a master-planned residential community that will be commonly known as "Victoria Heights" (the "**Project**").

1.2. **Grantor Property.** Grantor owns certain real property situated in Riverside County, California (the "**County**") and more particularly described on **Exhibit B** attached hereto and by this reference incorporated herein (the "**Grantor Property**").

1.3. **Grantee Access Road.** Grantee desires to have a roadway ("**Grantee Access Road**") running through the Grantor Property providing access from El Sobrante Road to the Project.

1.4. **Purposes.** The purposes of this Agreement are to provide for, among other things, the grant by Grantor to Grantee of an easement over a portion of the Grantor Property for the Grantee Access Road and related easements, facilities and rights. The easements granted herein

are for the use and enjoyment of (a) the owners of the Project (or any portion thereof) in all respects, and their respective successors in interest, builders, contractors, guests, invitees, employees, independent contractors, agents and representatives and (b) the owners of the Grantor Property, and their respective successors in interest, guests, invitees, employees, independent contractors, agents and representatives, to the limited extent that they shall have the right to use the Grantee Access Road (before and outside of the gated entry to the Project) for vehicular and pedestrian ingress and egress to and from the Grantor Property and El Sobrante Road.

1.5. Recordation. Grantee and Grantor shall cause this Agreement to be recorded in the Official Records of the County of Riverside, State of California as soon as possible after the Effective Date.

ARTICLE 2. GRANT OF EASEMENTS

2.1. Grant of Easements. Grantor hereby grants to Grantee, for the benefit of the Project and such other property to or through which the Grantee Access Road may be extended in the future, (i) a perpetual and non-exclusive right-of-way and easement (the “**Grantee Roadway Easement**”) over that portion of the Grantor Property being approximately seventy-four feet (74’) wide and comprising 101,760 square feet (2.34 acres) more or less (the “**Grantee Roadway Easement Area**”), (ii) perpetual and non-exclusive slope and landscaping easements (the “**Grantee Roadway Slope and Landscaping Easements**”) over areas (the “**Grantee Roadway Slope and Landscaping Easement Areas**”) on each side of and adjacent to the Grantee Roadway Easement Area comprising 21,178 square feet (0.49 acres) more or less in the aggregate, and (iii) a perpetual and non-exclusive easement for the installation, use, maintenance, repair and replacement of underground lines for water, gas, electric, sanitary sewer, and telecommunications services within the Grantee Roadway Easement Area. The Grantee Roadway Easement Area is more particularly described in Exhibit C hereto and the Grantee Roadway Easement Area is depicted on Exhibit D attached hereto. The Grantee Roadway Slope and Landscaping Easement Areas is more particularly described in Exhibit E attached hereto and depicted on Exhibit F attached hereto. The Grantee Roadway Easement and the Grantee Roadway Slope and Landscaping Easements (together, the “**Easements**” and the “**Easement Areas**”) shall be for the following purposes and to that extent shall include grants of the additional easements and rights referred to below:

(a) The Grantee Roadway Easement shall be for the construction, installation and use of the Grantee Access Road for vehicular and pedestrian ingress and egress (including, without limitation by means of a paved roadway) to and from El Sobrante Road and the Project. Initially the Grantee Access Road shall be approximately seventy-four feet (74’) wide. The Grantee Access Road will initially be a two-lane roadway. Grantor reserves the right, at its sole cost and expense, to expand the Grantee Access Road to a four lane roadway within the Easement Areas, provided and so long as such expansion and the construction work involved therein does not unreasonably interfere with or disrupt vehicular and pedestrian ingress and egress to and from El Sobrante Road and the Project by Grantee and its successors, assigns, guests and invitees. If Grantee elects, Grantee shall have the right to construct and install gated

entrances to the Grantee Access Road; provided, that, such gates shall be located at or north of the northern end of Parcel 5 of the Grantor Property as shown on **Exhibit D**.

(b) The purpose of the Grantee Roadway Slope and Landscaping Easements is to provide for the construction, use, maintenance, repair, replacement and reconstruction of, and improvements to, landscaping and related appurtenances and facilities, which shall include, without limitation, temporary and/or permanent fencing within the Easement Areas, and to provide sufficient support for the Grantee Access Road, as required by the "Governmental Authorities" (as hereinafter defined).

(c) The construction, installation, use, maintenance, repair and replacement of storm drainage and outlet facilities (the "**Storm Drain Facilities**") on the Grantor Property in the area more particularly described in **Exhibit G** attached hereto and as depicted on **Exhibit H** attached hereto.

(d) The construction and installation of such other related improvements as the "Project Engineer" (defined in Section 3.1(a) below) reasonably estimates will increase the likelihood that the appropriate governmental authorities (the "**Governmental Authorities**") will accept the dedication of the Grantee Access Road and the "Related Improvements" (as hereinafter defined) as public facilities.

(e) The construction and installation of such other related improvements, appurtenances and facilities as may be required as a condition to obtaining all necessary permits and approvals for the installation of the Grantee Access Road.

(f) The construction and installation of such other related improvements as Grantee may reasonably elect to make or install, which other related improvements may include, by way of example only, multi-purpose trails, sidewalks, lighting, signalization, bus turnouts, bicycle lanes, divider medians and landscaping.

(g) The operation, use, maintenance, repair, replacement and reconstruction of all of the foregoing.

(h) The items referred to in subparagraphs (b) through (g) of this Section 2.1 to be constructed, installed, maintained, repaired, replaced and/or reconstructed by Grantee shall be collectively referred to as the "**Related Improvements**." The Easements shall continue in perpetuity unless and until the Grantee Access Road has been dedicated as public facilities and accepted by the Governmental Authorities.

2.2. **Construction Easement**. During the time in which the contractor(s) engaged pursuant to Section 3.4 hereof are constructing the Grantee Access Road and the Related Improvements, or as contractors or sub-contractors otherwise are engaged from time to time in connection with the use of the Easements, Grantee and such contractor(s) and sub-contractors, and their agents and representatives shall have a temporary, nonexclusive easement over such portions of the Grantor Property, within and outside of the Easement Areas as shall be reasonably necessary or appropriate for use in conjunction with said construction work and to

enable Grantee to construct and install the Grantee Access Road and Related Improvements in a customary, cost-effective and timely manner. The construction easement granted in this Section shall terminate upon the acceptance by the Governmental Authorities of a dedication of the Grantee Access Road as public facilities.

2.3. Future Extension, Scope. Grantee's easement rights granted by this Article 2 shall in no way limit or impair Grantee's right, hereby acknowledged by the parties, to at some future time extend the Grantee Access Road and the Related Improvements and/or other improvements made or installed in accordance with the Easements, to such point or points that Grantee or its successors or assigns may, in its sole discretion, choose (which points may include, without limitation, points within or beyond the Project). The parties hereby agree that any increased use of the Grantee Access Road and the Related Improvements and/or other improvements made or installed in accordance with the Easements due to such extension shall not constitute an unreasonable burden upon or interference with the Easement Areas or the rights of any person or entity therein. Without in any way limiting the foregoing, Grantor hereby acknowledges that Grantee or a successor or assign of Grantee intends to subdivide and develop the Project for residential uses, and that such development will result in significantly greater usage of the Easements than the usage anticipated prior to such development. Grantor hereby acknowledges and agrees that such development of the Project as has already or hereinafter may be allowed and approved by governmental agencies and authorities having jurisdiction over the Project or any portion thereof, and such increased usage of the Easements as may result therefrom, is and shall remain authorized and allowed by conveyance of the Easements pursuant to this Agreement. Grantor hereby further acknowledges and agrees that the scope of use of the Easements shall include, without limitation, ingress and egress by emergency, fire, police, ambulance, utility and other public health and safety vehicles and personnel.

2.4. Grantee Access Road—Private Road Until Dedicated to Governmental Authorities. Grantor hereby acknowledges and agrees that the Grantee Access Road shall constitute a private, and not public road, and the gated entry and all of the other Related Improvements shall also constitute the private property of Grantee and not public property, unless and until the Grantee Access Road has been dedicated to and accepted by the Governmental Authorities as public facilities, as contemplated under Section 4.2 below.

ARTICLE 3. CONSTRUCTION

3.1. Grantee Access Road Design.

(a) Prior to any construction of a roadway within the Easement Areas, Grantee shall, at its sole cost, engage a qualified engineer or engineering firm (the "**Project Engineer**") to prepare a set of proposed scaled plans and specifications for the construction of the Grantee Access Road and the Related Improvements.

(b) Prior to any construction of a roadway within the Easement Areas, Grantee shall use its good faith and reasonable efforts to secure from the Governmental Authorities an approved location for the Grantee Access Road and specification thereby of all

features of the Grantee Access Road and all necessary and desirable Related Improvements and shall cause the Project Engineer to consult with the Governmental Authorities in order that the same shall be determined as early as possible in the design process. Grantor shall reasonably cooperate in all respects with such efforts by Grantee and the Project Engineer.

3.2. Submission of Proposed Plans to Parties. Prior to any construction of a roadway within the Easement Areas, Grantee shall cause the Project Engineer to prepare and submit to Grantor for its review the proposed plans and specifications for the Grantee Access Road and the Related Improvements, provided, that, Grantor shall have no right to approve or disapprove any aspect of the Grantee Access Road and the Related Improvements.

3.3. Submission to Authorities. Grantee shall make all reasonably necessary applications and submittals and otherwise work toward having the Government Authorities approve the location, size and other features of the Grantee Access Road and the Related Improvements and issue all necessary permits for the construction thereof, and Grantor shall, at Grantee's request, cooperate with Grantee's efforts to do the foregoing.

3.4. Contracts. Prior to the construction of a roadway within the Easement Areas, Grantee shall engage one or more prime contractors for the purpose of constructing the Grantee Access Road and the Related Improvements.

ARTICLE 4. MAINTENANCE AND REPAIR; DEDICATION

4.1. Interim Maintenance. The parties intend to dedicate the Grantee Access Road and the Related Improvements, as well as the fee interest in the land underlying the Easements, to the appropriate Governmental Authorities for use as a public street and public facilities.

(a) During the time after completion and before the Grantee Access Road and the Related Improvements are dedicated to and accepted by the applicable Governmental Authorities (the "**Interim Maintenance Period**"), Grantee shall cause the Grantee Access Road and the Related Improvements to be maintained in good condition and repair ("**Grantee's maintenance obligation**") at Grantee's sole cost and expense, the intent of the parties being that such condition will increase the likelihood that the dedication will be accepted. Grantee's maintenance obligation shall include, but not be limited to, such repairing, repaving, re-landscaping, replanting, replacement and reconstruction of the Grantee Access Road and the Related Improvements as is reasonably necessary to maintain the same in good condition and repair.

(b) All costs and expenses incurred by Grantee in connection with the performance of Grantee's maintenance obligation ("**Maintenance Costs**") shall be at no cost or expense to Grantor.

(c) Nothing contained herein is intended to constitute, nor shall it be deemed or construed as constituting, any abrogation, limitation or waiver of any right or opportunity Grantee now or hereinafter may have to seek or recover from property owners other than Grantor, from homeowners' associations, and/or from community or other facilities and/or

maintenance districts, additional reimbursement of the costs and expenses incurred by Grantee in connection with the performance of Grantee's maintenance obligation, if and as permitted by applicable Governmental Authorities or otherwise, all of which reimbursement rights, if any, are hereby expressly reserved by Grantee.

4.2. Dedication; Non-Acceptance. Upon the request of either Grantee or Grantor, the other party hereto shall exercise good faith and make reasonable efforts to cause the applicable Governmental Authorities to accept a dedication of the Grantee Access Road and the Related Improvements as public facilities with maintenance thereof to be performed by the Governmental Authorities following the satisfaction of such criteria for public dedication and maintenance as may be required by the Governmental Authorities. Without in any way limiting the foregoing, Grantee and Grantor agree to execute and deliver at any time hereinafter, upon request of the other party hereto, such instruments or documents (including, without limitation, an irrevocable offer of dedication) as may be reasonably necessary in furtherance of the foregoing. Grantor and Grantee hereby further agree that in the event that such dedication is consummated, neither party shall object to (and, if requested, shall expressly vote to affirm) the creation of a maintenance district which will, among other things, levy assessments on any property (and/or the owners thereof) that abuts or is served by the Grantee Access Road for the purpose of maintaining and/or repairing the Grantee Access Road and the Related Improvements and for such other purposes, if any, which are ancillary thereto as may be required or approved by the Governmental Authorities. In the event that the applicable Governmental Authorities accept a dedication of the Grantee Access Road and the Related Improvements, Grantee's maintenance obligations under this Article 4 shall terminate concurrently with the effectiveness of such acceptance by the Governmental Authorities. In the event that the applicable Governmental Authorities refuse to accept a dedication of the Grantee Access Road and the Related Improvements, Grantee's maintenance obligation as provided herein shall not cease, but shall continue until such time as the parties mutually agree to alter such obligation by a written instrument.

4.3. Transfer to Homeowners' Associations.

(a) If the applicable Governmental Authorities refuse to accept a dedication of the Grantee Access Road and the Related Improvements, then at any time thereafter, Grantee shall have the right, exercisable in its sole and absolute discretion, to convey all of Grantee's right, title and interest in and to all or any portions of the Easements, the Easement Areas, and the Grantee Access Road and Related Improvements, to a homeowners' association created for the Project ("**Homeowners' Association**").

(b) In the event Grantee elects to convey Grantee's right, title and interest in and to all or any portions of the Easements, the Easement Areas, and the Grantee Access Road and Related Improvements, to the Homeowners' Association, such conveyance to the Homeowners' Association shall be referred to herein as "**Conveyance**." The date on which any such conveyance occurs is hereinafter referred to as the "**Conveyance Date**." Even if any such Conveyance is made, Grantee may, at its election, cause an irrevocable offer of dedication to be made to one more Governmental Authorities with respect to the Easements, Easement Areas, Grantee Access Road and/or Related Improvements, on such terms and conditions as Grantee

may elect so long as such terms and conditions are no more burdensome on Grantor than those terms and conditions which would be applicable under a dedication effectuated pursuant to Section 4.2 above.

(c) In the event of a Conveyance by Grantee under this Section 4.3, Grantor and each of the other owners of a fee interest in the Easement Areas shall (i) execute such documents or instruments (including, without limitation, execution of easement deed(s), grant deeds of fee interest and other instruments), in the form required by the Homeowners' Association, as may be required to complete any dedication referred to in Section 4.2(b) above upon the acceptance of such dedication by the Governmental Authorities, and (ii) take such other action as Grantee or the Homeowners' Association may reasonably request from time to time to acknowledge or confirm their rights in the Easement Areas under the Easements.

4.4. Formation of Homeowners' Associations. Grantor and Grantee each agree that, in connection with the development and subdivision of the Project, one or more homeowners' associations will be created for the Project for the purpose of establishing an orderly method of payment of Grantee's obligations under this Agreement, as the Project is developed and subdivided and such obligations become binding upon the successive owners of the Project, or portions thereof, as set forth in Section 5.1 below, with the objective that such monetary obligations are paid by such homeowners' associations on behalf of the owners of land within the Project who are or become members of such associations.

ARTICLE 5. MISCELLANEOUS

5.1. Successors and Assigns; Covenants Running With the Land. The Easements and other rights granted or created herein are appurtenant to the Project and every portion thereof, as well as such other property to or through which the Grantee Access Road may be extended in the future. The obligations imposed upon Grantee and Grantor by this Agreement are covenants burdening and benefiting the Project and burdening and benefiting the Grantor Property, and, pursuant to applicable law, including, but not limited to, Section 1468 of the Civil Code of the State of California, such covenants shall be binding upon the successive owners of the Project and the Grantor Property, or portions thereof, for the benefit of Grantee and Grantor and the successive owners of the Project and the Grantor Property, or portions thereof. Without in any way limiting the foregoing, and notwithstanding anything else in this Agreement to the contrary, Grantee shall have the right expressly to assign its rights and to delegate its obligations under this Agreement to any Governmental Authority, municipal utility company, homeowners' association, community facilities district or to any person or entity which acquires from Grantee fee title to all or any portion of the Project, and concurrently with the assumption by Grantee's assignee of Grantee's obligations under this Agreement, Grantee shall be fully released from its obligations under this Agreement.

5.2. Notices. Any notice, approval, disapproval, consent, waiver, or other communication (collectively, "Notices") required or permitted to be given under this Agreement shall be in writing and shall be delivered personally or sent by Federal Express or other reputable overnight carrier, or transmittal by telecopier. All Notices shall be deemed delivered (a) if personally delivered or sent by Federal Express or other reputable overnight carrier, when

actually delivered to the address of the person to whom such Notice is addressed, or (b) if telecopied, when the transmitting telecopier machine has confirmed that the Notice has been completed or sent without error. All Notices shall be addressed to the party to whom such Notice is to be given at the party's address set forth below or as such party shall otherwise direct by Notice sent pursuant to this Section 5.2:

Grantor: William R Cramer
601 Peralta Hills Drive
Anaheim, California 92801

With Copy to:

William R Cramer, Jr.
42105 Rockview Drive
Hemet, California 92544

Grantee: Forestar Victoria, LLC
c/o Foremost Companies
4590 MacArthur Boulevard, Suite 600
Newport Beach, California 92660
Attention: Stephen C. Cameron
Telephone: (949) 748-6714
Facsimile: (949) 748-8488

5.3. Interpretation; Governing Law; Captions. This Agreement shall be governed by and construed in accordance with the laws of the State of California. The captions of paragraphs used in this Agreement are for convenience only.

5.4. Time of Essence. The parties hereby acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, obligation and provision hereof.

5.5. Attorneys' Fees. If a dispute arises or an action is filed between any of the parties hereto (a) regarding the interpretation or enforcement of any of the terms of this Agreement, (b) as a result of the breach by a party of any of the terms hereof, or (c) regarding the exercise of any equitable remedies available to any party, the losing party shall pay to the prevailing party reasonable attorneys' fees, costs and expenses, including, but not limited to, reasonable expert witness fees, accounting and engineering fees, and any other reasonable professional fees incurred in connection with such dispute or the prosecution or defense of such action, whether an action is actually filed or is prosecuted to a final judgment. For the purpose of this Agreement, the terms "attorneys' fees," "costs" and "expenses" shall also include the fees and expenses incurred by counsel to the parties hereto for photocopies, duplications, deliveries, postage, telephone and facsimile communications, transcripts of proceedings relating to the action, and all other costs not ordinarily recoverable under Code of Civil Procedure Section 1033.5(b), and reasonable fees billed for law clerks, paralegals, librarians, secretaries and others not admitted to

the bar but performing services under the supervision of an attorney. The terms “attorneys’ fees,” “costs” and “expenses” shall include, without limitation, reasonable fees and costs incurred in the following proceedings: (i) mediations; (ii) arbitrations; (iii) bankruptcy proceedings; (iv) appeals; (v) post-judgment motions and collection actions; and (vi) garnishment, levy and debtor examinations. The prevailing party shall also be entitled to attorneys’ fees and costs after any dismissal of an action.

5.6. Integration. This Agreement contains the entire agreement of the parties hereto, and supersedes any prior written or oral agreements between them concerning the subject matter contained herein. There are no representations, agreements, arrangements or understandings, oral or written, relating to the subject matter hereof which are not fully expressed herein.

5.7. Negation of Partnership. Nothing contained herein shall be construed as creating or intending to create any partnership, principal-agent relationship, joint venture or any association between Grantee and Grantor with respect to the subject matter of this Agreement.

5.8. Further Assurances. From time to time, at the sole cost and expense of the party making such request, each party hereto shall execute and deliver such instruments or documents as may be reasonably requested by the other party hereto in order to carry out the purposes and intent of this Agreement or to consummate the transactions contemplated hereunder.

5.9. Calendar and Business Days. Unless otherwise expressly stated to be business days, all references to days shall mean calendar days; provided, however, that if the last date or the deadline for the giving of notice or performance of any other act or fulfillment or satisfaction of any condition set forth in this Agreement shall fall on a day which is not a business day, then the time for the giving of such notice or performance of such act or fulfillment or satisfaction of such condition shall be extended to the next business day. As used herein, the term “business days” shall mean all days other than Saturdays, Sundays or state or federal holidays.

5.10. Rights of Lenders. No breach or violation of this Agreement shall defeat or render invalid the lien of any mortgage, deed of trust, or similar instrument securing a loan made in good faith and for value with respect to all or any portion of the Grantor Property; provided, however, that all of the terms, covenants, conditions and restrictions set forth in this Agreement shall be binding upon and effective against any subsequent owner of all or any portion of the Grantor Property whose title is acquired by foreclosure, trustee’s sale, deed in lieu of foreclosure or otherwise pursuant to such lien rights, but such subsequent owner shall take title free and clear of any liability for violations by an owner of such property occurring prior to such transfer of title.

5.11. Exhibits.

- A Description of the Project
- B Description of Grantor Property
- C Description of Grantee Roadway Easement Area
- D Depiction of Grantee Roadway Easement Area

- E Description of Grantee Roadway Slope and Landscaping Easements
- F Depiction of Grantee Roadway Slope and Landscaping Easements
- G Description of Storm Drain Easements
- H Depiction of Storm Drain Easements

[Next Page Is Signature Page]

IN WITNESS WHEREOF, Grantee and Grantor have executed this Grant of Right-of-Way and Road Development and Maintenance Agreement as of the Effective Date.

GRANTOR:

William R. Cramer, in his capacity as trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor's Trust (Trust A)

William R. Cramer, in his capacity as successor trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor's Trust (Trust A)

William R. Cramer, Jr., in his capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002

Janet R. Cramer, in her capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002,

GRANTEE:

FORESTAR VICTORIA, LLC,
a Delaware limited liability company

By: _____
Name: Stephen C. Cameron
Its: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT A

Description of The Project

[TO BE ATTACHED]

Exhibit "A"

PROJECT

Legal Description

Real property in the Unincorporated Area, County of Riverside, State of California, described as follows:

PARCEL 1: (APN: 270-160-005)

ALL THAT PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 3, AS SHOWN BY MAP ON FILE IN BOOK 24 OF RECORDS OF SURVEY, AT PAGES 97 AND 98, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 49° 51' 17" EAST, A DISTANCE OF 100.36 FEET; THENCE SOUTH 31° 21' 02" EAST, A DISTANCE OF 102.43 FEET; THENCE SOUTH 60° 16' 17" EAST, A DISTANCE OF 116.51 FEET; THENCE SOUTH 49° 20' 32" EAST, A DISTANCE OF 83.67 FEET; THENCE SOUTH 84° 12' 41" EAST, A DISTANCE OF 62.92 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NO. 3, SAID CORNER BEING ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THE LAST FIVE COURSES AND DISTANCES FOLLOW THAT NORTHERLY LINE OF SAID PARCEL 3;

THENCE NORTH 00° 20' 34" EAST ALONG SAID WEST LINE, A DISTANCE OF 119.21 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89° 51' 28" EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 327.57 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89° 47' 53" EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 322.73 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00° 32' 19" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 188.75 FEET TO A POINT THEREON, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUBEN GOMEZ, ET. AL. BY DEED RECORDED IN BOOK 2413 PAGE 389 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 46° 58' EAST ALONG THE NORTH LINE OF THE PARCEL CONVEYED TO GOMEZ AS AFORESAID, A DISTANCE OF 188.52 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 37° 04' EAST, A DISTANCE OF 271.63 FEET; THENCE NORTH 21° 19' 30" EAST, A DISTANCE OF 382.61 FEET; THENCE NORTH 13° 03' EAST, A DISTANCE OF 317.68 FEET; THENCE NORTH 03° 57' 45" EAST, A DISTANCE OF 222.01 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HENRY C. BOSCH, ET AL, BY DEED RECORDED IN BOOK 2419 PAGE 328 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 69° 13' 45" WEST ALONG THE SOUTHERLY LINE OF THE PARCEL SO CONVEYED TO BOSCH, A DISTANCE OF 227.25 FEET; THENCE SOUTH 73° 51' 30" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 246.28 FEET; THENCE NORTH 45° 30' 30" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 240.90 FEET TO A POINT THEREON; THENCE SOUTH 72° 53' 25" WEST, A DISTANCE OF 181.20 FEET; THENCE SOUTH 49° 18' 20" WEST, A DISTANCE OF 212.16 FEET; THENCE SOUTH 58° 08' 55" WEST, A DISTANCE OF 184.46 FEET; THENCE SOUTH 66° 18' 35" WEST, A DISTANCE OF 269.60 FEET; THENCE SOUTH 78° 38' WEST, A DISTANCE OF 276.54 FEET; THENCE SOUTH 63° 09' 50" WEST, A DISTANCE OF 86.17 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE EL SOBRANTE LAND AND DEVELOPMENT

COMPANY, BY DEED RECORDED IN BOOK 1819 PAGE 595 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 23° 32' 47" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 150.99 FEET; THENCE SOUTH 30° 57' 47" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 217.61 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

AN ROADWAY EASEMENT APPURTENANT TO PARCEL 1 ABOVE, 40.00 FEET IN WIDTH, LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE MOST SOUTHERLY CORNER OF PARCEL 1, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 26, PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 61 DEG. 38' WEST, A DISTANCE OF 95.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 24 DEG. 39' WEST, A DISTANCE OF 85.81 FEET; THENCE NORTH 64 DEG. 33' 30" WEST, A DISTANCE OF 288.56 FEET; THENCE NORTH 36 DEG. 02' 30" WEST, A DISTANCE OF 165.07 FEET; THENCE SOUTH 71 DEG. 25' 15" WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH 23 DEG. 21' 30" WEST, A DISTANCE OF 137.96 FEET; THENCE SOUTH 54 DEG. 08' WEST, A DISTANCE OF 168.98 FEET; THENCE NORTH 49 DEG. 03' 30" WEST, A DISTANCE OF 114.28 FEET; THENCE SOUTH 81 DEG. 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32 DEG. 10' 30" WEST, A DISTANCE OF 162.18 FEET; THENCE SOUTH 59 DEG. 59' 45" WEST, A DISTANCE OF 141.30 FEET; THENCE NORTH 52 DEG. 27' 30" WEST, A DISTANCE OF 94.79 FEET; THENCE SOUTH 85 DEG. 52' 30" WEST, A DISTANCE OF 105.69 FEET; THENCE NORTH 69 DEG. 36' 45" WEST, A DISTANCE OF 204.63 FEET; THENCE SOUTH 54 DEG. 35' 45" WEST, A DISTANCE OF 169.25 FEET; THENCE NORTH 69 DEG. 13' 45" WEST, A DISTANCE OF 227.25 FEET; THENCE SOUTH 73 DEG. 51' 30" WEST, A DISTANCE OF 246.28 FEET; THENCE NORTH 45 DEG. 30' 30" WEST, A DISTANCE OF 535.46 FEET; THENCE NORTH 43 DEG. 59' WEST, A DISTANCE OF 325.92 FEET; THENCE NORTH 69 DEG. 17' WEST, A DISTANCE OF 1,074.54 FEET; THENCE NORTH 34 DEG. 10' 45" WEST, A DISTANCE OF 548.92 FEET; THENCE NORTH 00 DEG. 05' 15" EAST, A DISTANCE OF 345.99 FEET; THENCE NORTH 58 DEG. 15' WEST, A DISTANCE OF 166.05 FEET; THENCE NORTH 52 DEG. 08' 15" WEST, A DISTANCE OF 277.05 FEET; THENCE NORTH 47 DEG. 50' 15" WEST, A DISTANCE OF 552.83 FEET; THENCE NORTH 66 DEG. 08' 30" WEST, A DISTANCE OF 151.09 FEET; THENCE NORTH 87 DEG. 59' 15" WEST, A DISTANCE OF 127.62 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 01 DEG. 06' 30" WEST, A DISTANCE OF 649.70 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 32.

EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL 1 ABOVE.

PARCEL 1B:

AN EASEMENT APPURTENANT TO PARCEL 1 ABOVE FOR ROAD PURPOSES OVER THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY WHICH IS INCLUDED IN THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND ALSO THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THAT PORTION OF SAID SECTIONS 31 AND 32, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 40 FEET IN WIDTH, LYING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE;

COMMENCING AT THE MOST SOUTHERLY CORNER OF PARCEL 1, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 26, PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 61° 38' WEST, A DISTANCE OF 95.17 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 24° 39' WEST, A DISTANCE OF 85.81 FEET; THENCE NORTH 64° 33' 30" WEST, A DISTANCE OF 288.56 FEET; THENCE NORTH 36° 02' 30" WEST, A DISTANCE OF 165.07 FEET; THENCE

SOUTH 71° 25' 15" WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH 23° 21' 30" WEST, A DISTANCE OF 137.96 FEET; THENCE SOUTH 54° 08' WEST, A DISTANCE OF 168.92 FEET; THENCE NORTH 49° 03' 30" WEST, A DISTANCE OF 114.28 FEET; THENCE SOUTH 81° 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32° 10' 30" WEST, A DISTANCE OF 162.18 FEET; THENCE SOUTH 59° 59' 45" WEST, A DISTANCE OF 141.30 FEET; THENCE NORTH 52° 27' 30" WEST, A DISTANCE OF 94.79 FEET; THENCE SOUTH 85° 52' 30" WEST, A DISTANCE OF 105.69 FEET; THENCE NORTH 69° 36' 45" WEST, A DISTANCE OF 204.63 FEET; THENCE SOUTH 54° 35' 45" WEST, A DISTANCE OF 169.25 FEET; THENCE NORTH 69° 13' 45" WEST, A DISTANCE OF 227.25 FEET; THENCE SOUTH 73° 51' 30" WEST, A DISTANCE OF 246.28 FEET; THENCE NORTH 45° 30' 30" WEST, A DISTANCE OF 535.46 FEET; THENCE NORTH 43° 59' WEST, A DISTANCE OF 325.92 FEET; THENCE NORTH 69° 17' WEST, A DISTANCE OF 1,074.54 FEET; THENCE NORTH 34° 10' 45" WEST, A DISTANCE OF 548.92 FEET; THENCE NORTH 00° 05' 15" EAST, A DISTANCE OF 345.99 FEET; THENCE NORTH 58° 15' WEST, A DISTANCE OF 166.05 FEET; THENCE NORTH 52° 08' 15" WEST, A DISTANCE OF 277.05 FEET; THENCE NORTH 47° 50' 15" WEST, A DISTANCE OF 552.83 FEET; THENCE NORTH 66° 08' 30" WEST, A DISTANCE OF 151.09 FEET; THENCE NORTH 87° 59' 15" WEST, A DISTANCE OF 127.62 FEET TO A POINT IN THE WEST LINE SAID SECTION 32, DISTANT THEREON SOUTH 01° 06' 30" WEST, A DISTANCE OF 649.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE CONTINUING NORTH 87° 59' 15" WEST, ACROSS THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, TO THE EAST HALF OF MCALLISTER ROAD AS NOW LOCATED.

PARCEL 2: (APN: 270-070-005)

ALL THAT PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF THE SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 00 DEG. 14' EAST, A DISTANCE OF 1611.08 FEET FROM THE NORTH QUARTER SECTION CORNER OF SAID SECTION 32, SAID POINT BEING ON THE SOUTHERLY LINE OF PARCEL 1, AS SHOWN BY MAP ON FILE IN BOOK 26 PAGE 15, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 77 DEG. 21' EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 4.65 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 66 DEG. 45' 45" EAST, A DISTANCE OF 578.19 FEET; THENCE SOUTH 08 DEG. 54' 30" EAST, A DISTANCE OF 356.69 FEET; THENCE SOUTH 01 DEG. 22' 15" WEST, A DISTANCE OF 159.14 FEET; THENCE SOUTH 18 DEG. 12' 15" EAST, A DISTANCE OF 277.34 FEET; THENCE SOUTH 09 DEG. 03' 15" WEST, A DISTANCE OF 100.82 FEET; THENCE SOUTH 21 DEG. 05' 30" EAST, A DISTANCE OF 241.64 FEET; THENCE SOUTH 28 DEG. 53' 45" EAST, A DISTANCE OF 226.93 FEET; THENCE SOUTH 54 DEG. 35' 45" WEST, A DISTANCE OF 19.17 FEET; THENCE NORTH 69 DEG. 13' 45" WEST, A DISTANCE OF 227.25

FEET; THENCE SOUTH 73 DEG. 51' 30" WEST, A DISTANCE OF 246.28 FEET; THENCE NORTH 45 DEG. 30' 30" WEST, A DISTANCE OF 535.46 FEET; THENCE NORTH 30 DEG. 18' 45" EAST, A DISTANCE OF 122.67 FEET; THENCE NORTH 41 DEG. 42' WEST, A DISTANCE OF 199.33 FEET; THENCE NORTH 08 DEG. 00' 45" WEST, A DISTANCE OF 611.46 FEET; THENCE NORTH 12 DEG. 13' WEST, A DISTANCE OF 249.44 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF THE AFORESAID PARCEL 1; THENCE NORTH 77 DEG. 21' EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 205.50 FEET TO THE POINT OF BEGINNING;

PARCEL 2A:

A ROADWAY EASEMENT APPURTENANT TO PARCEL 2 ABOVE, 40.00 FEET IN WIDTH, LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE MOST SOUTHERLY CORNER OF PARCEL 1, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 26, PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 61 DEG. 38' WEST, A DISTANCE OF 95.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 24 DEG. 39' WEST, A DISTANCE OF 85.81 FEET; THENCE NORTH 64 DEG.

33' 30" WEST, A DISTANCE OF 288.56 FEET; THENCE NORTH 36 DEG. 02' 30" WEST, A DISTANCE OF 165.07 FEET; THENCE SOUTH 71 DEG. 25' 15" WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH 23 DEG. 21' 30" WEST, A DISTANCE OF 137.96 FEET; THENCE SOUTH 54 DEG. 08' WEST, A DISTANCE OF 168.98 FEET; THENCE NORTH 49 DEG. 03' 30" WEST, A DISTANCE OF 114.28 FEET; THENCE SOUTH 81 DEG. 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32 DEG. 10' 30" WEST, A DISTANCE OF 162.18 FEET; THENCE SOUTH 59 DEG. 39' 45" WEST, A DISTANCE OF 141.30 FEET; THENCE NORTH 52 DEG. 27' 30" WEST, A DISTANCE OF 94.79 FEET; THENCE SOUTH 85 DEG. 52' 30" WEST, A DISTANCE OF 105.69 FEET; THENCE NORTH 69 DEG. 36' 45" WEST, A DISTANCE OF 204.63 FEET; THENCE SOUTH 54 DEG. 35' 45" WEST, A DISTANCE OF 169.25 FEET; THENCE NORTH 69 DEG. 13' 45" WEST, A DISTANCE OF 227.25 FEET; THENCE SOUTH 73 DEG. 51' 30" WEST, A DISTANCE OF 246.28 FEET; THENCE NORTH 45 DEG. 30' 30" WEST, A DISTANCE OF 535.46 FEET; THENCE NORTH 43 DEG. 59' WEST, A DISTANCE OF 325.92 FEET; THENCE NORTH 69 DEG. 17' WEST, A DISTANCE OF 1,074.54 FEET; THENCE NORTH 34 DEG. 10' 45" WEST, A DISTANCE OF 548.92 FEET; THENCE NORTH 00 DEG. 05' 15" EAST, A DISTANCE OF 345.99 FEET; THENCE NORTH 58 DEG. 15' WEST, A DISTANCE OF 166.05 FEET; THENCE NORTH 52 DEG. 08' 15" WEST, A DISTANCE OF 277.05 FEET; THENCE NORTH 47 DEG. 50' 15" WEST, A DISTANCE OF 552.83 FEET; THENCE NORTH 66 DEG. 08' 30" WEST, A DISTANCE OF 151.09 FEET; THENCE NORTH 87 DEG. 59' 15" WEST, A DISTANCE OF 127.62 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 01 DEG. 06' 30" WEST, A DISTANCE OF 649.70 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 32.

EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL 2 ABOVE.

PARCEL 2B:

AN EASEMENT APPURTENANT TO PARCEL 2 ABOVE FOR ROAD PURPOSES OVER THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY WHICH IS INCLUDED IN THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND ALSO THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THAT PORTION OF SAID SECTIONS 31 AND 32, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 40 FEET IN WIDTH, LYING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE;

COMMENCING AT THE MOST SOUTHERLY CORNER OF PARCEL 1, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 26, PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 61° 38' WEST, A DISTANCE OF 95.17 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 24° 39' WEST, A DISTANCE OF 85.81 FEET; THENCE NORTH 64° 33' 30" WEST, A DISTANCE OF 288.56 FEET; THENCE NORTH 36° 02' 30" WEST, A DISTANCE OF 165.07 FEET; THENCE SOUTH 71° 25' 15" WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH 23° 21' 30" WEST, A DISTANCE OF 137.96 FEET; THENCE SOUTH 54° 08' WEST, A DISTANCE OF 168.92 FEET; THENCE NORTH 49° 03' 30" WEST, A DISTANCE OF 114.28 FEET; THENCE SOUTH 81° 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32° 10' 30" WEST, A DISTANCE OF 162.18 FEET; THENCE SOUTH 59° 39' 45" WEST, A DISTANCE OF 141.30 FEET; THENCE NORTH 52° 27' 30" WEST, A DISTANCE OF 94.79 FEET; THENCE SOUTH 85° 52' 30" WEST, A DISTANCE OF 105.69 FEET; THENCE NORTH 69° 36' 45" WEST, A DISTANCE OF 204.63 FEET; THENCE SOUTH 54° 35' 45" WEST, A DISTANCE OF 169.25 FEET; THENCE NORTH 69° 13' 45" WEST, A DISTANCE OF 227.25 FEET; THENCE SOUTH 73° 51' 30" WEST, A DISTANCE OF 246.28 FEET; THENCE NORTH 45° 30' 30" WEST, A DISTANCE OF 535.46 FEET; THENCE NORTH 43° 59' WEST, A DISTANCE OF 325.92 FEET; THENCE NORTH 69° 17' WEST, A DISTANCE OF 1,074.54 FEET; THENCE NORTH 34° 10' 45" WEST, A DISTANCE OF 548.92 FEET; THENCE NORTH 00° 05' 15" EAST, A DISTANCE OF 345.99 FEET; THENCE NORTH 58° 15' WEST, A DISTANCE OF 166.05 FEET; THENCE NORTH 52° 08' 15" WEST, A DISTANCE OF 277.05 FEET; THENCE NORTH 47° 50' 15" WEST, A DISTANCE OF 552.83 FEET; THENCE NORTH 66° 08' 30" WEST, A DISTANCE OF 151.09 FEET;

THENCE NORTH 87° 59' 15" WEST, A DISTANCE OF 127.62 FEET TO A POINT IN THE WEST LINE SAID SECTION 32, DISTANT THEREON SOUTH 01° 06' 30" WEST, A DISTANCE OF 649.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE CONTINUING NORTH 87° 59' 15" WEST, ACROSS THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, TO THE EAST HALF OF MCALLISTER ROAD AS NOW LOCATED.

PARCEL 3: (APN: 270-070-002)

ALL THAT PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 00 DEGREES 14' WEST, A DISTANCE OF 1611.08 FEET FROM THE NORTH QUARTER SECTION CORNER OF SAID SECTION 32, SAID POINT BEING ON THE SOUTHERLY LINE OF PARCEL NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 26 PAGE 15 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HENRY C. BOSCH BY DEED RECORDED FEBRUARY 24, 1959 IN BOOK 2419 PAGE 328 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 77 DEGREES 21' WEST, ALONG THE NORTHERLY LINE OF THE PARCEL CONVEYED TO BOSCH AS AFORESAID, A DISTANCE OF 205.50 FEET TO THE NORTHWEST CORNER THEREOF FOR THE TRUE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 13' EAST, A DISTANCE OF 249.44 FEET; THENCE SOUTH 08 DEGREES 00' 45" EAST, A DISTANCE OF 611.46 FEET; THENCE SOUTH 41 DEGREES 42' EAST, A DISTANCE OF 199.33 FEET; THENCE SOUTH 30 DEGREES 18' 45" WEST, A DISTANCE OF 122.67 FEET TO POINT "A" OF THIS DESCRIPTION; THE LAST FOUR COURSES AND DISTANCES FOLLOW THE WESTERLY LINE OF THE PARCEL CONVEYED TO BOSCH AS AFORESAID; THENCE NORTH 43 DEGREES 59' WEST, A DISTANCE OF 325.92 FEET; THENCE; NORTH 69 DEGREES 17' WEST, A DISTANCE OF 1074.54 FEET; THENCE NORTH 34 DEGREES 10' 45" WEST, DISTANCE OF 548.92 FEET; THENCE NORTH 00 DEGREES 05' 15" EAST, A DISTANCE OF 345.99 FEET TO POINT "B" OF THIS DESCRIPTION; THENCE NORTH 06 DEGREES 36' 45" EAST, A DISTANCE OF 412.59 FEET; THENCE NORTH 27 DEGREES 12' 15" EAST, A DISTANCE OF 167.89 FEET; THENCE NORTH 27 DEGREES 35' 15" EAST, A DISTANCE OF 373.70 FEET; THENCE SOUTH 62 DEGREES 41' 30" EAST, A DISTANCE OF 279.50 FEET; THENCE SOUTH 57 DEGREES 51' 30" EAST, A DISTANCE OF 114.76 FEET; THENCE SOUTH 62 DEGREES 51' 30" EAST, A DISTANCE OF 111.46 FEET; THENCE SOUTH 34 DEGREES 13' 45" EAST, A DISTANCE OF 426.60 FEET; THENCE SOUTH 36 DEGREES 38' 30" EAST, A DISTANCE OF 199.36 FEET; THENCE SOUTH 08 DEGREES 18' 45" EAST, A DISTANCE OF 247.78 FEET; THENCE SOUTH 43 DEGREES 38' 45" EAST, A DISTANCE OF 280.70 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE ROADWAY ALONG THE EXTERIOR BOUNDARY LINE OF THE PARCEL OF LAND MARKED "NOT INCLUDED IN THIS SUBDIVISION", AS SHOWN BY THE MAP OF EL SOBRANTE LEMON TRACT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3A:

AS EASEMENT APPURTENANT TO PARCEL 3 ABOVE FOR ROAD PURPOSES, 40 FEET IN WIDTH LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE.

BEGINNING AT POINT "A" AS DESCRIBED HEREINABOVE; THENCE NORTH 43 DEGREES 59' WEST, A DISTANCE OF 325.92 FEET, THENCE NORTH 69 DEGREES 17' WEST, A DISTANCE OF 1074.54 FEET; THENCE NORTH 34 DEGREES 10' 45" EAST, A DISTANCE OF 548.92 FEET; THENCE NORTH 00 DEGREES 05' 15" EAST, A DISTANCE OF 345.99 FEET; THENCE NORTH 58 DEGREES 15' WEST, A DISTANCE OF 166.05 FEET; THENCE NORTH 52 DEGREES 08' 15" WEST, A DISTANCE OF 277.05 FEET; THENCE NORTH 47 DEGREES 50' 15" WEST, A DISTANCE OF 552.83 FEET; THENCE NORTH 66 DEGREES 08' 30" WEST, A DISTANCE OF 151.09 FEET; THENCE NORTH 87 DEGREES 59' 15" WEST, A DISTANCE OF 127.62 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 01 DEGREES 06' 30" WEST, A DISTANCE OF 649.70 FEET FROM THE NORTHWEST CORNER OF SAID

SECTION 32.

EXCEPT THAT PORTION INCLUDED IN PARCEL 3 ABOVE.

PARCEL 15: (APN: 270-060-001)

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED MAP OF SAID RANCHO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, NOT INCLUDED WITHIN THE PARCEL OF LAND MARKED "NOT INCLUDED IN THIS SUBDIVISION" ON THE MAP OF "EL SOBRANTE LEMON TRACT NO. 1", ON FILE IN BOOK 9 PAGE 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND NOT INCLUDED WITHIN THE ROADWAY ALONG THE EXTERIOR LINE OF SAID PARCEL OF LAND AS SHOWN BY SAID LAST DESCRIBED MAP.

PARCEL 15A:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 15 ABOVE FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES OVER THE NORTH 20 FEET OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING EAST OF THE EAST LINE OF MCALLISTER ROAD AS SAID ROAD EXISTED ON OCTOBER 16, 1961, TOGETHER WITH THE RIGHT TO CONVEY SAID EASEMENT TO OTHERS.

PARCEL 16: (PORTION APN: 270-070-006)

ALL THAT PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY, ON FILE IN BOOK 26 PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH $00^{\circ} 10'$ WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON; THENCE SOUTH $61^{\circ} 38'$ WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY; THENCE CONTINUING SOUTH $61^{\circ} 38'$ WEST, A DISTANCE OF 95.17 FEET; THENCE NORTH $24^{\circ} 39'$ WEST, A DISTANCE OF 85.81 FEET; THENCE NORTH $64^{\circ} 33' 30''$ WEST, A DISTANCE OF 288.56 FEET; THENCE NORTH $36^{\circ} 02' 30''$ WEST, A DISTANCE OF 165.07 FEET; THENCE SOUTH $71^{\circ} 25' 15''$ WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH $23^{\circ} 21' 30''$ WEST, A DISTANCE OF 137.96 FEET; THENCE SOUTH $54^{\circ} 08'$ WEST, A DISTANCE OF 168.92 FEET; THENCE NORTH $49^{\circ} 03' 30''$ WEST, A DISTANCE OF 114.28 FEET; THENCE SOUTH $81^{\circ} 01'$ WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH $32^{\circ} 10' 30''$ WEST, A DISTANCE OF 162.18 FEET; THENCE SOUTH $59^{\circ} 59' 45''$ WEST, A DISTANCE OF 141.30 FEET FOR THE TRUE POINT OF BEGINNING; THENCE NORTH $52^{\circ} 27' 30''$ WEST, A DISTANCE OF 94.79 FEET; THENCE SOUTH $85^{\circ} 52' 30''$ WEST, A DISTANCE OF 105.69 FEET; THENCE NORTH $69^{\circ} 36' 45''$ WEST, A DISTANCE OF 204.63 FEET; THENCE SOUTH $54^{\circ} 35' 45''$ WEST, A DISTANCE OF 150.08 FEET; THENCE NORTH $28^{\circ} 53' 45''$ WEST, A DISTANCE OF 226.93 FEET; THENCE NORTH $21^{\circ} 05' 30''$ WEST, A DISTANCE OF 241.64 FEET; THENCE NORTH $09^{\circ} 03' 15''$ EAST, A DISTANCE OF 100.82 FEET; THENCE NORTH $18^{\circ} 12' 15''$ WEST, A DISTANCE OF 277.34 FEET; THENCE NORTH $01^{\circ} 22' 15''$ EAST, A DISTANCE OF 159.14 FEET; THENCE NORTH $08^{\circ} 54' 30''$ WEST, A DISTANCE OF 356.69 FEET; THENCE SOUTH $50^{\circ} 58' 45''$ EAST, A DISTANCE OF 895.60 FEET; THENCE SOUTH $22^{\circ} 21'$ EAST, A DISTANCE OF 415.20 FEET; THENCE SOUTH $36^{\circ} 53' 45''$ WEST, A DISTANCE OF 82.90 FEET; THENCE SOUTH $02^{\circ} 07' 15''$ EAST, A DISTANCE OF 320.95 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 16A: (PORTION APN: 270-070-006)

ALL THAT PORTION OF THE EAST HALF OF SECTION 32; TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN

BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 26 PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 00° 10' WEST ALONG THE EAST LINE OF SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON; THENCE SOUTH 61° 38' WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY; THENCE CONTINUING SOUTH 61° 38' WEST, A DISTANCE OF 95.17 FEET; THENCE NORTH 24° 39' WEST, A DISTANCE OF 85.81 FEET; THENCE NORTH 64° 33' 30" WEST, A DISTANCE OF 288.56 FEET; THENCE NORTH 36° 02' 30" WEST, A DISTANCE OF 165.07 FEET; THENCE SOUTH 71° 25' 15" WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH 23° 21' 30" WEST, A DISTANCE OF 137.96 FEET; THENCE SOUTH 54° 08' WEST, A DISTANCE OF 168.92 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING AN ANGLE POINT IN THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ALLEN W. STUTSMAN, BY DEED RECORDED IN BOOK 2242 PAGE 325 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 49° 03' 30" WEST, A DISTANCE OF 114.28 FEET; THENCE SOUTH 81° 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32° 10' 30" WEST, A DISTANCE OF 162.18 FEET; THENCE SOUTH 59° 59' 45" WEST, A DISTANCE OF 141.30 FEET; THENCE NORTH 02° 07' 15" WEST, A DISTANCE OF 320.95 FEET; THENCE NORTH 36° 53' 45" EAST, A DISTANCE OF 82.90 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID; THENCE SOUTH 46° 50' 45" EAST, A DISTANCE OF 493.12 FEET; THENCE SOUTH 03° 25' 15" EAST, A DISTANCE OF 171.58 FEET TO THE TRUE POINT OF BEGINNING; THE LAST TWO COURSES AND DISTANCES FOLLOW ALONG THE BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID.

PARCEL 16B:

AN EASEMENT APPURTENANT TO PARCELS 16 AND 16A ABOVE FOR ROADWAY, 40 FEET IN WIDTH OVER THAT PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE MOST SOUTHERLY CORNER OF PARCEL 1, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 26, PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 61° 38' WEST, A DISTANCE OF 95.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 24° 39' WEST, A DISTANCE OF 85.81 FEET; THENCE NORTH 64° 33' 30" WEST, A DISTANCE OF 288.56 FEET; THENCE NORTH 36° 02' 30" WEST, A DISTANCE OF 165.07 FEET; THENCE SOUTH 71° 25' 15" WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH 23° 21' 30" WEST, A DISTANCE OF 137.96 FEET; THENCE SOUTH 54° 08' WEST, A DISTANCE OF 168.92 FEET; THENCE NORTH 49° 03' 30" WEST, A DISTANCE OF 114.28 FEET; THENCE SOUTH 81° 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32° 10' 30" WEST, A DISTANCE OF 162.18 FEET; THENCE SOUTH 59° 59' 45" WEST, A DISTANCE OF 141.30 FEET; THENCE NORTH 52° 27' 30" WEST, A DISTANCE OF 94.79 FEET; THENCE SOUTH 85° 52' 30" WEST, A DISTANCE OF 105.69 FEET; THENCE NORTH 69° 36' 45" WEST, A DISTANCE OF 204.63 FEET; THENCE SOUTH 54° 35' 45" WEST, A DISTANCE OF 169.25 FEET; THENCE NORTH 69° 13' 45" WEST, A DISTANCE OF 227.25 FEET; THENCE SOUTH 73° 51' 30" WEST, A DISTANCE OF 246.28 FEET; THENCE NORTH 45° 30' 30" WEST, A DISTANCE OF 535.46 FEET; THENCE NORTH 43° 59' WEST, A DISTANCE OF 325.92 FEET; THENCE NORTH 69° 17' WEST, A DISTANCE OF 1,074.54 FEET; THENCE NORTH 34° 10' 45" WEST, A DISTANCE OF 548.92 FEET; THENCE NORTH 00° 05' 15" EAST, A DISTANCE OF 345.99 FEET; THENCE NORTH 58° 15' WEST, A DISTANCE OF 166.05 FEET; THENCE NORTH 52° 08' 15" WEST, A DISTANCE OF 277.05 FEET; THENCE NORTH 47° 50' 15" WEST, A DISTANCE OF 552.83 FEET; THENCE NORTH 66° 08' 30" WEST, A DISTANCE OF 151.09 FEET; THENCE NORTH 87° 59' 15" WEST, A DISTANCE OF 127.62 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 01° 06' 30" WEST, A DISTANCE OF 649.70 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 32.

EXCEPT ANY PORTION LYING WITHIN PARCELS 16 AND 16A ABOVE.

PARCEL 16C:

AN EASEMENT APPURTENANT TO PARCELS 16 AND 16A ABOVE FOR ROAD PURPOSES OVER THOSE PORTIONS OF THE NORTHWEST QUARTER OF SECTION 32 AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY, OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, BEING A STRIP OF LAND 40.00 FEET IN WIDTH LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 89° 58' 40" EAST, A DISTANCE OF 132.80 FEET; THENCE SOUTH 66° 08' 30" EAST, A DISTANCE OF 145.49 FEET; THENCE SOUTH 47° 50' 15" EAST, A DISTANCE OF 226.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 11' 45" WEST, A DISTANCE OF 438.06 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 01° 06' 30" WEST, A DISTANCE OF 205.00 FEET FROM THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE CONTINUING NORTH 89° 11' 45" WEST AND PARALLEL WITH THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 140.00 FEET; THENCE NORTH 59° 08' 40" WEST, A DISTANCE OF 298.51 FEET TO A POINT ON THE CENTERLINE OF MCALLISTER STREET, SAID POINT BEING SOUTH 29° 01' 15" WEST, A LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THE SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE AT THE WESTERLY END IN SAID CENTERLINE OF MCALLISTER STREET AND AT THE EASTERLY END IN A LINE HAVING A BEARING OF NORTH 47° 50' 15" WEST.

PARCEL 17: (APN: 270-070-007)

ALL THAT PORTION OF THE EAST-HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER OF SECTION QUARTER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 26 PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 00° 10' 00" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON; THENCE SOUTH 61° 38' 00" WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 61° 38' 00" WEST, A DISTANCE OF 95.17 FEET; THENCE NORTH 24° 39' 00" WEST, A DISTANCE OF 85.81 FEET; THENCE NORTH 64° 33' 30" WEST, A DISTANCE OF 288.56 FEET; THENCE NORTH 36° 02' 30" WEST, A DISTANCE OF 165.07 FEET; THENCE SOUTH 71° 25' 15" WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH 23° 21' 30" WEST, A DISTANCE OF 137.96 FEET; THENCE SOUTH 54° 08' 00" WEST, A DISTANCE OF 168.92 FEET; THENCE NORTH 03° 25' 15" WEST, A DISTANCE OF 171.58 FEET; THENCE NORTH 46° 50' 45" WEST, A DISTANCE OF 493.12 FEET; THENCE NORTH 22° 21' 00" WEST, A DISTANCE OF 415.20 FEET; THENCE NORTH 50° 58' 45" WEST, A DISTANCE OF 895.60 FEET; THENCE NORTH 66° 48' 45" WEST, A DISTANCE OF 578.19 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY, WHICH BEARS NORTH 77° 21' 00" EAST FROM THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 77° 21' 00" EAST, A DISTANCE OF 348.25 FEET; THENCE SOUTH 85° 46' 00" EAST, A DISTANCE OF 258.30 FEET; THENCE SOUTH 73° 30' 00" EAST, A DISTANCE OF 446.36 FEET; THENCE SOUTH 48° 57' 45" EAST, A DISTANCE OF 1,202.10 FEET; THENCE NORTH 84° 22' 13" EAST, A DISTANCE OF 263.78 FEET THENCE SOUTH 20° 44' 00" EAST, A DISTANCE OF 941.75 FEET, TO THE TRUE POINT OF BEGINNING. THE LAST SIX COURSES AND DISTANCES FOLLOW SAID SOUTHERLY BOUNDARY LINE OF SAID PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY.

PARCEL 17A:

AN EASEMENT APPURTENANT TO PARCEL 17 ABOVE FOR ROAD PURPOSES OVER THAT PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, WHICH LIES WITHIN A STRIP OF LAND 40.00 FEET IN WIDTH, LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE MOST SOUTHERLY CORNER OF PARCEL 1, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 26, PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 61° 38' 00" WEST, A DISTANCE OF 95.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 24° 39' 00" WEST, A DISTANCE OF 85.81 FEET; THENCE NORTH 64° 33' 30" WEST, A DISTANCE OF 288.56 FEET; THENCE NORTH 36° 02' 30" WEST, A DISTANCE OF 165.07 FEET; THENCE SOUTH 71° 25' 15" WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH 23° 21' 30" WEST, A DISTANCE OF 137.90 FEET; THENCE SOUTH 54° 08' 00" WEST A DISTANCE OF 168.92 FEET; THENCE NORTH 49° 03' 30" WEST, A DISTANCE OF 114.28 FEET; THENCE SOUTH 81° 01' 00" WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32° 10' 30" WEST, A DISTANCE OF 162.18 FEET; THENCE SOUTH 59° 59' 45" WEST, A DISTANCE OF 141.30 FEET; THENCE NORTH 52° 27' 30" WEST, A DISTANCE OF 94.79 FEET; THENCE SOUTH 85° 52' 30" WEST, A DISTANCE OF 105.69 FEET; THENCE NORTH 69° 36' 45" WEST, A DISTANCE OF 204.63 FEET; THENCE SOUTH 54° 35' 45" WEST, A DISTANCE OF 169.25 FEET; THENCE NORTH 69° 13' 45" WEST, A DISTANCE OF 227.28 FEET; THENCE SOUTH 73° 51' 30" WEST, A DISTANCE OF 246.28 FEET; THENCE NORTH 45° 30' 30" 535.46 FEET; THENCE NORTH 45° 30' SOUTH 73° 51' 30" WEST, A DISTANCE OF 246.28 FEET; THENCE NORTH 43° 50' 00" WEST, A DISTANCE OF 325.92 FEET; THENCE NORTH 69° 17' 00" WEST, A DISTANCE OF 1,074.54 FEET; THENCE NORTH 34° 10' 45" WEST, A DISTANCE OF 548.92 FEET; THENCE NORTH 00° 05' 15" EAST, A DISTANCE OF 345.99 FEET; THENCE NORTH 58° 15' 00" WEST, A DISTANCE OF 166.05 FEET; THENCE NORTH 52° 08' 15" WEST, A DISTANCE OF 277.09 FEET; THENCE NORTH 47° 50' 15" WEST, A DISTANCE OF 552.83 FEET; THENCE NORTH 66° 08' 30" WEST, A DISTANCE OF 151.09 FEET; THENCE NORTH 87° 59' 15" WEST, A DISTANCE OF 127.62 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 01° 06' 30" WEST, A DISTANCE OF 649.70 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 32;

EXCEPT ANY PORTION LYING WITHIN PARCEL 17 SHOWN ABOVE.

PARCEL 18: (APN: 270-060-016)

PARCEL 1 AS SHOWN BY LOT LINE ADJUSTMENT NO. 4962, RECORDED APRIL 18, 2006 AS INSTRUMENT NO. 06-278275 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. FURTHER DESCRIBED AS FOLLOWS:

BEING THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID SECTION 32, DISTANT NORTH 1°06'30" EAST, 350.00 FEET FROM THE WEST QUARTER CORNER THEREOF, SAID POINT BEING AN ANGLE POINT IN THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DEED TO EL SOBRANTE LAND AND DEVELOPMENT COMPANY BY DOCUMENT RECORDED IN BOOK 1819, PAGE 595 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, THENCE SOUTH 88°53'00" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 787.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 34°54'45" WEST, A DISTANCE OF 259.73 FEET; THENCE NORTH 13°13'00" EAST, A DISTANCE OF 82.28 FEET; THENCE NORTH 0°50'45" EAST, A DISTANCE OF 297.71 FEET; THENCE NORTH 28°47'10" EAST, A DISTANCE OF 224.40 FEET; THENCE NORTH 87°51'45" WEST, A DISTANCE OF 182.10 FEET; THENCE NORTH 54°35'00" EAST, A DISTANCE OF 403.53 FEET; THENCE NORTH 52°08'15" WEST, A DISTANCE OF 274.43 FEET; THENCE NORTH 47°50'15" WEST, A DISTANCE OF 256.76 FEET TO A LINE PARALLEL WITH AND 484.00 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE NORTH 1°06'30" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 26.51 FEET; THENCE SOUTH 47°50'15" EAST, A DISTANCE OF 273.40 FEET; THENCE SOUTH 52°08'15" EAST, A DISTANCE OF 271.01 FEET; THENCE NORTH 8°15'15" EAST, A DISTANCE OF 356.90 FEET; THENCE SOUTH 72°46'30" EAST, A DISTANCE OF 142.20 FEET; THENCE SOUTH 6°36'45" WEST, A DISTANCE OF 412.59 FEET; THENCE SOUTH 69°58'10"

WEST, A DISTANCE OF 71.88 FEET; THENCE SOUTH 38°02'00" WEST, A DISTANCE OF 211.30 FEET; THENCE SOUTH 3°54'15" WEST, A DISTANCE OF 113.32 FEET; THENCE SOUTH 51°17'00" WEST, A DISTANCE OF 174.67 FEET; THENCE SOUTH 1°02'45" WEST, A DISTANCE OF 339.60 FEET; THENCE SOUTH 40°00'45" EAST, A DISTANCE OF 255.54 FEET; THENCE NORTH 88°53'00" WEST, A DISTANCE OF 95.60 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 19: (PORTION APN: 270-060-013)

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE LYING EASTERLY OF THE EASTERLY LINE OF MC ALLISTER STREET.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEEDS RECORDED AUGUST 9, 1988 AS INSTRUMENT NOS. 88-224459 AND 88-224460 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 19A:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 19 ABOVE FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES OVER THE WEST 20 FEET OF THE NORTH 330 FEET OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 19B: (PORTION APN: 270-060-013)

THE SOUTH HALF OF NORTH HALF OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF SAID RANCHO, RECORDED IN BOOK 1 OF MAPS, PAGE 8 AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE PARCEL OF LAND MARKED "NOT INCLUDED IN THIS SUBDIVISION" ON MAP OF EL SOBRANTE LEMON TRACT NO. 1, ON FILE IN BOOK 9 PAGE 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 21: (APN: 270-070-001, 270-160-006, 270-160-004, 270-060-009 and 270-060-005-4)

THOSE PORTIONS OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, PAGE 8 AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER-SECTION CORNER OF SAID SECTION 33, AS SAID CORNER IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 26 PAGE 3 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 0 DEGREES 10' WEST, ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 640.44 FEET TO A POINT THEREON; THENCE SOUTH 61 DEGREES 38' WEST, ALONG THE NORTHWESTERLY LINE OF THE PROPERTY CONVEYED TO MILES A. SHARKEY AND CHRISTINE SHARKEY, ET AL, BY DEED RECORDED IN BOOK 2291 PAGE 388 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 207.97 FEET TO AN ANGLE POINT THEREIN, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF THE AFOREMENTIONED "SHARKEY", ET AL, CONVEYANCE, SOUTH 24 DEGREES 39' EAST, 411.42 FEET; THENCE SOUTH 87 DEGREES 06' EAST, 242.94 FEET; THENCE SOUTH 02 DEGREES 53' WEST, 84.25 FEET TO A POINT THAT IS COMMON TO THE SOUTH LINE OF SAID CONVEYANCE TO SHARKEY, ET AL, AND TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO THOMAS H. WILSON, ET AL, BY DEED RECORDED JULY 10, 1956 IN BOOK 1940 PAGE 306 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 64 DEGREES 20' WEST, 101.15 FEET; THENCE SOUTH 54 DEGREES 49' WEST, 355.47 FEET; THENCE SOUTH 24 DEGREES 30' 13" WEST, 267.70 FEET; THENCE NORTH 82 DEGREES 15' WEST, 425 FEET, THE PREVIOUSLY RECITED FOUR COURSES FOLLOW THE NORTHERLY LINE OF THE AFOREMENTIONED CONVEYANCE TO THOMAS H. WILSON, ET AL; THENCE NORTH 04 DEGREES 49' EAST, 335.42 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE HALF OF THE

SOUTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 47' 53" WEST, ALONG SAID NORTH LINE, 972.63 FEET; THENCE SOUTH 04 DEGREES 41' WEST, 114.92 FEET; THENCE SOUTH 69 DEGREES 42' WEST, 577.71 FEET; THENCE NORTH 46 DEGREES 58' WEST, 188.52 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO RUBEN GOMEZ, ET AL, BY DEED RECORDED FEBRUARY 13, 1959 AS INSTRUMENT NO. 12050 IN BOOK 2413 PAGE 389 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 0 DEGREES 32' 19" EAST, ALONG SAID EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF, 188.75 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 51' 28" WEST, ALONG THE NORTH LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, AND THE NORTH LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 650.30 FEET TO THE NORTHWEST CORNER OF SAID EAST ONE-HALF; THENCE SOUTH 0 DEGREES 20' 34" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 119.21 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF THE PROPERTY CONVEYED TO OLIN L. CRAMER AND RUTH M. CRAMER, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 16, 1956 IN BOOK 1958 PAGE 465 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 84 DEGREES 12' 41" WEST, 62.92 FEET; THENCE NORTH 49 DEGREES 20' 32" WEST, 83.67 FEET; THENCE NORTH 60 DEGREES 16' 17" WEST, 116.51 FEET; THENCE NORTH 31 DEGREES 21' 02" WEST, 102.43 FEET; THENCE NORTH 49 DEGREES 51' 17" WEST, 100.36 FEET, THE PREVIOUSLY RECITED FIVE COURSES ARE ALONG THE NORTHERLY LINE OF THE AFOREMENTIONED CONVEYANCE TO OLIN L. CRAMER AND RUTH M. CRAMER; THENCE NORTH 30 DEGREES 57' 47" WEST, 217.61 FEET; THENCE NORTH 23 DEGREES 32' 47" WEST, 150.99 FEET TO THE MOST WESTERLY CORNER OF THE PROPERTY CONVEYED TO FRED H. AMSBRY AND VELMA ARLENE AMSBRY, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED MAY 28, 1959 AS INSTRUMENT NO. 46134 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 59 DEGREES 19' 15" WEST, 51 FEET; THENCE NORTH 45 DEGREES 00' WEST, 95.68 FEET; THENCE SOUTH 86 DEGREES 15' 30" WEST, 107 FEET; THENCE NORTH 03 DEGREES 09' 15" WEST, 48 FEET; THENCE NORTH 26 DEGREES 57' 00" WEST, 185 FEET; THENCE NORTH 21 DEGREES 17' 30" WEST, 92 FEET; THENCE NORTH 68 DEGREES 40' 15" WEST, 83.86 FEET; THENCE NORTH 17 DEGREES 09' 45" WEST, 143 FEET; THENCE NORTH 32 DEGREES 32' 00" WEST, 58 FEET; THENCE NORTH 62 DEGREES 05' 30" WEST, 127 FEET; THENCE NORTH 04 DEGREES 35' 45" EAST, 83 FEET; THENCE NORTH 40 DEGREES 56' 00" WEST, 75 FEET; THENCE NORTH 56 DEGREES 36' 45" WEST, 102 FEET; THENCE NORTH 52 DEGREES 18' 45" WEST, 80 FEET; THENCE NORTH 06 DEGREES 56' 00" WEST, 155.86 FEET; THENCE NORTH 36 DEGREES 26' 30" WEST, 45 FEET; THENCE NORTH 61 DEGREES 35' 30" WEST, 50 FEET; THENCE NORTH 18 DEGREES 20' 30" WEST, 47.22 FEET, THE PREVIOUSLY RECITED EIGHTEEN COURSES ARE ALONG THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO THE EL SOBRANTE LAND AND DEVELOPMENT COMPANY, A CO-PARTNERSHIP, BY DEED RECORDED NOVEMBER 14, 1955 IN BOOK 1819 PAGE 595 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 88 DEGREES 53' WEST, 833.07 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, SAID POINT BEING NORTH 01 DEGREES 06' 30" EAST, AS MEASURED ALONG SAID WEST LINE, 350 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 06' 30" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1,115.50 FEET; THENCE NORTH 89 DEGREES 57' 45" EAST, PARALLEL WITH THE NORTH LINE OF SECTION 32, A DISTANCE OF 458.52 FEET; THENCE NORTH 01 DEGREES 06' 30" EAST, PARALLEL WITH THE WEST LINE OF SECTION 32, A DISTANCE OF 95 FEET; THENCE NORTH 89 DEGREES 57' 45" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 25.48 FEET; THENCE NORTH 01 DEGREES 06' 30" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION, 90 FEET; THENCE SOUTH 89 DEGREES 57' 45" WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 484 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 01 DEGREES 06' 30" EAST, ALONG THE WEST LINE OF SECTION 32, A DISTANCE OF 325.30 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 89 DEGREES 58' 40" EAST, ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF TO A POINT ON THE WEST LINE OF AN EASEMENT FOR ROAD PURPOSES, SAID LINE BEING 15 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF LOT 27 OF "EL SOBRANTE LEMON TRACT NO. 1", AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 18 DEGREES 56' 30" EAST, SOUTH 07 DEGREES 54' 15" WEST, SOUTH 72 DEGREES 46' 30" EAST, ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID

EASEMENT, SAID LINE BEING PARALLEL WITH, AND 15 FEET WESTERLY AND SOUTHERLY, AS MEASURED AT RIGHT ANGLES TO SAID WESTERLY AND SOUTHERLY LINE OF SAID LOT 27, TO A POINT ON THE WEST LINE OF THE PROPERTY CONVEYED TO RICHARD FLETCHER EVANS, A MARRIED MAN, AS SEPARATE PROPERTY, BY DEED RECORDED APRIL 27, 1960 AS INSTRUMENT NO. 37241 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 06 DEGREES 36' 45" WEST, ALONG THE WESTERLY LINE OF THE AFOREMENTIONED "EVANS" CONVEYANCE, TO A POINT THAT IS SOUTH 06 DEGREES 36' 45" WEST, 412.50 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 27 OF SAID "EL SOBRANTE LEMON TRACT NO. 1"; THENCE CONTINUING ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID "EVANS" CONVEYANCE, SOUTH 0 DEGREES 05' 15" WEST, 345.99 FEET; THENCE SOUTH 34 DEGREES 10' 45" EAST, 548.92 FEET; THENCE SOUTH 69 DEGREES 17' 00" EAST, 1,074.54 FEET; THENCE SOUTH 43 DEGREES 59' 00" EAST, 325.92 FEET TO THE MOST SOUTHERLY CORNER OF SAID "EVANS" CONVEYANCE, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO HENRY C. BOSCH AND DOROTHY S. BOSCH, HUSBAND AND WIFE AS JOINT TENANTS, ET AL, BY DEED RECORDED FEBRUARY 24, 1959 AS INSTRUMENT NO. 15150 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED CONVEYANCE TO BOSCH, ET AL, SOUTH 45 DEGREES 30' 30" EAST, 535.46 FEET, NORTH 73 DEGREES 51' 30" EAST, 246.28 FEET, AND SOUTH 69 DEGREES 13' 45" EAST, 227.25 FEET TO AN ANGLE POINT THEREIN, SAID ANGLE POINT ALSO BEING THE MOST WESTERLY CORNER OF THE PROPERTY CONVEYED TO THE EL SOBRANTE MUTUAL WATER COMPANY, BY DEED RECORDED JUNE 19, 1961 AS INSTRUMENT NO. 52153 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED CONVEYANCE TO THE EL SOBRANTE MUTUAL WATER COMPANY, SOUTH 74 DEGREES 25' 30" EAST, 151.51 FEET; SOUTH 33 DEGREES 54' 45" EAST, 171.67 FEET; SOUTH 76 DEGREES 35' 45" EAST, 134.36 FEET, AND NORTH 68 DEGREES 49' 45" EAST, 140.18 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 02 DEGREES 56' 10" EAST, ALONG THE EASTERLY LINE OF EL SOBRANTE MUTUAL WATER COMPANY CONVEYANCE, 140.45 FEET TO THE NORTHEAST CORNER OF SAID CONVEYANCE, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF PARCEL 3 OF THE PROPERTY CONVEYED TO WERNER A. FRANZ AND JEAN O. FRANZ, HUSBAND AND WIFE AS COMMUNITY PROPERTY, ET AL, BY DEED RECORDED NOVEMBER 5, 1963 AS INSTRUMENT NO. 117038 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED CONVEYANCE TO WERNER A. FRANZ, ET AL, NORTH 59 DEGREES 59' 45" EAST, 141.30 FEET; SOUTH 32 DEGREES 10' 30" EAST 162.18 FEET; NORTH 81 DEGREES 01' 00" EAST, 116.54 FEET, AND SOUTH 49 DEGREES 03' 30" EAST, 114.28 FEET TO THE MOST SOUTHERLY CORNER OF THE "FRANZ" CONVEYANCE, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO CARROLL J. COYKENDALL AND MARY LOUIS COYKENDALL, HUSBAND AND WIFE AS JOINT TENANTS BY DEED RECORDED APRIL 4, 1960 AS INSTRUMENT NO. 29387 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED CONVEYANCE TO CARROLL J. COYKENDALL, NORTH 54 DEGREES 08' 00" EAST, 168.92 FEET; NORTH 23 DEGREES 21' 30" EAST, 137.96 FEET; NORTH 71 DEGREES 25' 15" EAST, 109.75 FEET; SOUTH 36 DEGREES 02' 30" EAST, 165.07 FEET; SOUTH 64 DEGREES 33' 30" EAST, 288.56 FEET, AND SOUTH 24 DEGREES 39' 00" EAST, 85.81 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE OF THE "COYKENDALL" CONVEYANCE, AND THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, AS SHOWN BY MAP RECORDED IN BOOK 1 PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 58' 40" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 310.00 FEET TO A POINT THEREON; THENCE SOUTH 01 DEGREES 06' 30" WEST, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 83.95 FEET; THENCE SOUTH 47 DEGREES 50' 15" EAST, A DISTANCE OF 504.11 FEET; THENCE SOUTH 52 DEGREES 08' 15" EAST, A DISTANCE OF 271.01 FEET TO A POINT IN THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL A TO CHARLES T. GRIGSBY, ET AL, BY DEED RECORDED JUNE 18, 1965 AS INSTRUMENT NO. 71107 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 08 DEGREES 15' 15" EAST, TO A POINT ON THE SOUTHERLY LINE OF AN EASEMENT FOR ROAD PURPOSES, SAID POINT BEING 15 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES TO

THE SOUTHERLY LINE OF LOT 27 OF "EL SOBRANTE LEMON TRACT NO. 1", AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 72 DEGREES 46' 30" EAST, ALONG THE SOUTHERLY LINE OF SAID EASEMENT, SAID LINE BEING PARALLEL WITH, AND 15 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF SAID LOT 27, TO A POINT ON THE WEST LINE OF THE PROPERTY CONVEYED TO RICHARD FLETCHER EVANS, A MARRIED MAN, AS HIS SEPARATE PROPERTY, BY DEED RECORDED APRIL 27, 1960 AS INSTRUMENT NO. 37241 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 06 DEGREES 36' 45" WEST, ALONG THE WESTERLY LINE OF AFOREMENTIONED "EVANS" CONVEYANCE TO A POINT THAT IS SOUTH 06 DEGREES 36' 45" WEST, 412.59 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 27 OF SAID "EL SOBRANTE LEMON TRACT NO. 1"; THENCE SOUTH 69 DEGREES 58' 10" WEST, A DISTANCE OF 71.88 FEET; THENCE SOUTH 38 DEGREES 02' WEST, A DISTANCE OF 211.30 FEET; THENCE SOUTH 03 DEGREES 54' 15" WEST, A DISTANCE OF 113.32 FEET; THENCE SOUTH 51 DEGREES 17' WEST, A DISTANCE OF 174.67 FEET; THENCE SOUTH 01 DEGREES 02' 45" WEST, A DISTANCE OF 339.60 FEET; THENCE SOUTH 40 DEGREES 00' 45" EAST, A DISTANCE OF 255.54 FEET; THENCE NORTH 88 DEGREES 53' WEST, A DISTANCE OF 95.60 FEET; THENCE NORTH 34 DEGREES 54' 45" WEST, A DISTANCE OF 259.73 FEET; THENCE NORTH 13 DEGREES 13' EAST, A DISTANCE OF 82.28 FEET; THENCE NORTH 00 DEGREES 50' 45" EAST, A DISTANCE OF 297.71 FEET; THENCE NORTH 28 DEGREES 47' 10" EAST, A DISTANCE OF 224.40 FEET; THENCE NORTH 87 DEGREES 51' 45" WEST, A DISTANCE OF 182.10 FEET; THENCE NORTH 54 DEGREES 35' EAST, A DISTANCE OF 403.53 FEET TO A POINT; THENCE NORTH 52 DEGREES 08' 15" WEST, A DISTANCE OF 274.43 FEET; THENCE NORTH 47 DEGREES 50' 15" WEST, A DISTANCE OF 256.76 FEET; THENCE SOUTH 01 DEGREES 06' 30" WEST, AND PARALLEL WITH SAID WEST LINE OF SECTION 32, A DISTANCE OF 52.96 FEET; THENCE SOUTH 89 DEGREES 57' 45" WEST, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 484.00 FEET TO A POINT IN SAID WEST LINE OF SECTION 32; THENCE NORTH 01 DEGREES 06' 30" EAST, ALONG SAID WEST LINE TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF SAID SECTION 32, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 1 OF THE PROPERTY CONVEYED TO OLIN L. CRAMER AND RUTH M. CRAMER, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED AUGUST 16, 1956 IN BOOK 1958 PAGE 465 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT OF BEGINNING BEING AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO FRED H. AMSBRY AND VELMA ARLENE AMSBRY, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED MAY 28, 1959 AS INSTRUMENT NO. 46134 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID ANGLE POINT BEING THE NORTHWESTERLY TERMINUS OF LINE HAVING A BEARING OF NORTH 49 DEGREES 51' 17" WEST, AND A DISTANCE OF 100.36 FEET, AS RECITED IN SAID DEED; THENCE SOUTH 49 DEGREES 51' 18" EAST, A DISTANCE OF 100.36 FEET; THENCE SOUTH 31 DEGREES 21' 02" EAST, A DISTANCE OF 102.43 FEET; THENCE SOUTH 60 DEGREES 16' 17" EAST, A DISTANCE OF 116.51 FEET; THENCE SOUTH 49 DEGREES 20' 32" EAST, A DISTANCE OF 83.67 FEET; THENCE SOUTH 84 DEGREES 12' 41" EAST, A DISTANCE OF 62.92 FEET TO THE NORTHEAST CORNER OF PARCEL 3, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 24 PAGE 97 AND 98 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER BEING ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THE LAST FIVE COURSES AND DISTANCES FOLLOW THE NORTHERLY LINE OF SAID PARCEL 3; THENCE NORTH 00 DEGREES 20' 34" EAST, ALONG SAID WEST LINE, A DISTANCE OF 119.21 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 51' 28" EAST, ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 327.57 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 47' 53" EAST, ALONG THE NORTH LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 322.73 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 32' 19" WEST, ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 188.75 FEET TO A POINT THEREON, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUBEN GOMEZ, ET AL, BY DEED RECORDED IN BOOK 2413 PAGE 389 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 46 DEGREES 58' EAST, ALONG THE NORTH LINE OF THE PARCEL CONVEYED TO GOMEZ, AS AFORESAID, A DISTANCE OF 188.52 FEET TO AN ANGLE POINT

THEREIN; THENCE NORTH 37 DEGREES 04' EAST, A DISTANCE OF 271.63 FEET; THENCE NORTH 21 DEGREES 19' 30" EAST, A DISTANCE OF 382.61 FEET; THENCE NORTH 13 DEGREES 03' EAST, A DISTANCE OF 317.68 FEET; THENCE NORTH 03 DEGREES 57' 45" EAST, A DISTANCE OF 222.01 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HENRY BOSCH, ET AL, BY DEED RECORDED FEBRUARY 24, 1959 AS INSTRUMENT NO. 15150 IN BOOK 2419 PAGE 328 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 69 DEGREES 13' 45" WEST, ALONG THE SOUTHERLY LINE OF THE PARCEL SO CONVEYED TO BOSCH, A DISTANCE OF 227.25 FEET; THENCE SOUTH 73 DEGREES 51' 30" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 246.28 FEET; THENCE NORTH 45 DEGREES 30' 30" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 240.90 FEET TO A POINT THEREON; THENCE SOUTH 72 DEGREES 53' 25" WEST, A DISTANCE OF 181.20 FEET; THENCE SOUTH 49 DEGREES 18' 20" WEST, A DISTANCE OF 212.16 FEET; THENCE SOUTH 58 DEGREES 08' 55" WEST, A DISTANCE OF 184.46 FEET; THENCE SOUTH 66 DEGREES 18' 35" WEST, A DISTANCE OF 269.60 FEET; THENCE SOUTH 78 DEGREES 38' WEST, A DISTANCE OF 276.54 FEET; THENCE SOUTH 63 DEGREES 09' 50" WEST, A DISTANCE OF 86.17 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL, OF LAND CONVEYED TO THE EL SOBRANTE LAND AND DEVELOPMENT COMPANY, BY DEED RECORDED IN BOOK 1819 PAGE 595 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 23 DEGREES 32' 47" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 150.99 FEET; THENCE SOUTH 30 DEGREES 57' 47" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 217.61 FEET TO THE POINT OF BEGINNING;

PARCEL 21A:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 21 ABOVE FOR INGRESS, EGRESS AND ROAD PURPOSES, 40 FEET IN WIDTH, LYING 20 FEET ON EACH CENTER LINE; SAID EASEMENT BEING OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, AND OVER A PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, PAGE 8 AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 0 DEGREES 10' 00" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 640.44 FEET; THENCE SOUTH 61 DEGREES 38' 00" WEST, 207.97 FEET TO THE MOST SOUTHERLY CORNER OF THE PROPERTY CONVEYED TO CARROLL J. COYKENDALL AND MARY LOUISE COYKENDALL, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED APRIL 4, 1960 AS INSTRUMENT NO. 29387 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF THE PROPERTY CONVEYED TO MILES A SHARKEY AND CHRISTINE SHARKEY, HUSBAND AND WIFE, ET AL, BY DEED RECORDED IN BOOK 2291 PAGE 388 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 24 DEGREES 39' 00" WEST, 85.81 FEET; THENCE NORTH 64 DEGREES 33' 30" WEST, 288.50 FEET; THENCE NORTH 36 DEGREES 02' 30" WEST, 165.07 FEET; THENCE SOUTH 71 DEGREES 25' 15" WEST, 109.75 FEET; THENCE SOUTH 23 DEGREES 21' 30" WEST, 137.96 FEET; THENCE SOUTH 54 DEGREES 08' 00" WEST, 168.92 FEET TO THE SOUTHWEST CORNER OF SAID "COYKENDALL" CONVEYANCE, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF PARCEL 3 OF THE PROPERTY CONVEYED TO WERNER A. FRANZ AND JEAN O. FRANZ, HUSBAND AND WIFE AS COMMUNITY PROPERTY, ET AL, BY DEED RECORDED NOVEMBER 5, 1963 AS INSTRUMENT NO. 117038 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 49 DEGREES 03' 30" WEST, 114.28 FEET; THENCE SOUTH 81 DEGREES 01' 00" WEST, 116.54 FEET; THENCE NORTH 32 DEGREES 10' 30" WEST, 162.18 FEET; THENCE SOUTH 59 DEGREES 59' 45" WEST, 141.30 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE ALONG THE SOUTHERLY LINE OF PARCEL 1 OF THE "FRANZ" CONVEYANCE, NORTH 52 DEGREES 27' 30" WEST, 94.79 FEET; THENCE SOUTH 85 DEGREES 52' 30" WEST, 105.69 FEET; THENCE NORTH 69 DEGREES 36' 45" WEST, 204.63 FEET; THENCE SOUTH 54 DEGREES 35' 45" WEST, 169.25 FEET TO SOUTHWEST CORNER OF PARCEL 1 OF SAID "FRANZ" CONVEYANCE, SAID CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE PROPERTY CONVEYED TO HENRY C. BOSCH AND DOROTHY B. BOSCH, HUSBAND AND WIFE AS JOINT TENANTS, ET AL, BY DEED RECORDED FEBRUARY 24, 1959 AS INSTRUMENT NO. 15150 IN BOOK 2419, PAGE 328 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID "BOSCH" CONVEYANCE, SOUTH 54 DEGREES 35' 45" WEST, 19.17 FEET TO A POINT; THENCE

CONTINUING ALONG THE SOUTHERLY LINE OF THE "BOSCH" CONVEYANCE, NORTH 69 DEGREES 13' 45" WEST, 227.25 FEET; THENCE SOUTH 73 DEGREES 51' 30" WEST, 246.28 FEET; THENCE NORTH 45 DEGREES 30' 30" WEST, 240.90 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID "BOSCH" CONVEYANCE; THENCE CONTINUING ALONG SAID "BOSCH" CONVEYANCE, NORTH 45 DEGREES 30' 30" WEST, 294.56 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID "BOSCH" CONVEYANCE, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF THE PROPERTY CONVEYED TO RICHARD FLETCHER EVANS, A MARRIED MAN, AS HIS SEPARATE PROPERTY, BY DEED RECORDED APRIL 27, 1960 AS INSTRUMENT NO. 37241 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF THE AFOREMENTIONED "EVANS" CONVEYANCE, NORTH 43 DEGREES 59' 00" WEST, 325.92 FEET; THENCE NORTH 69 DEGREES 17' 00" WEST, 1,074.54 FEET; THENCE NORTH 34 DEGREES 10' 45" WEST, 548.92 FEET; THENCE NORTH 0 DEGREES 05' 15" EAST, 345.99 FEET TO A POINT COMMON TO THE WEST LINE OF SAID "EVANS " CONVEYANCE, AND AN ANGLE POINT ON THE EASTERLY LINE OF THE PROPERTY CONVEYED TO TOPHAM & SONS, A CALIFORNIA CORPORATION, BY DEED RECORDED DECEMBER 9, 1966 AS INSTRUMENT NO. 118348 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 58 DEGREES 15' 00" WEST, 166.05 FEET; THENCE NORTH 52 DEGREES 08' 15" WEST, 277.05 FEET; THENCE NORTH 47 DEGREES 50' 15" WEST, 325.91 FEET; THENCE NORTH 89 DEGREES 11' 45" WEST, 438.06 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32, THAT IS SOUTH 01 DEGREES 06' 30" WEST, 205 FEET FROM THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE CONTINUING NORTH 89 DEGREES 11' 45" WEST, 140 FEET; THENCE NORTH 59 DEGREES 08' 40" WEST, 278.51 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF MCALLISTER ROAD, AND THE TERMINUS OF SAID CENTER LINE; THE SIDE LINES OF SAID EASEMENT SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE ON THE SOUTHEASTERLY LINE OF MCALLISTER ROAD, AND ON THE SOUTHEASTERLY LINE OF THE AFOREMENTIONED "COYKENDALL" CONVEYANCE, AND THE SOUTHWESTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE;

BUT EXCLUDING APN 270-160-008 WHICH IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, PAGE 8 AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER SECTION CORNER OF SAID SECTION 33, AS SAID CORNER IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGE 3 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 00 DEGREES 10' WEST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 640.44 FEET TO A POINT THEREON; THENCE SOUTH 61 DEGREES 38' WEST, A DISTANCE OF 207.97 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ALLEN A. STUTSMAN BY DEED RECORDED IN BOOK 2242 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY; CALIFORNIA AT PAGE 325 THEREOF; THENCE NORTH 24 DEGREES 39' WEST, A DISTANCE OF 85.81 FEET; THENCE NORTH 64 DEGREES 33' 30" WEST, A DISTANCE OF 288.56 FEET; THENCE NORTH 36 DEGREES 02' 30" WEST, A DISTANCE OF 165.07 FEET; THENCE SOUTH 71 DEGREES 25' 15" WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH 23 DEGREES 21' 30" WEST, A DISTANCE OF 137.96 FEET; THENCE SOUTH 54 DEGREES 08' WEST, A DISTANCE OF 168.92 FEET; THE LAST SIX COURSES AND DISTANCES FOLLOW THE SOUTHERLY BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID; THENCE NORTH 49 DEGREES 03' 30" WEST, A DISTANCE OF 114.28 FEET; THENCE SOUTH 81 DEGREES 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32 DEGREES 10' 30" WEST, A DISTANCE OF 162.18 FEET; THENCE SOUTH 59 DEGREES 59' 45" WEST, A DISTANCE OF 141.30 FEET; THENCE SOUTH 02 DEGREES 56' 10" WEST, A DISTANCE OF 238.32 FEET; THENCE SOUTH 11 DEGREES 02' 30" EAST, A DISTANCE OF 317.44 FEET; THENCE SOUTH 16 DEGREES 34' 50" WEST, A DISTANCE OF 226.77 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, AS SHOWN BY RECORDS OF SURVEY ON FILE IN BOOK 26, RECORDS OF SURVEY, AT PAGE 85 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THENCE SOUTH 89 DEGREES 47' 53" EAST ALONG SAID NORTH LINE, A DISTANCE OF 639.69 FEET TO A POINT ON THE EASTERLY COMMON BOUNDARY LINE, AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 04 DEGREES 49' WEST ALONG SAID COMMON BOUNDARY LINE A

DISTANCE OF 335.42 FEET TO AN ANGLE POINT IN THE NORTHERLY BOUNDARY LINE OF PARCEL 1, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 24 OF RECORDS OF SURVEY AT PAGES 97 AND 98 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 82 DEGREES 15' EAST, A DISTANCE OF 425.00 FEET; THENCE NORTH 24 DEGREES 30' 15" EAST, A DISTANCE OF 267.70 FEET; THENCE NORTH 54 DEGREES 49' EAST, A DISTANCE OF 355.47 FEET; THENCE NORTH 64 DEGREES 20' EAST, A DISTANCE OF 101.15 FEET TO A POINT ON SAID NORTHERLY BOUNDARY LINE; THE LAST FOUR COURSES AND DISTANCES FOLLOW SAID NORTHERLY BOUNDARY LINE; THENCE NORTH 02 DEGREES 53' EAST, A DISTANCE OF 84.25 FEET; THENCE NORTH 87 DEGREES 06' WEST, A DISTANCE OF 242.94 FEET; THENCE NORTH 24 DEGREES 39' WEST, A DISTANCE OF 411.42 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 22: (APN: 270-160-008)

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, PAGE 8 AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER SECTION CORNER OF SAID SECTION 33, AS SAID CORNER IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGE 3 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 00 DEGREES 10' WEST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 640.44 FEET TO A POINT THEREON; THENCE SOUTH 61 DEGREES 38' WEST, A DISTANCE OF 207.97 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ALLEN A. STUTSMAN BY DEED RECORDED IN BOOK 2242 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY; CALIFORNIA AT PAGE 325 THEREOF; THENCE NORTH 24 DEGREES 39' WEST, A DISTANCE OF 85.81 FEET; THENCE NORTH 64 DEGREES 33' 30" WEST, A DISTANCE OF 288.56 FEET; THENCE NORTH 36 DEGREES 02' 30" WEST, A DISTANCE OF 165.07 FEET; THENCE SOUTH 71 DEGREES 25' 15" WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH 23 DEGREES 21' 30" WEST, A DISTANCE OF 137.96 FEET; THENCE SOUTH 54 DEGREES 08' WEST, A DISTANCE OF 168.92 FEET; THE LAST SIX COURSES AND DISTANCE FOLLOW THE SOUTHERLY BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID; THENCE NORTH 49 DEGREES 03' 30" WEST, A DISTANCE OF 114.28 FEET; THENCE SOUTH 81 DEGREES 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32 DEGREES 10' 30" WEST, A DISTANCE OF 162.18 FEET; THENCE SOUTH 59 DEGREES 59' 45" WEST, A DISTANCE OF 141.30 FEET; THENCE SOUTH 02 DEGREES 56' 10" WEST, A DISTANCE OF 238.32 FEET; THENCE SOUTH 11 DEGREES 02' 30" EAST, A DISTANCE OF 317.44 FEET; THENCE SOUTH 16 DEGREES 34' 50" WEST, A DISTANCE OF 226.77 FEET. MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, AS SHOWN BY RECORDS OF SURVEY ON FILE IN BOOK 26, RECORDS OF SURVEY AT PAGE 85 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA. THENCE SOUTH 89 DEGREES 47' 53" EAST ALONG SAID NORTH LINE, A DISTANCE OF 639.69 FEET TO A POINT ON THE EASTERLY COMMON BOUNDARY LINE, AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 04 DEGREES 49' WEST ALONG SAID COMMON BOUNDARY LINE A DISTANCE OF 335.42 FEET TO AN ANGLE POINT IN THE NORTHERLY BOUNDARY LINE OF PARCEL 1, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 24 OF RECORDS OF SURVEY AT PAGES 97 AND 98 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 82 DEGREES 15' EAST, A DISTANCE OF 425.00 FEET; THENCE NORTH 24 DEGREES 30' 15" EAST, A DISTANCE OF 267.70 FEET; THENCE NORTH 54 DEGREES 49' EAST, A DISTANCE OF 355.47 FEET; THENCE NORTH 64 DEGREES 20' EAST, A DISTANCE OF 101.15 FEET TO A POINT ON SAID NORTHERLY BOUNDARY LINE; THE LAST FOUR COURSES AND DISTANCES FOLLOW SAID NORTHERLY BOUNDARY LINE; THENCE NORTH 02 DEGREES 53' EAST, A DISTANCE OF 84.25 FEET; THENCE NORTH 87 DEGREES 06' WEST, A DISTANCE OF 242.94 FEET; THENCE NORTH 24 DEGREES 39' WEST, A DISTANCE OF 411.42 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 22A:

NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 22 ABOVE FOR INGRESS, EGRESS AND ROAD PURPOSES, 40 FEET IN WIDTH, LYING 20 FEET ON EACH SIDE, AS MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTER LINE: SAID EASEMENT BEING OVER A PORTION OF THE

NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, AND OVER A PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 0 DEGREES 10' 00" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 640.44 FEET; THENCE SOUTH 61 DEGREES 38' 00" WEST, 207.97 FEET TO THE MOST SOUTHERLY CORNER OF THE PROPERTY CONVEYED TO CARROLL J. COYKENDALL AND MARY LOUISE COYKENDALL, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED APRIL 4, 1960 AS INSTRUMENT NO. 29387 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF THE PROPERTY CONVEYED TO MILES A. SHARKEY AND CHRISTINE SHARKEY, HUSBAND AND WIFE, ET AL, BY DEED RECORDED IN BOOK 2291 PAGE 388 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING. THENCE NORTH 24 DEGREES 39' 00" WEST, 85.81 FEET; THENCE NORTH 64 DEGREES 33' 30" WEST, 288.50 FEET; THENCE NORTH 36 DEGREES 02' 30" WEST, 165.07 FEET; THENCE SOUTH 71 DEGREES 25' 15" WEST, 109.75 FEET; THENCE SOUTH 23 DEGREES 21' 30" WEST, 137.96 FEET; THENCE SOUTH 54 DEGREES 08' 00" WEST, 168.92 FEET TO THE SOUTHWEST CORNER OF SAID "COYKENDALL" CONVEYANCE, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF PARCEL 3 OF THE PROPERTY CONVEYED TO WERNER A. FRANZ AND JEAN O. FRANZ, HUSBAND AND WIFE AS COMMUNITY PROPERTY, ET AL, BY DEED RECORDED NOVEMBER 5, 1963 AS INSTRUMENT NO. 117038 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 49 DEGREES 03' 30" WEST, 114.28 FEET; THENCE SOUTH 81 DEGREES 01' 00" WEST, 116.54 FEET; THENCE NORTH 32 DEGREES 10' 30" WEST, 162.18 FEET; THENCE SOUTH 59 DEGREES 59' 45" WEST, 141.30 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE ALONG THE SOUTHERLY LINE OF PARCEL 1 OF THE "FRANZ" CONVEYANCE, NORTH 52 DEGREES 27' 30" WEST, 94.79 FEET; THENCE SOUTH 85 DEGREES 52' 30" WEST, 105.69 FEET; THENCE NORTH 69 DEGREES 36' 45" WEST, 204.63 FEET; THENCE SOUTH 54 DEGREES 35' 45" WEST, 169.25 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF SAID "FRANZ" CONVEYANCE, SAID CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE PROPERTY CONVEYED TO HENRY C. BOSCH AND DOROTHY B. BOSH, HUSBAND AND WIFE AS JOINT TENANTS, ET AL, BY DEED RECORDED FEBRUARY 24, 1959 AS INSTRUMENT NO. 15150 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID "BOSCH" CONVEYANCE, SOUTH 54 DEGREES 35' 45" WEST, 19.17 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID "BOSCH" CONVEYANCE, NORTH 69 DEGREES 13' 45" WEST, 227.25 FEET; THENCE SOUTH 73 DEGREES 51' 30" WEST, 246.28 FEET; THENCE NORTH 45 DEGREES 30' 30" WEST, 240.90 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID "BOSCH" CONVEYANCE; THENCE CONTINUING ALONG SAID "BOSCH" CONVEYANCE, NORTH 45 DEGREES 30' 30" WEST, 294.56 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID "BOSCH" CONVEYANCE, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF THE PROPERTY CONVEYED TO RICHARD FLETCHER EVANS, A MARRIED MAN, AS HIS SEPARATE PROPERTY, BY DEED RECORDED APRIL 27, 1960 AS INSTRUMENT NO. 37241 OF OFFICIAL OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF THE AFOREMENTIONED "EVANS" CONVEYANCE, NORTH 43 DEGREES 59' 00" WEST, 325.92 FEET; THENCE NORTH 69 DEGREES 17' 00" WEST, 1,074.54 FEET; THENCE NORTH 34 DEGREES 10' 45" WEST, 548.92 FEET; THENCE NORTH 0 DEGREES 05' 15" EAST, 345.99 FEET TO A POINT COMMON TO THE WEST LINE OF SAID "EVANS" CONVEYANCE, AND AN ANGLE POINT ON THE EASTERLY LINE OF THE PROPERTY CONVEYED TO TOPHAM & SONS, A CALIFORNIA CORPORATION, BY DEED RECORDED DECEMBER 9, 1966 AS INSTRUMENT NO. 118348 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 58 DEGREES 15' 00" WEST, 166.05 FEET; THENCE NORTH 52 DEGREES 08' 15" WEST, 277.05 FEET; THENCE NORTH 47 DEGREES 50' 15" WEST, 325.91 FEET; THENCE NORTH 89 DEGREES 11' 45" WEST, 438.06 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32, THAT IS SOUTH 01 DEGREES 06' 30" WEST, 205 FEET FROM THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE CONTINUING NORTH 89 DEGREES 11' 45" WEST, 140.00 FEET; THENCE NORTH 59 DEGREES 08' 40" WEST, 278.51 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF MC ALLISTER ROAD, AND THE TERMINUS OF SAID CENTER LINE; THE SIDE LINES OF SAID EASEMENT SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE ON THE SOUTHEASTERLY LINE OF MC ALLISTER ROAD, AND ON THE SOUTHEASTERLY LINE OF THE AFOREMENTIONED "COYKENDALL" CONVEYANCE, AND THE SOUTHWESTERLY

PROLONGATION OF SAID SOUTHEASTERLY LINE.

PARCEL 27: (APN: 270-150-001)

ALL THAT PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, , AS SHOWN BY SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, ON FILE IN BOOK 1 PAGE 8 AND IN BOOK 7, PAGE 10, BOTH OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER SECTION CORNER OF SAID SECTION 33, AS SAID CORNER IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 26, PAGE 3 OF RECORDS OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 00° 10' WEST, ALONG THE WEST LINE OF SAID SECTION 33 A DISTANCE OF 640.44 FEET; THENCE SOUTH 61° 38' WEST, 207.97 FEET; THENCE SOUTH 24° 39' EAST, 411.42 FEET; THENCE SOUTH 87° 06' EAST, 242.94 FEET; THENCE SOUTH 02° 53' WEST, 84.25 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF PARCEL 1 AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 24 PAGES 97 AND 98 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 64° 20' EAST, 184.22 FEET; THENCE NORTH 73° 39' 30" EAST, 588.04 FEET; THENCE NORTH 80° 45' 30" EAST, 445.01 FEET; THENCE SOUTH 65° 23' 09" EAST, 127.56 FEET; THENCE NORTH 49° 53' 44" EAST, 101.66 FEET; THENCE NORTH 86° 21' EAST, 101.01 FEET; THENCE SOUTH 63° 48' 30" EAST, 737.82 FEET; THENCE SOUTH 78° 49' 45" EAST, 295.95 FEET TO A POINT ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 33 WHICH BEARS NORTH 0° 19' EAST, 67.78 FEET FROM THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THE LAST EIGHT COURSES AND DISTANCES FOLLOW ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL 1; THENCE NORTH 00° 19' EAST, ALONG SAID NORTH AND SOUTH QUARTER SECTION LINE, 1251.74 FEET TO THE CENTER QUARTER SECTION CORNER OF SAID SECTION 33; THENCE NORTH 89° 53' WEST, ALONG THE EAST AND WEST QUARTER SECTION LINE OF SAID SECTION 33 A DISTANCE OF 2648.53 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 1 PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89° 53' WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 208.71 FEET TO A POINT THEREOF; THENCE SOUTH 00° 19' WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 417.42 FEET; THENCE SOUTH 89° 53' EAST, PARALLEL WITH THE SAID NORTH LINE OF SAID SOUTHWEST QUARTER, 208.71 FEET TO A POINT ON SAID EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00° 19' EAST, ALONG SAID EAST LINE, 417.42 FEET TO THE POINT OF BEGINNING.

PARCEL 27A:

A 20 FOOT EASEMENT FOR INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF PIPELINES OVER THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, ON FILE IN BOOK 1 PAGE 8 AND IN BOOK 7, PAGE 10, BOTH OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, THE EAST LINE OF SAID 20 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89° 07' EAST, 1033.62 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SAID SECTION 33, SAID DISTANCE MEASURED ALONG THE SOUTHERLY LINE OF SECTION 33, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 03° 19' 18" EAST, ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1325.38 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE SAID EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND ALSO BEING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33, SAID POINT BEING HEREIN DESIGNATED AS POINT "A";

TOGETHER WITH A 40 FOOT EASEMENT FOR INGRESS, INSTALLATION AND MAINTENANCE OF PIPELINES, THE CENTER LINE OF SAID 40 FOOT EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A", AS DESCRIBED ABOVE; THENCE IN A NORTHERLY DIRECTION TO THE NORTHERLY BOUNDARY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY ON FILE IN BOOK 24 PAGES 97 AND 98 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE PORTION THEREOF INCLUDED IN EL SOBRANTE ROAD.

PARCEL 27B:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES 20 FEET IN WIDTH, OVER THAT PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, ON FILE IN BOOK 1 PAGE 8 AND IN BOOK 7, PAGE 10, BOTH OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER SECTION CORNER OF SAID SECTION 33; THENCE SOUTH 00° 10' WEST, ALONG THE EAST LINE OF SAID SECTION 32 A DISTANCE OF 640.44 FEET; THENCE SOUTH 61° 38' WEST, 207.97 FEET; THENCE SOUTH 24° 39' EAST, 411.42 FEET; THENCE SOUTH 87° 06' EAST, 242.94 FEET; THENCE SOUTH 02° 53' WEST, 20 FEET; THENCE NORTH 87° 06' WEST, 255.07 FEET; THENCE NORTH 24° 39' WEST, 442.29 FEET; THENCE NORTH 61° 38' EAST, 214.82 FEET; THENCE NORTH 00° 10' EAST, 628.50 FEET TO A POINT IN THE EAST AND WEST QUARTER SECTION LINE OF SAID SECTION 32; THENCE SOUTH 89° 58' EAST, 20 FEET TO THE POINT OF BEGINNING.

PARCEL 27C:

AN EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF SAID SECTIONS 31 AND 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, ON FILE IN BOOK 1 PAGE 8 AND IN BOOK 7, PAGE 10, BOTH OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 40 FEET IN WIDTH, LYING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE MOST SOUTHERLY CORNER OF PARCEL 1, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 26 PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 61° 38' WEST, 95.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 24° 39' WEST, 85.81 FEET; THENCE NORTH 64° 33' 30" WEST, 288.56 FEET; THENCE NORTH 36° 02' 30" WEST, 165.07 FEET; THENCE SOUTH 71° 25' 15" WEST, 109.75 FEET; THENCE SOUTH 23° 21' 30" WEST, 137.96 FEET; THENCE SOUTH 54° 08' WEST, 168.92 FEET; THENCE NORTH 49° 03' 30" WEST, 114.28 FEET; THENCE SOUTH 81° 01' WEST, 116.54 FEET; THENCE NORTH 32° 10' 30" WEST, 162.18 FEET; THENCE SOUTH 59° 59' 45" WEST, 141.30 FEET; THENCE NORTH 52° 27' 30" WEST, 94.79 FEET; THENCE SOUTH 85° 52' 30" WEST, 105.69 FEET; THENCE NORTH 69° 36' 45" WEST, 204.63 FEET; THENCE SOUTH 54° 35' 45" WEST, 169.25 FEET; THENCE NORTH 69° 13' 45" WEST, 227.25 FEET; THENCE SOUTH 73° 51' 30" WEST, 246.28 FEET; THENCE NORTH 45° 30' 30" WEST, 535.46 FEET; THENCE NORTH 43° 59' WEST, 325.92 FEET; THENCE NORTH 69° 17' WEST, 1,074.54 FEET; THENCE NORTH 34° 10' 45" WEST, 548.92 FEET; THENCE NORTH 00° 05' 15" EAST, 345.99 FEET; THENCE NORTH 58° 15' WEST, 166.05 FEET; THENCE NORTH 52° 08' 15" WEST, 277.05 FEET; THENCE NORTH 47° 50' 15" WEST, 552.83 FEET; THENCE NORTH 66° 08' 30" WEST, 151.09 FEET; THENCE NORTH 87° 59' 15" WEST, 127.62 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 01° 06' 30" WEST, 649.70 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 32; THENCE CONTINUING NORTH 87° 59' 15" WEST, ACROSS THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, TO THE EAST LINE OF MC ALLISTER ROAD, AS NOW LOCATED.

EXHIBIT B

Description of Grantor Property

[TO BE ATTACHED]

EXHIBIT "B"
LEGAL DESCRIPTION
GRANTOR PROPERTY

PARCEL 4: (APN: 270-160-024)

THE WEST HALF OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

EXCEPT THEREFROM 5% OF ALL CRUDE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED BY SECURITY TRUST AND SAVINGS BANK IN DEED RECORDED MAY 7, 1924 IN BOOK 604 PAGE 396 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 5: (APN: 270-160-020)

ALL THAT PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF THE RANCHO EL SOBRANTE DE SAN JACINTO, AS SHOWN BY MAP RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, SAN BERNARDINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 89 DEG. 44' WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 32, 330.07 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 0 DEG. 20' 34" EAST ALONG THE WEST LINE OF THE SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 652.78 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER THEREOF, FOR THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEG. 47' 44" WEST ALONG THE SOUTHERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER 328.82 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 0 DEG. 27' 06" EAST ALONG THE WESTERLY LINE OF THE SAID WEST HALF 653.15 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89 DEG. 51' 28" EAST ALONG THE NORTHERLY LINE OF THE SAID WEST HALF, 4.75 FEET, MORE OR LESS, TO A POINT THEREON DISTANT SOUTH 89 DEG. 51' 28" 650.39 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE EL SOBRANTE LAND AND DEVELOPMENT COMPANY BY DEED RECORDED NOVEMBER 14, 1955 IN BOOK 1819, PAGE 595 OF OFFICIAL RECORDS; THENCE NORTH 12 DEG. 59' 13" WEST ALONG SAID SOUTHWESTERLY LINE, 156.41 FEET; THENCE SOUTH 49 DEG. 51' 17" EAST 100.36 FEET; THENCE SOUTH 31 DEG. 21' 02" EAST 102.43 FEET, MORE OR LESS, TO A POINT ON THE SAID NORTHERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 60 DEG. 16' 17" EAST 116.51 FEET; THENCE SOUTH 49 DEG. 20' 32" EAST 83.67 FEET; THENCE SOUTH 84 DEG. 12' 41" EAST 62.92 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 0 DEG. 20' 34" WEST ALONG SAID EASTERLY LINE 533.57 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

PARCEL 6: (APN: 270-160-018)

ALL THAT PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF THE RANCHO EL SOBRANTE DE SAN JACINTO AS SHOWN BY MAP RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, SAN BERNARDINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

PARCEL 7: (APN: 270-160-021)

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, SAN BERNARDINO COUNTY RECORDS.

PARCEL 8: (APN: 270-160-022)

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE WEST 20 FEET THEREOF.

EXHIBIT C

Description of Grantee Roadway Easement Area

[TO BE ATTACHED]

[SUBJECT TO SUBSTITUTION IN ACCORDANCE WITH SECTION 4.1 OF THE
DEVELOPMENT AGREEMENT]

EXHIBIT "C"
LEGAL DESCRIPTION
ROADWAY EASEMENT

PARCEL "A"

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32, SAID CORNER BEING ON THE CENTERLINE OF EL SOBRANTE ROAD 80.00 FEET WIDE;

THENCE NORTH 00° 50' 59" EAST, A DISTANCE OF 40.00 FEET, ALONG THE EAST LINE OF SAID EAST HALF, TO THE NORTHERLY RIGHT OF WAY OF SAID EL SOBRANTE ROAD AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°39'01" WEST, A DISTANCE OF 453.51 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 85°46'35" EAST, A DISTANCE OF 301.00 FEET, TO A POINT 64.00 FEET NORTH AND PARALLEL TO THE CENTERLINE OF SAID EL SOBRANTE ROAD;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°39'01" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 45°20'59" EAST, A DISTANCE OF 34.90 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 463.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 89°01'42" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°34'06" A DISTANCE OF 368.23 FEET;

THENCE NORTH 46°32'24" WEST A DISTANCE OF 82.11 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 537.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'57" A DISTANCE OF 445.18 FEET;

THENCE NORTH 00°57'33" EAST, A DISTANCE OF 382.24 FEET, TO THE SOUTHERLY LINE OF GRANT DEED RECORDED APRIL 19, 1999 AS INSTRUMENT NO. 1999-163539 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA;

THENCE SOUTH 59°39'18" EAST, A DISTANCE OF 8.68 FEET, ALONG SAID SOUTHERLY LINE OF SAID GRANT DEED;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 48°43'33" EAST, A DISTANCE OF 83.67 FEET, TO AN ANGLEPOINT THEREON;

EXHIBIT "C"
LEGAL DESCRIPTION
ROADWAY EASEMENT

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 83°35'42" EAST, A DISTANCE OF 2.65 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 00°57'33" WEST, A DISTANCE OF 323.60 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 463.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'57" A DISTANCE OF 383.83 FEET;

THENCE SOUTH 46°32'24" EAST, A DISTANCE OF 82.11 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 537.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°53'23" A DISTANCE OF 439.47 FEET;

THENCE SOUTH 00°20'59" WEST, A DISTANCE OF 14.00 FEET;

THENCE SOUTH 51°12'48" EAST, A DISTANCE OF 6.19 FEET, TO THE EAST LINE OF SAID EAST HALF OF SECTION 32;

THENCE SOUTH 00°50'59" WEST, A DISTANCE OF 20.15 FEET, ALONG SAID EAST LINE, TO THE **TRUE POINT OF BEGINNING**;

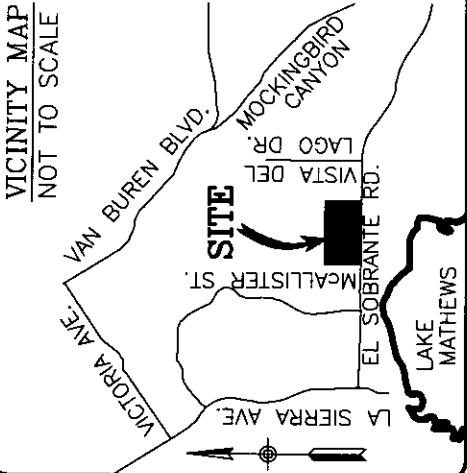
CONTAINING 2.34 ACRES MORE OR LESS.

EXHIBIT D

Depiction Of Grantee Roadway Easement Area

[TO BE ATTACHED]

[SUBJECT TO SUBSTITUTION IN ACCORDANCE WITH SECTION 4.1 OF THE
DEVELOPMENT AGREEMENT]

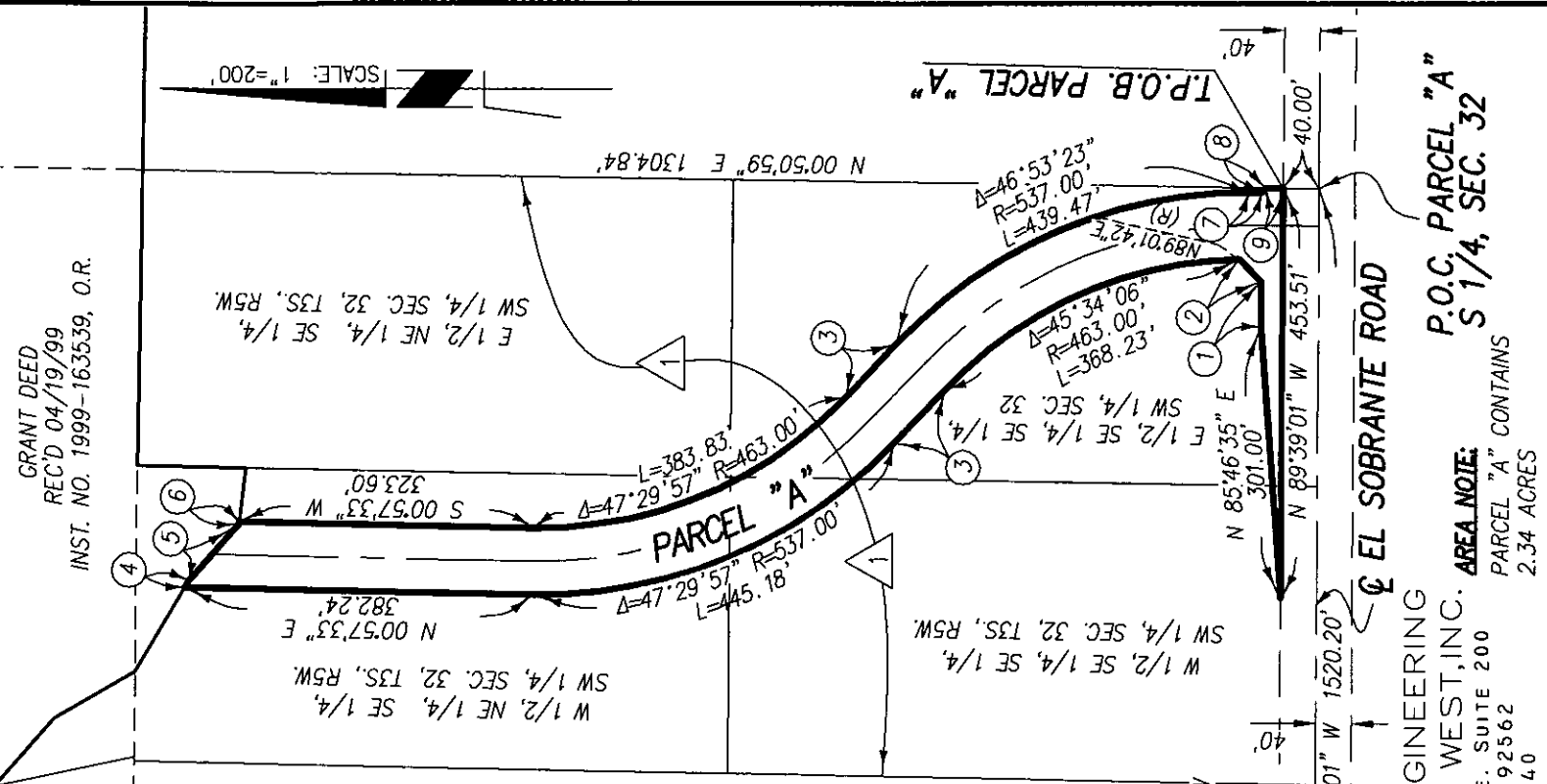


SURVEYOR'S NOTES:

▲ INDICATES E 1/2, SE 1/4, SW 1/4, SEC. 32, T35S., R5W., OF THE SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO.

DATA TABLE		
NO	BEARING/DELTA	LENGTH
①	N89°39'01"W	50.00'
②	N45°20'59"E	34.90'
③	N46°32'24"W	82.11'
④	N46°32'24"W	82.11'
⑤	S59°39'18"E	8.68'
⑥	S48°43'33"E	83.67'
⑦	S83°35'42"E	2.65'
⑧	S00°20'59"W	14.00'
⑨	S51°12'48"E	6.19'
⑩	S00°50'59"W	20.15'

EXHIBIT "D"
ROADWAY EASEMENT



PREPARED BY:



PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
25109 JEFFERSON AVE., SUITE 200
MURRIETA, CA 92562
951-200-6840

AREA NOTE:
PARCEL "A" CONTAINS
2.34 ACRES

P.O.C. PARCEL "A"
S 1/4, SEC. 32

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.

W.O. #
SHEET 1 OF 1

SCALE: 1"= 200'

DRAWN BY MAY DATE 10/29/15

EXHIBIT FOR LEGAL DESCRIPTION

EXHIBIT E

Description of Grantee Roadway Slope and Landscaping Easements

[TO BE ATTACHED]

EXHIBIT "E"
LEGAL DESCRIPTION
ROADWAY SLOPE AND
LANDSCAPING EASEMENT

PARCEL "B"

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32, SAID CORNER BEING ON THE CENTERLINE OF EL SOBRANTE ROAD 80.00 FEET WIDE;

THENCE NORTH 00° 50' 59" EAST, A DISTANCE OF 60.16 FEET, ALONG THE EAST LINE OF SAID EAST HALF, TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID EAST LINE, NORTH 51°12'48" WEST, A DISTANCE OF 6.19 FEET;

THENCE NORTH 00°20'59" EAST, A DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 537.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°53'23" A DISTANCE OF 439.47 FEET;

THENCE NORTH 46°32'24" WEST A DISTANCE OF 82.11 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 463.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'57" A DISTANCE OF 383.83 FEET;

THENCE NORTH 00°57'33" EAST, A DISTANCE OF 323.60 FEET, TO THE SOUTHERLY LINE OF GRANT DEED RECORDED APRIL 19, 1999 AS INSTRUMENT NO. 1999-163539 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA;

THENCE SOUTH 83°35'42" EAST, A DISTANCE OF 54.05 FEET, ALONG SAID SOUTHERLY LINE OF SAID GRANT DEED;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 43°02'12" WEST, A DISTANCE OF 20.30 FEET;

THENCE SOUTH 58°17'52" WEST, A DISTANCE OF 34.56 FEET;

THENCE SOUTH 10°29'48" WEST, A DISTANCE OF 27.74 FEET;

THENCE SOUTH 29°46'47" EAST, A DISTANCE OF 11.92 FEET;

THENCE SOUTH 02°32'47" WEST, A DISTANCE OF 59.25 FEET;

THENCE SOUTH 05°31'37" WEST, A DISTANCE OF 81.40 FEET;

EXHIBIT "E"
LEGAL DESCRIPTION
ROADWAY SLOPE AND
LANDSCAPING
EASEMENT

THENCE SOUTH 11°55'14" EAST, A DISTANCE OF 8.82 FEET;
THENCE SOUTH 52°44'47" EAST, A DISTANCE OF 18.02 FEET;
THENCE SOUTH 05°29'57" WEST, A DISTANCE OF 61.19 FEET;
THENCE SOUTH 14°00'27" EAST, A DISTANCE OF 11.07 FEET;
THENCE SOUTH 29°11'44" WEST, A DISTANCE OF 12.00 FEET;
THENCE SOUTH 06°57'19" WEST, A DISTANCE OF 53.86 FEET;
THENCE SOUTH 44°41'08" EAST, A DISTANCE OF 22.26 FEET;
THENCE SOUTH 04°52'17" EAST, A DISTANCE OF 71.50 FEET;
THENCE SOUTH 12°27'53" EAST, A DISTANCE OF 27.25 FEET;
THENCE SOUTH 18°25'08" EAST, A DISTANCE OF 25.87 FEET;
THENCE SOUTH 29°41'58" EAST, A DISTANCE OF 27.92 FEET;
THENCE SOUTH 00°57'33" WEST, A DISTANCE OF 5.77 FEET;
THENCE SOUTH 89°35'17" EAST, A DISTANCE OF 4.15 FEET;
THENCE SOUTH 42°50'56" EAST, A DISTANCE OF 23.09 FEET;
THENCE SOUTH 30°15'15" EAST, A DISTANCE OF 37.43 FEET;
THENCE SOUTH 33°29'09" EAST, A DISTANCE OF 51.21 FEET;
THENCE SOUTH 39°53'21" EAST, A DISTANCE OF 34.90 FEET;
THENCE SOUTH 43°48'05" EAST, A DISTANCE OF 66.25 FEET;
THENCE SOUTH 48°41'26" EAST, A DISTANCE OF 58.98 FEET;
THENCE SOUTH 43°09'59" EAST, A DISTANCE OF 53.52 FEET;
THENCE SOUTH 37°04'55" EAST, A DISTANCE OF 73.85 FEET;
THENCE SOUTH 26°57'13" EAST, A DISTANCE OF 77.61 FEET;
THENCE SOUTH 10°02'30" EAST, A DISTANCE OF 72.06 FEET;
THENCE SOUTH 08°39'09" EAST, A DISTANCE OF 13.99 FEET;
THENCE SOUTH 01°38'16" EAST, A DISTANCE OF 19.60 FEET;

EXHIBIT "E"
LEGAL DESCRIPTION
ROADWAY SLOPE AND
LANDSCAPING
EASEMENT

THENCE SOUTH 29°46'03" EAST, A DISTANCE OF 11.61 FEET;

THENCE SOUTH 00°54'57" EAST, A DISTANCE OF 43.54 FEET;

THENCE SOUTH 08°43'39" EAST, A DISTANCE OF 12.18 FEET;

THENCE SOUTH 02°00'30" EAST, A DISTANCE OF 28.70 FEET, TO THE EAST LINE OF SAID EAST HALF OF SECTION 32;

THENCE SOUTH 00°50'59" WEST, A DISTANCE OF 23.20 FEET, ALONG SAID EAST LINE, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 0.32 ACRE MORE OR LESS.

PARCEL "C"

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32, SAID CORNER BEING ON THE CENTERLINE OF EL SOBRANTE ROAD 80.00 FEET WIDE;

THENCE NORTH 00° 50' 59" EAST, A DISTANCE OF 40.00 FEET, ALONG THE EAST LINE OF SAID EAST HALF, TO THE NORTHERLY RIGHT OF WAY OF SAID EL SOBRANTE ROAD;

THENCE NORTH 89°39'01" WEST, A DISTANCE OF 453.51 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 85°46'35" EAST, A DISTANCE OF 301.00 FEET, TO A POINT 64.00 FEET NORTH AND PARALLEL TO THE CENTERLINE OF SAID EL SOBRANTE ROAD;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°39'01" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 45°20'59" EAST A DISTANCE OF 21.66 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 04°14'45" WEST, A DISTANCE OF 33.26 FEET;

THENCE NORTH 12°11'22" WEST, A DISTANCE OF 75.42 FEET;

THENCE NORTH 19°46'28" WEST, A DISTANCE OF 47.55 FEET;

THENCE NORTH 24°26'54" WEST, A DISTANCE OF 109.48 FEET;

EXHIBIT "E"
LEGAL DESCRIPTION
ROADWAY SLOPE AND
LANDSCAPING
EASEMENT

THENCE NORTH 32°57'11" WEST, A DISTANCE OF 58.58 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 383.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 54°42'17" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°51'25" A DISTANCE OF 65.89 FEET;

THENCE NORTH 48°43'08" WEST, A DISTANCE OF 103.90 FEET;

THENCE NORTH 30°40'14" WEST, A DISTANCE OF 32.27 FEET;

THENCE NORTH 35°52'27" WEST, A DISTANCE OF 40.18 FEET;

THENCE NORTH 34°36'51" WEST, A DISTANCE OF 25.42 FEET;

THENCE NORTH 27°38'10" WEST, A DISTANCE OF 32.74 FEET;

THENCE NORTH 32°08'43" WEST, A DISTANCE OF 43.21 FEET;

THENCE NORTH 23°03'55" WEST, A DISTANCE OF 34.78 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 510.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 62°52'14" WEST,

THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'27" A DISTANCE OF 132.25 FEET;

THENCE NORTH 22°35'22" EAST, A DISTANCE OF 33.13 FEET;

THENCE NORTH 06°45'09" WEST, A DISTANCE OF 118.14 FEET;

THENCE NORTH 30°09'30" EAST, A DISTANCE OF 35.95 FEET;

THENCE NORTH 03°18'38" WEST, A DISTANCE OF 133.67 FEET;

THENCE NORTH 37°38'22" EAST, A DISTANCE OF 18.37 FEET;

THENCE NORTH 29°57'47" WEST, A DISTANCE OF 10.58 FEET;

THENCE NORTH 02°30'01" WEST, A DISTANCE OF 60.61 FEET;

THENCE NORTH 25°17'32" WEST, A DISTANCE OF 21.47 FEET;

THENCE NORTH 10°20'38" WEST, A DISTANCE OF 29.57 FEET;

THENCE NORTH 50°06'09" WEST, A DISTANCE OF 28.03 FEET;

EXHIBIT "E"
LEGAL DESCRIPTION
ROADWAY SLOPE AND
LANDSCAPING
EASEMENT

THENCE NORTH 29°32'16" EAST, A DISTANCE OF 16.56 FEET, TO THE SOUTHERLY LINE OF GRANT DEED RECORDED APRIL 19, 1999 AS INSTRUMENT NO. 1999-163539 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA;

THENCE SOUTH 59°39'18" EAST, A DISTANCE OF 49.24 FEET, ALONG SAID SOUTHERLY LINE OF SAID GRANT DEED;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 00°57'33" WEST, A DISTANCE OF 382.24 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, A RADIUS OF 537.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'57" A DISTANCE OF 445.18 FEET;

THENCE SOUTH 46°32'24" EAST, A DISTANCE OF 82.11 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 463.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°34'06" A DISTANCE OF 368.23 FEET;

THENCE SOUTH 45°20'59" WEST, A DISTANCE OF 13.24 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 0.37 ACRE MORE OR LESS.

EXHIBIT F

Depiction of Grantee Roadway Slope and Landscaping Easements

[TO BE ATTACHED]

VICINITY MAP
NOT TO SCALE

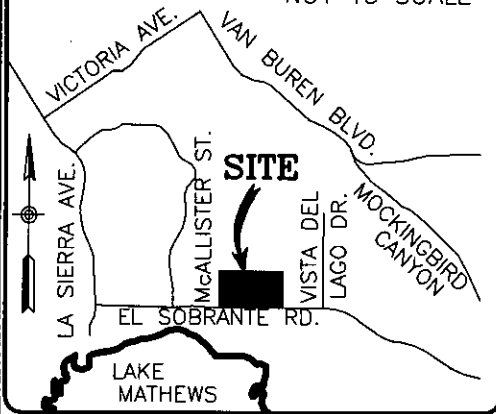
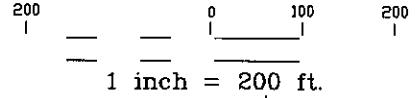


EXHIBIT " "
ROADWAY SLOPE AND
LANDSCAPING
EASEMENT

GRAPHIC SCALE



GRANT DEED
REC'D 04/19/99
INST. NO. 1999-163539, O.R.

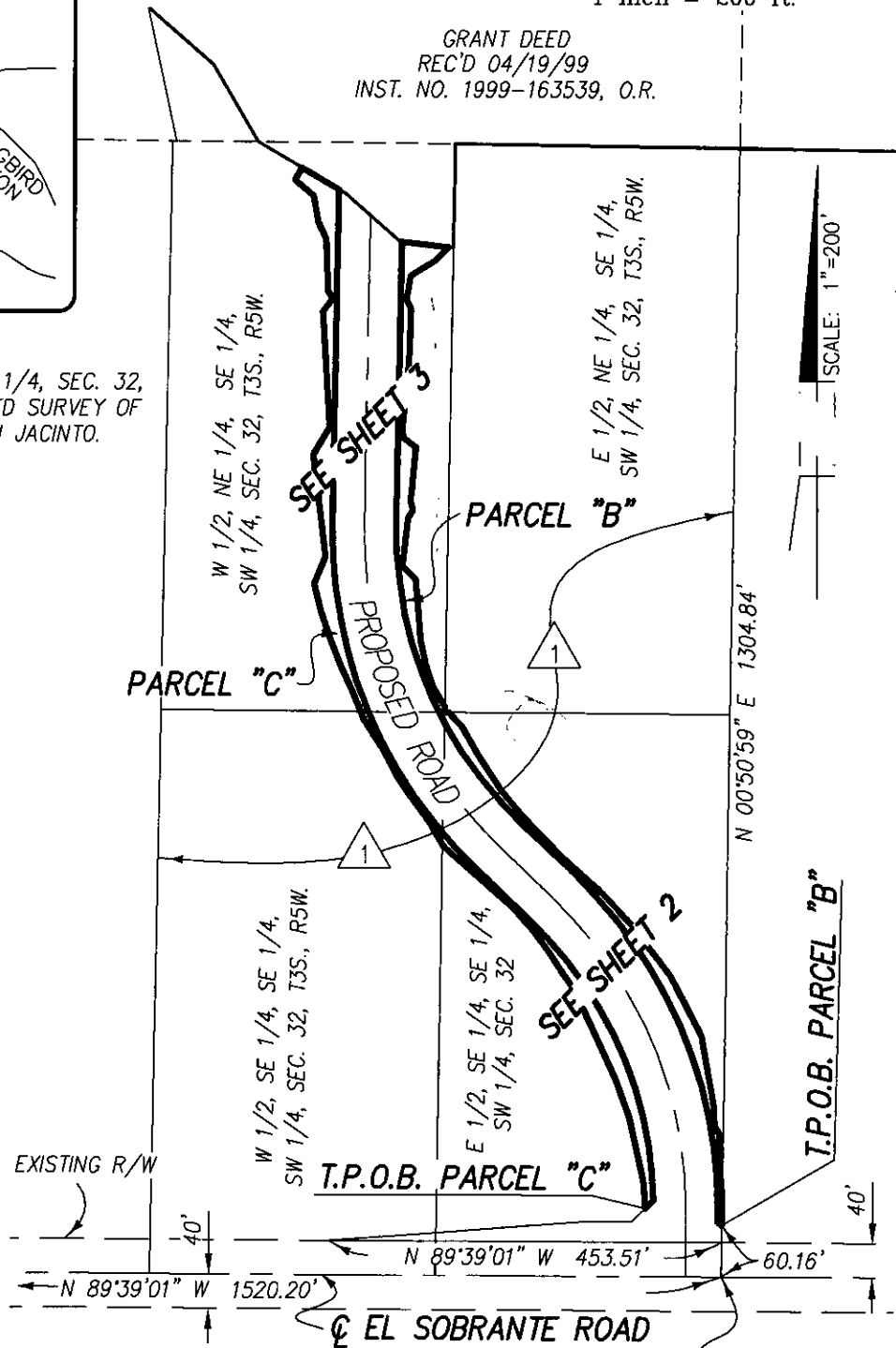
SURVEYOR'S NOTES:

△ INDICATES E 1/2, SE 1/4, SW 1/4, SEC. 32, T3S., R5W., OF THE SECTIONIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO.

AREA NOTE:

PARCEL "B" CONTAINS 0.32 ACRES

PARCEL "C" CONTAINS 0.37 ACRES



PREPARED BY:



PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

P.O.C. PARCEL "B" & "C"
S 1/4, SEC. 32

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.

SHEET 1 OF 4

W.O. #

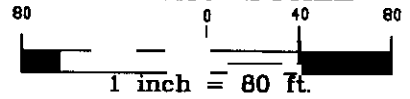
SCALE: 1" = 200'

DRAWN BY MAV DATE 10/30/15

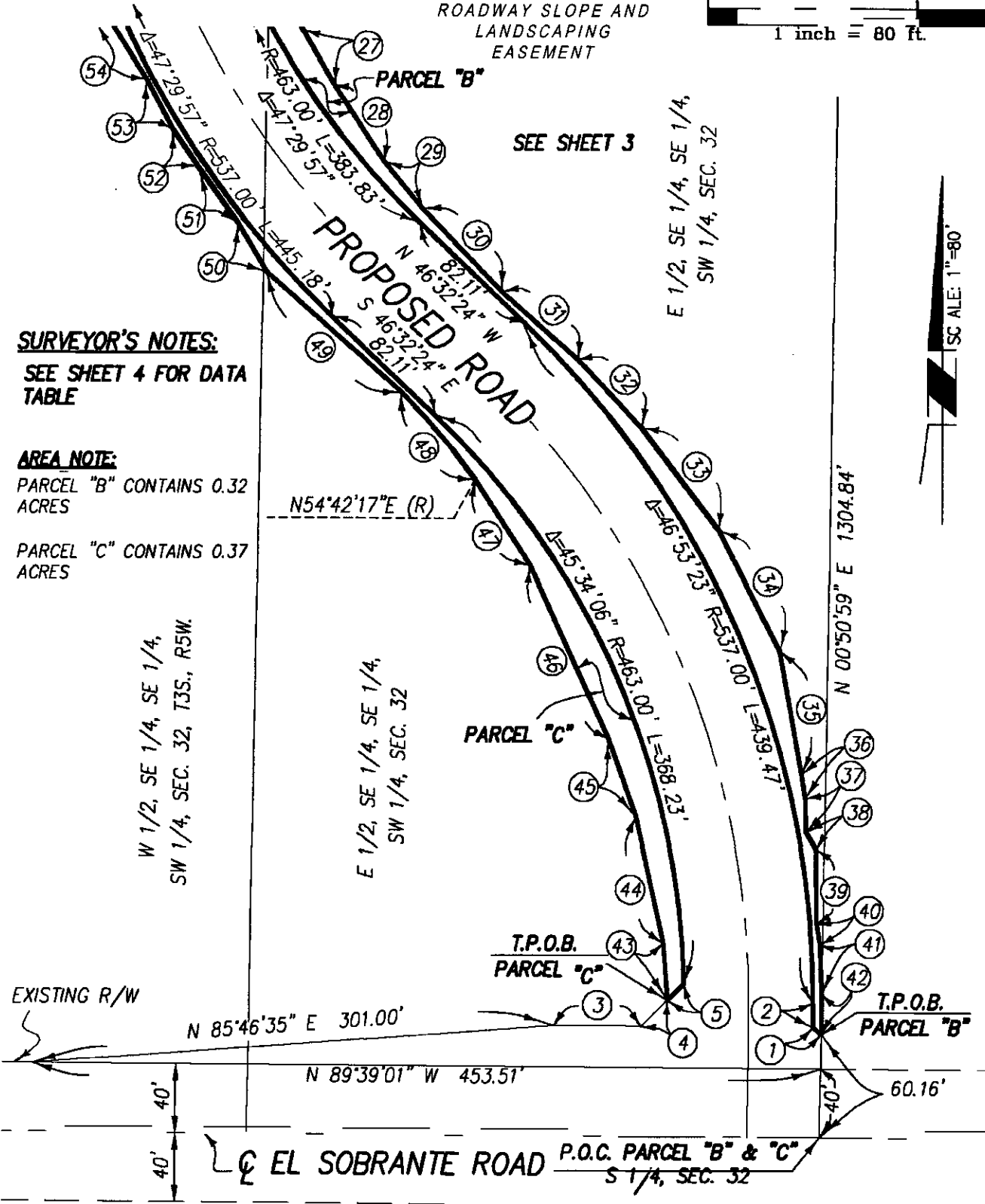
EXHIBIT FOR LEGAL DESCRIPTION

EXHIBIT "F"

GRAPHIC SCALE



ROADWAY SLOPE AND
LANDSCAPING
EASEMENT



SURVEYOR'S NOTES:

SEE SHEET 4 FOR DATA TABLE

AREA NOTE:

PARCEL "B" CONTAINS 0.32 ACRES

PARCEL "C" CONTAINS 0.37 ACRES

W 1/2, SE 1/4, SE 1/4,
SW 1/4, SEC. 32, T35S., R5W.

E 1/2, SE 1/4, SE 1/4,
SW 1/4, SEC. 32

E 1/2, SE 1/4, SE 1/4,
SW 1/4, SEC. 32



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.	SHEET 2 OF 4	W.O. #
SCALE: 1" = 80'	DRAWN BY <u>MAV</u> DATE <u>10/30/15</u>	EXHIBIT FOR LEGAL DESCRIPTION

EXHIBIT G

Description of Storm Drain Easements

[TO BE ATTACHED]

EXHIBIT "G"
LEGAL DESCRIPTION
STORM DRAIN EASEMENT

PARCEL "D"

ALL THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH 00° 57' 32" WEST, A DISTANCE OF 134.19 FEET, ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID EAST LINE, NORTH 63°09'28" WEST, A DISTANCE OF 42.69 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAID POINT BEING ON THE SOUTHERLY LINE OF GRANT DEED RECORDED APRIL 19, 1999 AS INSTRUMENT NO. 1999-163539 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA;

THENCE SOUTH 83°35'42" EAST, A DISTANCE OF 38.58 FEET, ALONG SAID SOUTHERLY LINE OF SAID GRANT DEED, TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 00° 57' 32" WEST, A DISTANCE OF 14.97 FEET, ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, TO THE TRUE POINT OF BEGINNING;

CONTAINING 288 SQUARE FEET MORE OR LESS.

PARCEL "E"

ALL THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A" DESCRIBED ABOVE;

THENCE NORTH 63°09'28" WEST, A DISTANCE OF 106.25 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 63°09'28" WEST, A DISTANCE OF 56.15 FEET;

EXHIBIT "G"
LEGAL DESCRIPTION
STORM DRAIN EASEMENT

THENCE SOUTH 29°32'16" EAST, A DISTANCE OF 12.75 FEET;

THENCE NORTH 60°27'44" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 29°32'16" EAST, A DISTANCE OF 41.72 FEET, TO THE SOUTHERLY LINE OF GRANT DEED RECORDED APRIL 19, 1999 AS INSTRUMENT NO. 1999-163539 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA;

THENCE SOUTH 30°44'03" EAST, A DISTANCE OF 24.66 FEET, ALONG SAID SOUTHERLY LINE OF SAID GRANT DEED, TO AN ANGLE POINT THEREON;

THENCE SOUTH 59°39'18" EAST, A DISTANCE OF 107.83 FEET, ALONG SAID SOUTHERLY LINE OF SAID GRANT DEED;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 00°57'33" WEST, A DISTANCE OF 14.32 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 3,219 SQUARE FEET MORE OR LESS.

EXHIBIT H

Depiction of Storm Drain Easements

[TO BE ATTACHED]

VICINITY MAP
NOT TO SCALE

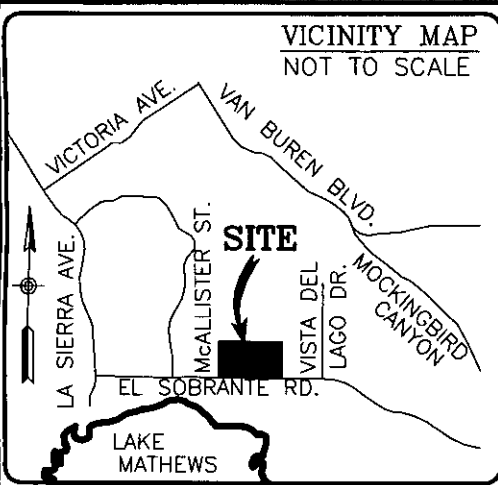
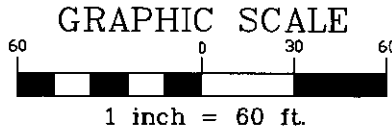


EXHIBIT "H"

STORM DRAIN EASEMENT

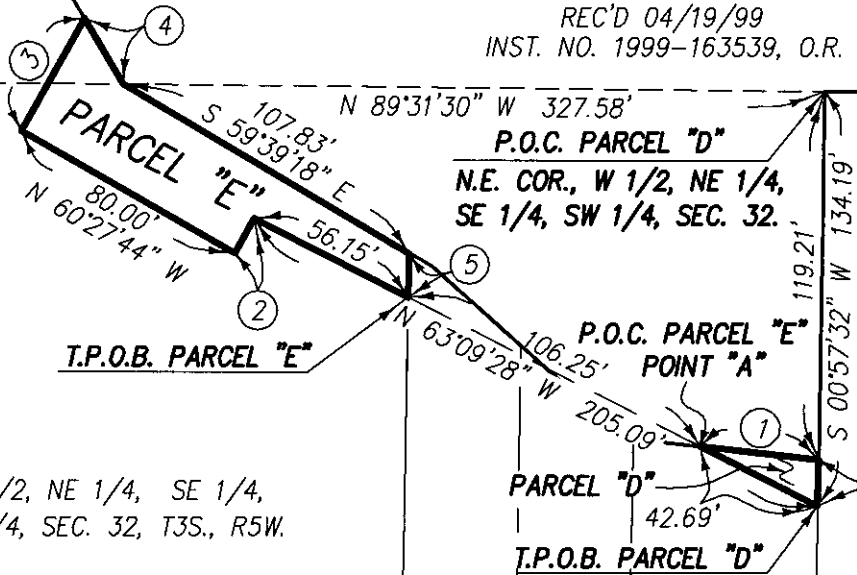


SCALE: 1"=60'



NE 1/4, SW 1/4, SEC. 32, T3S., R5W.

GRANT DEED
REC'D 04/19/99
INST. NO. 1999-163539, O.R.



W 1/2, NE 1/4, SE 1/4,
SW 1/4, SEC. 32, T3S., R5W.

DATA TABLE		
(NO)	BEARING/DELTA	LENGTH
(1)	S83°35'42"E	38.58'
(2)	S29°32'16"W	12.75'
(3)	N29°32'16"E	41.72'
(4)	S30°44'03"E	24.66'
(5)	S00°57'33"W	14.32'

PREPARED BY:



PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

AREA NOTE:

PARCEL "D" CONTAINS 288 SQ. FT.
OR 0.01 ACRE.
PARCEL "E" CONTAINS 3,219 SQ. FT.
OR 0.07 ACRE.

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.

SHEET 1 OF 1

W.O. #

SCALE: 1"= 60'

DRAWN BY MAV DATE 10/29/15

EXHIBIT FOR LEGAL DESCRIPTION



SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT

THIS SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Amendment**”) is made as of August 2, 2023, by and among (i) William R. Cramer, Jr. in his capacity as successor trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor’s Trust (Trust A), (ii) William R. Cramer, Jr., in his capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002 (collectively, “**Owner**”), on the one hand, and Ironclad Holdings, LLC, a California limited liability company (“**Manager**”), on the other hand.

WITNESSETH:

WHEREAS, Owner and Forestar Victoria, LLC, a Delaware limited liability company entered into that certain Development Agreement, dated as of November 30, 2015 which was amended by that First Amendment to Development Agreement dated as of November 28, 2017 and further amended by that Second Amendment to the Development Agreement dated as of November 30, 2020 and further amended by that certain Third Amendment to the Development Agreement dated November 5, 2021 and further amended by that Fourth Amendment to the Development Agreement dated as of May 13, 2020 and further amended by that certain Fifth Amendment to the Development Agreement dated December 16, 2022 (collectively, the “**Development Agreement**”). All capitalized terms used and not otherwise defined herein shall have the meanings respectively assigned to such terms in the Development Agreement.

WHEREAS, Owner and Manager desire to amend the Development Agreement subject to and strictly in accordance with the terms of this Amendment.


NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Closing Date.** “**Closing Date**” is extended to the earlier of the sale of the real property with APN 270-070-006 owned by Manager and December 1, 2025.
2. **Counterparts; Captions.** This Amendment may be executed in counterparts, each of which shall be deemed an original. Such counterparts may be exchanged by facsimile or electronic transmission. The captions are for convenience of reference only and shall not affect the construction to be given any of the provisions hereof.
3. **Successors and Assigns.** This Amendment shall be binding upon the permitted successors and assigns of each of the parties.
4. **Governing Law.** This Amendment shall be governed by, interpreted under, and construed and enforced in accordance with, the laws of the State of California applicable to agreements made and to be performed wholly within the State of California.
5. **Conflicts with Development Agreement; Ratification.** In the event that any specific provision in this Amendment conflicts with the Development Agreement in any manner,


the terms and conditions of this Amendment shall control for all purposes. Owner and Manager hereby ratify the Development Agreement and hereby agree that the Development Agreement, as amended pursuant hereto, is a valid and binding contract in full force and effect and is enforceable in accordance with its terms.

IN WITNESS WHEREOF, the parties have duly executed this Amendment as of the day and year first above written.

OWNER:



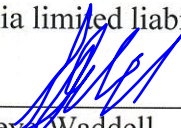
William R. Cramer, Jr. in his capacity as successor trustee of the Cramer Family Trust, U/D/T dated July 30, 1982, as amended, William R. Cramer Survivor's Trust (Trust A)



William R. Cramer, Jr., in his capacity as a trustee of the Cramer Family Trust, U/D/T dated July 16, 2002

MANAGER:

IRONCLAD HOLDINGS, LLC,
a California limited liability company

By: 

Name: Steve Waddell
Title: President

AGREEMENT TO ENTER INTO EASEMENT

13

THIS AGREEMENT TO ENTER INTO EASEMENT (the “Agreement”) is dated this ___ day of March, 2024 (“Effective Date”), and is made by and between Tramonte at Citrus Heights Community Association, a California nonprofit mutual benefit corporation (“Association”), and Ironclad Holdings, LLC, a California limited liability company (“Developer”). Association and Developer shall hereinafter be referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

A. Association is the fee simple owner of that certain parcel or parcels of real property located in the County of Riverside, State of California, commonly known as Lot 187 of Tract Map No. 36475 filed on August 9, 2018, in Book 464, Pages 12 through 29, inclusive, of Maps, in the Office of the Riverside County Recorder (the “Association Property”).

B. Developer owns or has the right to purchase the property being processed as TTM 38605 (the “Developer Property”) adjacent to the Association Property upon which Developer plans to construct a new residential development for sale to the public.

C. As a condition for receiving governmental approvals for constructing the new development on the Developer Property (the “Entitlements”), Developer must provide an emergency vehicle access road (“EVA Road”) from the Developer Property across a portion of Association Property to the public road known as Travertine Drive.

D. Association is willing to grant Developer an easement over Association Property for the EVA Road (the “Easement”) provided Developer is willing to install a gate across such EVA Road and install a shade structure in an Association park (collectively, the “Association Improvements”) substantially as set forth on the plans attached hereto as Exhibit “A” or provide alternate payment as consideration for such grant of Easement as more specifically set forth in this Agreement.

E. Developer is willing to install the Association Improvements as consideration for the Association granting the Easement for the EVA Road.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, of the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to all terms and conditions set forth herein, the Parties hereby agree as follows:

**ARTICLE I
GRANT OF EASEMENT**

1.1 Easement Agreement.

1.1.1 Developer and Association hereby agree to execute and record in the Office of the Riverside County Recorder (the "Recording") a grant of easement substantially in the form attached hereto (as may be reasonably modified by a governmental authority in conjunction with the Entitlements) as Exhibit "B" and incorporated herein by this reference (the "Easement Agreement") upon satisfaction or waiver of the conditions set forth herein. Notwithstanding the foregoing, if, despite the Developer's commercially reasonable efforts, Developer is unable to acquire the Developer Property or obtain the Entitlements, then Developer may terminate this Agreement by delivering written notice to Association. Either Party will have the right to terminate this Agreement if the Recording has not occurred on or prior to the Outside Date as defined below.

1.1.2 At least five (5) days prior to the anticipated Recording, Association and Developer shall execute the final version of the Easement Agreement, and the Parties shall take such other actions as are required under this Agreement in connection with the Recording.

ARTICLE II COVENANTS OF THE PARTIES

2.1 Agreement to Cooperate. Subject to the terms of this Agreement, the Parties agree to use commercially reasonable efforts to take, or cause to be taken, all actions and to do or cause to be done all things necessary to consummate and make effective the transactions contemplated by this Agreement.

2.2 Duties of Association. Prior to the Recording, Association shall cooperate in a commercially reasonable manner, at Developer's direction and at no cost to Association, with Developer's investigation and study of the Developer Property and Developer's efforts to obtain the Entitlements, including the location and design of the EVA Road and scope of the Easement (each as defined and set forth in the Easement Agreement).

2.3 Duties of Developer. Upon execution of this Agreement, Developer shall pay Association the sum of \$2,000.00 as compensation for Association's legal fees in preparing this Agreement and the Easement Agreement. Prior to the Recording, Developer shall provide the final design and location of the EVA Road and scope of the Easement to the Association. The Association shall reasonably review and provide any comments back to Developer within ten (10) days following receipt from Developer and Developer shall reasonably accommodate any Association comments. After the Recording, Developer shall install, at Developer's sole cost, the Association Improvements within thirty (30) days of completion of the EVA Road. Notwithstanding anything herein to the contrary, at the election of the Association prior to commencement of work on the Association Improvements, Developer will either (a) contract for and pay directly to Miracle Playgrounds for the Poligon shade structure selected in Exhibit A in an amount not to exceed \$175,000, or (b) make a one-time payment to Association of \$175,000. Developer agrees to collaborate and design improvements to the reasonable satisfaction of the Association subject to the maximum costs set forth herein. Association hereby grants to Developer (and Developer's agents, employees, consultants, contractors and subcontractors) a non-exclusive license and permission to enter upon and use the Association Property for the purposes of constructing the Association Improvements (and other related activities incidental thereto).

ARTICLE III RECORDING

3.1 Conditions Precedent. Recording of the Easement Agreement is subject to the satisfaction, not later than December 31, 2027 (the "Outside Date") (unless otherwise provided) of all of the following conditions (the "Conditions Precedent") as follows:

3.1.1 Developer shall have acquired the Developer Property or rights to acquire the Developer Property and obtained the Entitlements for the Developer Property; provided, however, that if recordation of the Easement Agreement is required for approval of the Entitlements, approval of the Entitlements will be deemed to have occurred without the recordation of the Easement Agreement and Developer and the Association will proceed as if the Entitlements had been obtained;

3.1.2 There shall be no material adverse changes in or to the condition of the Developer Property or of title thereto since the Effective Date, except as may be agreed to by Developer.

3.2 Recordation.

3.2.1 As soon as the Easement Agreement has been fully executed and notarized by the Parties, Developer will cause the Easement Agreement to be recorded in the Office of the Riverside County Recorder.

3.2.2 Following the Recording, Developer shall deliver a copy of the recorded Easement Agreement to the Association.

ARTICLE IV TERMINATION

4.1 Termination.

4.1.1 This Agreement may be terminated at any time prior to Recording:

- (a) By mutual written consent of both Parties;
- (b) By Developer if any Conditions Precedent have not been satisfied by the Outside Date, other than as a result of a default by Developer;
- (c) By a Party if the other Party has breached any material covenant to be performed by such Party pursuant to this Agreement and has failed to cure any such breach within thirty (30) business days after receipt of Notice from the other Party, unless such breach has been waived in writing by the Party.

4.1.2 Remedies; Specific Performance. Any and all remedies permitted herein or by applicable laws will be deemed cumulative with and not exclusive of any other remedy conferred hereby, or by law or equity upon such Party, and the exercise by a Party of any one remedy will not preclude the exercise of any other remedy. The Parties hereby agree that the

days prior Notice thereof, in the manner prescribed herein; provided, however, that to be effective, any such change of address must be actually received (as evidenced by a return receipt). Attorneys for each Party shall be authorized to give notice pursuant to this Agreement on behalf of such Party.

ARTICLE VI MISCELLANEOUS

6.1 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California. If any legal action is necessary to enforce the terms and conditions of this Agreement, the Parties hereby consent to the exclusive jurisdiction of the state and federal courts located in the County of Riverside, California, for resolution of any disputes arising out of this Agreement.

6.2 Professional Fees and Costs. If a lawsuit, arbitration or other proceedings are instituted by any Party to enforce any of the terms or conditions of this Agreement against any other Party hereto, the prevailing party in such litigation, arbitration or proceedings shall be entitled, as an additional item of damages, to such reasonable attorneys' and other professional fees and costs (including, but not limited to, witness fees), court costs, arbitrators' fees, arbitration administrative fees, travel expenses, and other out-of-pocket expenses or costs of such other proceedings, as may be fixed by any court of competent jurisdiction, arbitrator or other judicial or quasi-judicial body having jurisdiction thereof, if such Party obtained final determination that the other Party breached this Agreement. This provision shall survive the termination of this Agreement.

6.3 Exhibits a Part of this Agreement. The Exhibits attached hereto are incorporated in this Agreement by reference and are hereby made a part hereof.

6.4 Executed Counterparts. This Agreement may be executed in any number of counterparts and by different Parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original, but all such counterparts together shall constitute but one and the same instrument; signature pages may be detached from multiple separate counterparts and attached to a single counterpart so that all signature pages are physically attached to the same document. This Agreement shall become effective upon the due execution and delivery of this Agreement to the Parties hereto.

6.5 Assignment. Developer, without the prior consent of Association, may assign its right, title and interest under this Agreement. Association will not transfer or assign this Agreement or the Association Property without the prior written consent of Developer

6.6 Successors and Assigns. Subject to the provisions of Section 6.5 above, this Agreement shall be binding upon and inure to the benefit of the Parties' respective successors and permitted assigns.

6.7 Time Is of the Essence. Time is of the essence of this Agreement.

6.8 Entire Agreement. This Agreement and Exhibits contain all representations and the entire understanding and agreement between the Parties hereto with respect to the subject

matter herein, and all prior and contemporaneous understandings, letters of intent, agreements and representations, whether oral or written, are entirely superseded. No amendment of this Agreement shall be binding unless in writing and executed by the Parties hereto.

6.9 Further Assurances. Whenever and so often as requested by a Party, the other Party will promptly execute and deliver or cause to be executed and delivered all such other and further instruments, documents or assurances, and promptly do or cause to be done all such other and further things as may be necessary and reasonably required in order to further and more fully vest in such requesting Party all rights, interests, powers, benefits privileges and advantages conferred or intended to be conferred upon it by this Agreement, or to effectuate the termination of this Agreement (if otherwise permitted hereunder). The terms of this Section 6.9 shall survive the termination of this Agreement.

6.10 Waiver. The failure or delay (without regard to the length of time of such failure or delay) by either Party to enforce or insist on the strict performance of any covenant, term, obligation, provision, right, option or condition hereunder, or to pursue any action, claim or right arising from any breach, default, or non-performance of any term, obligation or provision of this Agreement, shall not constitute or be construed as a waiver or forgiveness of such covenant, term, obligation, provision, right, option, condition, breach, default or non-performance. To be binding upon and against a Party, any waiver must (a) be in writing, (b) be delivered to the Party in whose favor the waiver is made (in accordance with the provisions of Article V hereof), and (c) identify and specify, in reasonable detail, the covenant, term, obligation, provision, right, option, condition, breach, default or non-performance being waived; any purported waiver not complying therewith shall not be effective or binding on the Parties hereto. In addition, any previous waiver for the benefit of a Party may not be relied upon or be enforced by such Party's successors and assigns, and shall not be binding on the waiving Party. Under no circumstances shall a waiver by either Party complying with the provisions hereof constitute or be construed as a continuing waiver of any subsequent failure, default, breach or non-performance of any covenant, term, obligation, provision, right, option or condition under this Agreement.

6.11 Headings. The headings of this Agreement are for purposes of convenience only and shall not limit or define the meaning of the provisions of this Agreement.

6.12 Construction of Agreement.

6.12.1 The Parties hereto have negotiated this Agreement at arm's length, and have had the opportunity to consult with, and be represented by, their own competent counsel. This Agreement is, therefore, deemed to have been jointly prepared. In determining the meaning of, or resolving any ambiguity with respect to, any word, phrase or provision of this Agreement, no uncertainty or ambiguity shall be construed or resolved against any Party under any rule of construction, including the Party primarily responsible for the drafting and preparation of this Agreement.

6.12.2 If the deadline for the giving of any notice or the time for performance of any other obligation under this Agreement shall fall on a day that is not a business day, such deadline or time for performance shall be extended until the next succeeding business day.

6.13 No Third Party Beneficiaries. Association and Developer agree that there are no third parties who are intended to benefit from or who are entitled to rely on any of the provisions of this Agreement. No third party shall be entitled to assert any claims or to enforce any rights whatsoever pursuant to this Agreement. The covenants and agreements provided in this Agreement are solely for the benefit of Association and Developer and their permitted successors and assigns respectively.

6.14 Electronic and Facsimile Signatures. Each Party (i) has agreed to permit the use, from time to time, of telecopied or electronic signatures in order to expedite the transaction contemplated by this Agreement, (ii) intends to be bound by its telecopied or electronic signature, (iii) is aware that the other Party will rely on the telecopied or electronic signature, and (iv) acknowledges such reliance and waives any defenses (other than fraud) to the enforcement of any document based on the fact that a signature was sent by telecopy. As used herein, the term “telecopied signatures” shall include any signature sent via facsimile or via email in portable document format (“.pdf”).

[The remainder of this page is intentionally left blank]
[Signatures on following page]

IN WITNESS WHEREOF, this Agreement has been duly executed by the Parties hereto on the day and year first above written.

Association:

Tramonte at Citrus Heights Community Association, a California nonprofit mutual benefit corporation

By: 
Wendy Rivera (Mar 12, 2024 19:37 PDT)
Name: Wendy Rivera
Title: President

Developer:

Ironclad Holdings LLC,
a California limited liability company


By: 
Steve Waddell (Mar 13, 2024 20:42 PDT)
Name: Steve Waddell
Title: President

EXHIBIT A

DEPICTION/LOCATION OF GATE AND SHADE STRUCTURES

[See Attached]



Depiction is for reference to type, style, and finish and may differ in final design and construction.

poligon

**Tramonte at Citrus Heights – Riverside –
Poligon**

Prepared for:

Elyse Backer Vintage Group



4240 N 136th Ave
Holland MI 49424
Phone # (800) 264-7225
Fax # (877) 215-3869
sales@miracleplayground.com
www.poligon.com

Estimate Number	Poligon 990
Estimate Date	02-23-2024
Expiration Date	03-27-2024

Customer	Vintage Group
Name	ElyseBacker
Phone	909-332-2441
Email	elyse@vintagegroupre.com

Sales Rep	Charlotte Smith
Email	charlotte@miracleplayground.com

Payment Terms	To Be Determined - Deposit Will be Required
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Project Name	Wind Speed	Snow Load
Tramonte at Citrus Heights - Riverside - Poligon	100 MPH	5 LBS

Item # & Description	Quantity	Total
Poligon Poligon Shelter RAM-20x34STGAS Hip Style Shelter with Asphalt Shingles over Stained Tongue and Groove Electrical Access with (4) Cutouts Gutters and Downspouts Anchor Bolts Poli-5000 Finish Minimum clearance Height of 7.5'	1	\$44,773.50
Poligon Eng Poligon Engineered Drawings and Calcs. Stamped. Digital Copies OR 4 Hard copies and 2 printed calc books. (Hard copies will have an additional \$150 fee)	1	\$500.00
		\$45,273.50

8.75% Sales Tax **\$3,961.43**

Product Total \$49,234.93

Description	Quantity	Rate	Price
Freight Poligon Shipping and Handling Fees for Poligon Shade Structures. All shipping FOB Holland MI.	1	\$8,840.00	\$8,840.00
Mobilization Mobilize Equipment and Materials	1	\$1,725.00	\$1,500.00
Installation INSTALLATION ONLY OF POLIGON SHELTER - 20' x 34' RAM WITH TONGUE AND GROOVE ON UNDER SIDE WITH ASPHALT SHINGLE ROOFING. TONGUE AND GROOVE TO BE PAINTED/STAINED BY OTHERS ORTCO INC IS A POLIGON CERTIFIED INSTALLER	1	\$61,812.50	\$53,750.00
Site Work INSTALL CMU COLUMN WRAPS	4	\$7,360.00	\$1,600.00
Site Preparation CONSTRUCT CONCRETE FLAT WORK. APPROXIMATELY 20' x 34' - 680 SQFT.	1	\$15,640.00	\$13,600.00
Installation INSTALLATION ONLY OF CONCRETE TABLES.	4	\$3,910.00	\$850.00
			\$99,287.50

Sales Tax **\$0.00**

Shipping, Handling and Non Taxable Services Total \$99,287.50

Grand Total	\$148,522.43
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NOTES AND EXCLUSIONS:

- This estimate shall not become binding until signed and returned for approval.
- A signature indicates acceptance of all terms, conditions, and prices listed.
- A signed quote will not substitute for a Purchase Order if one is required by the Customer. Purchase orders should be made out to PorterCorp. Purchase orders to be mailed/emailed./faxed to Miracle Playground Sales 1101 California Ave, Suite 209, Corona CA 92881
OR sales@miracleplayground.com OR faxed to 877-215-3869
- The payment remittance address is 4240 N. 136th Ave Holland MI 49424
- Exclusions: All Unloading, Storage, Installation, Site Work, Fees & Permits, outside of the quoted above.
- Wind loads are 105 mph and snow loads are 5 lb unless otherwise noted above.
- Poligon Structures are proudly and exclusively represented by Miracle Playground Sales
- **Please note, in most locations, any shade (METAL, FABRIC, or PLASTIC) in excess of 120 sqft requires a building permit.**
- **It is the CUSTOMER'S RESPONSIBILITY to confirm with the local building department if permitting is necessary.**
- **If permitting is necessary, it is the CUSTOMER'S RESPONSIBILTY to request, pay, and obtain these permits.**
- **WE will provide the stamped engineering that is required to obtain the permit – this is part of our quote. The CUSTOMER provides everything else such as permit application, fee payment, site plan, etc.**
- **Your shade order will not be placed in the manufacturing queue until you have provided us the approved drawings.**
- **Because the permitting process varies greatly between agencies, any stated lead time does NOT include the permitting process.**

QUALIFICATIONS

- Changes made to the drawings referenced will be reviewed and may affect pricing
- Pricing assumes standard Poligon colors from the current color chart.
- A checklist of all documents required to place structures into production will be provided by Miracle Playground Sales once the Purchase order is received. ALL items on the checklist must be provided prior to releasing structure(s) into fabrication.
- If anchor bolts are listed above, we will need to know PRIOR to ordering if the anchor bolts will need Mill Certifications.
- Any changes made to the structure after entering production will be charged a non-negotiable \$1000 fee.

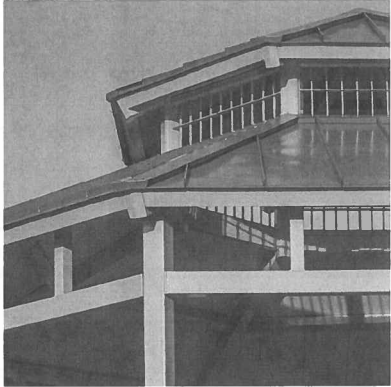
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Design and Engineering

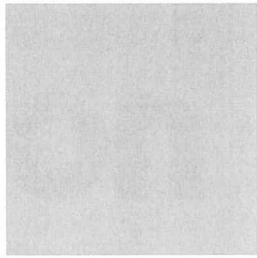
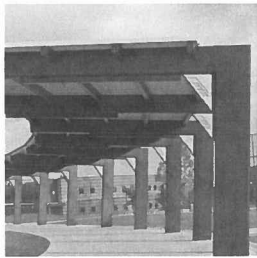
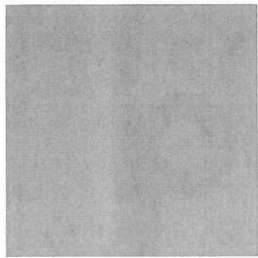
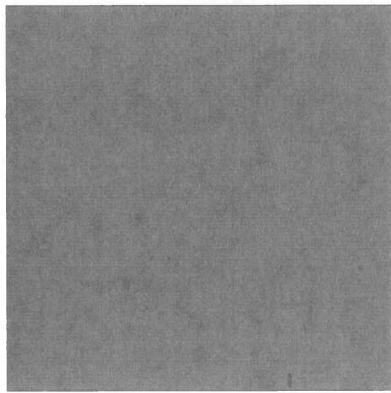
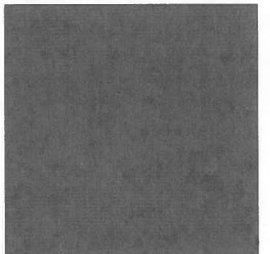
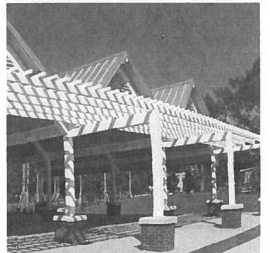
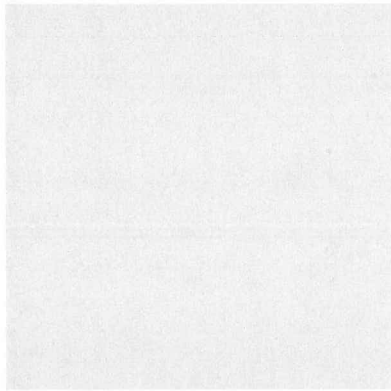
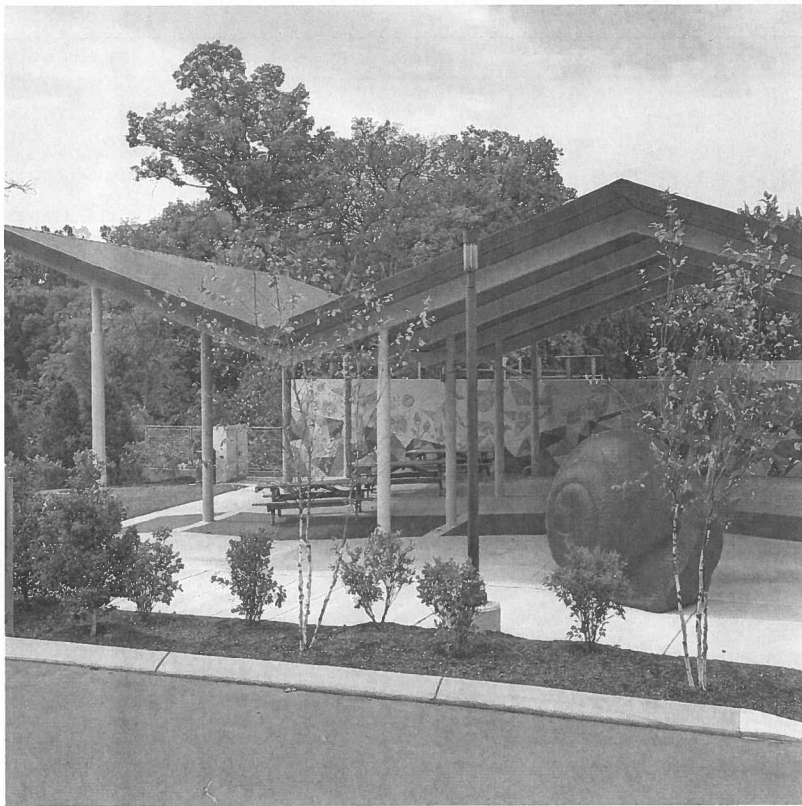
1. Pricing assumes Risk Category II for all structures with roof coverings and Risk Category I for all other structures (e.g. trellis, portal, etc.) as well as Wind Exposure C and clear wind flow as defined by ASCE 7, unless noted otherwise.
2. Pricing assumes a 20' separation between any adjacent structure with an eave height equal to or greater than the eave height of this structure if the ground snow load is greater than 0 PSF to account for drifted snow, unless noted otherwise.
3. Pricing assumes standard size electrical cutouts, unless noted otherwise: 2-3/8" wide x 4" tall single gang cutouts in columns at 18" or 48" above finish grade or 3/4" diameter cutouts in roof framing members.
4. Quotation is based on Poligon's interpretation of any drawings or documentation provided at time of quote request.
5. Deviation of design from the supplied quote and preliminary drawing may result in price changes. All design changes should be submitted to Poligon for re-quoting purposes.
6. Poligon provides pricing and engineering for the most cost effective and efficient frame, meeting Poligon's design philosophy of hidden bolted connections (no field welding required).
7. If this quotation does not reference specific design elements that must be incorporated, please work with Poligon to update the quotation as required (e.g. column sizes, column locations, roof pitch, etc.).
8. All member sizes are preliminary until the engineering package has been completed. Preliminary reaction forces and foundation sizing may be provided upon request and should be used for budget purposes only.

Fabrication and Shipping

1. Upon order entry, Poligon will provide an order acknowledgement that will contain an expected ship date range. As the manufacturing process moves closer to these dates, a definitive ship date will be confirmed.
2. Poligon will not accept orders with restricted ship dates subject to liquidated damage clauses.
3. Upon manufacturing completion, the day prior to shipment, the Poligon Shipping Department will call the specified contact for shipment confirmation. Once the structure is loaded, the truck driver will call the specified contact to confirm the exact time of delivery to the job site or other location.



Frame & Roof COLORS

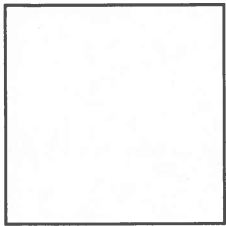


poligon[®]

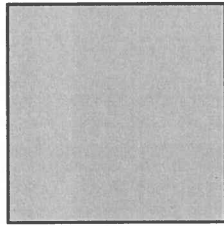
Frame Colors (Poli-5000® Certified)

The most durable frame finish available in the industry.

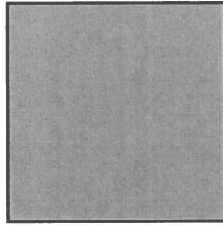
The Poli-5000® Super-Durable TGIC powder coat offers excellent outdoor durability and fade resistance to our steel shelter frames. It is tough, resilient, and will withstand harsh environments while retaining its smooth, high-gloss or matte finish for years to come.



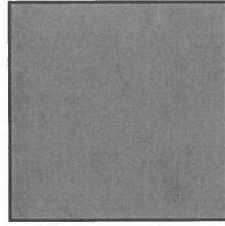
Glacier White *



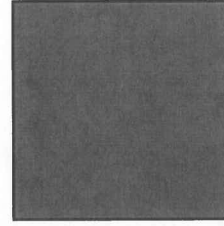
Ash Gray*



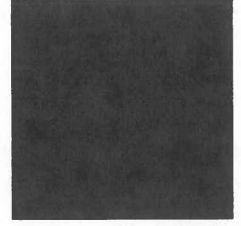
Fox Hollow Gray



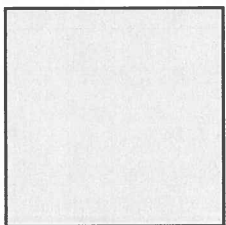
Greystone*



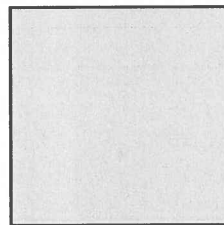
Slate



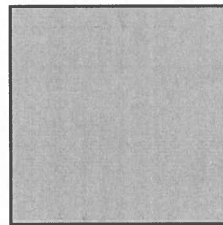
Bumper Black*



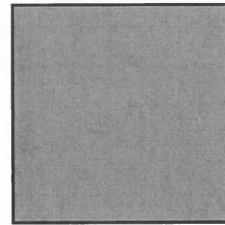
Linen



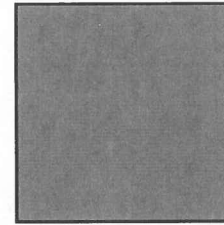
Almond



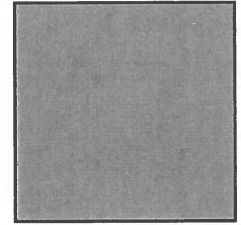
Surrey Beige*



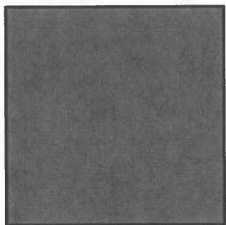
Canvas Taupe



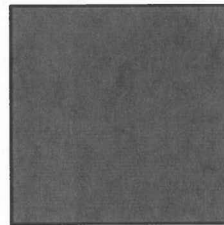
Coastal Khaki



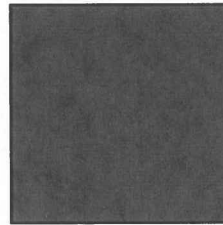
Suede



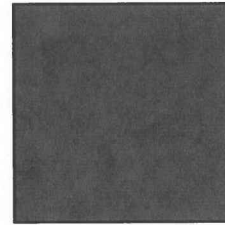
Barkwood



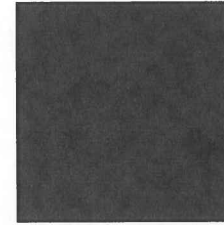
Tudor Brown*



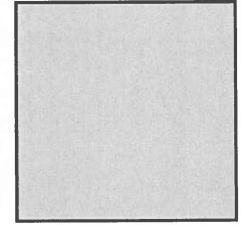
Patrician Bronze



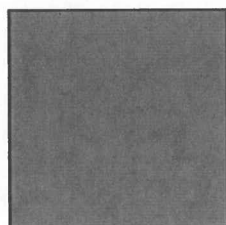
Pomegranate



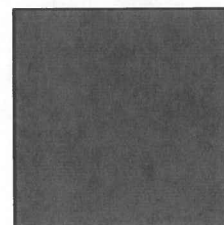
Black Cherry



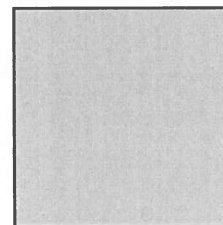
Arctic Ice



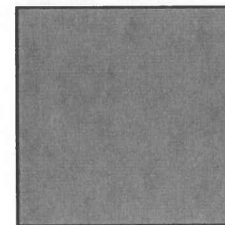
Mystic



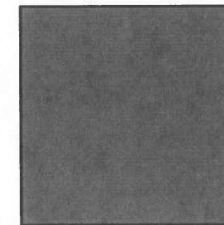
Harbor Blue*



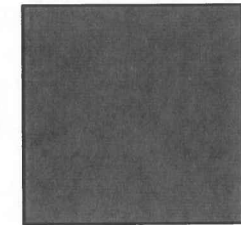
Sea Glass



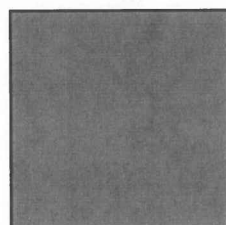
Juniper



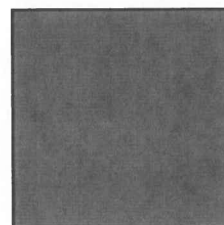
Olive Tree*



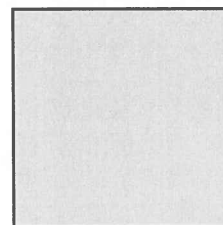
Hunter Green*



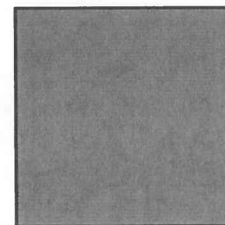
Red Baron



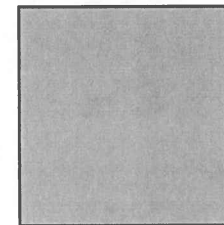
Streak Blue



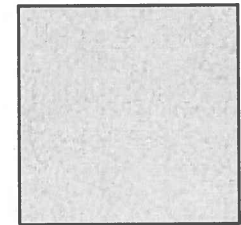
Daffodil



Flint**



Uptown Bronze**



Silver Frost**

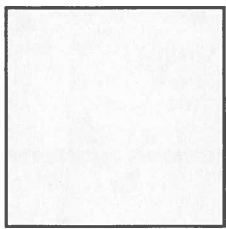
*represents frame colors also available in matte finish
**represents frame colors available with a slight upcharge

**Due to the nature of printed materials, colors may vary slightly from the swatches shown.
Please request actual color sample before making final selection.**

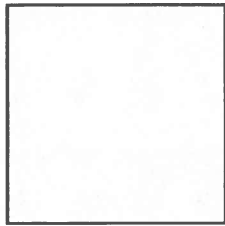
Roof Colors (Kynar-500® Certified)

Providing protection against weathering to extend the life of your roof.

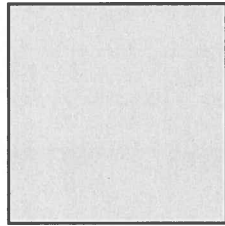
Kynar-500® PVDF resin-based coatings offer excellent protection to our metal roofs. The high-performance fluoropolymer resin, with its extraordinary capability to retain color and gloss, keeps your painted metal roof looking vibrant and appealing.



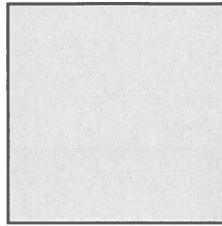
Regal White



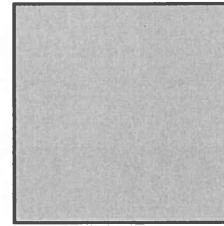
Bone White



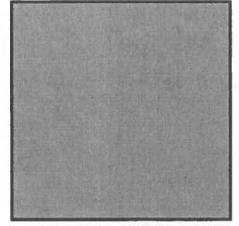
Sandstone



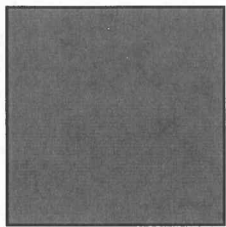
Almond



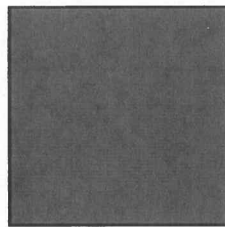
Surrey Beige



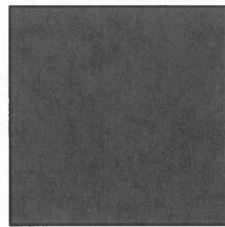
Buckskin



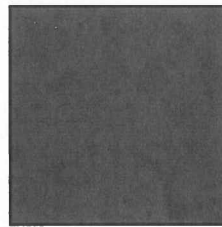
Medium Bronze



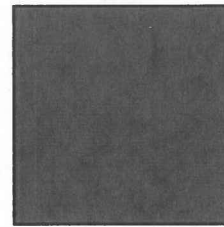
Tudor Brown



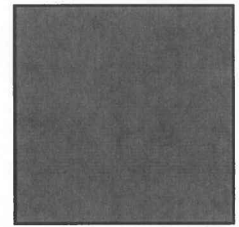
Mansard Brown



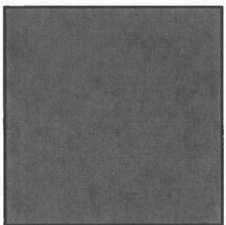
Patrician Bronze



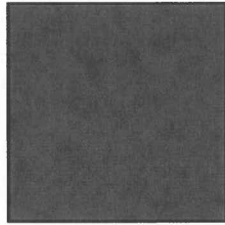
Dark Bronze



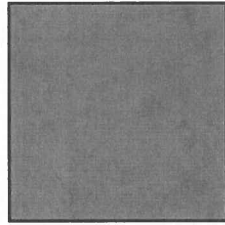
Brite Red



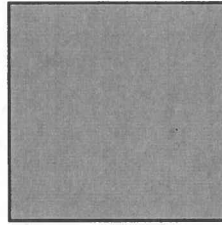
Colonial Red



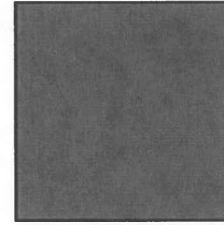
Brandywine



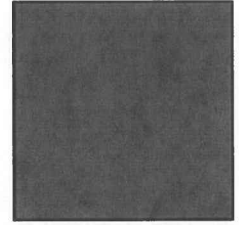
Terracotta



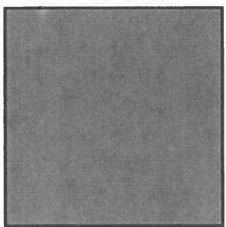
Patina Green



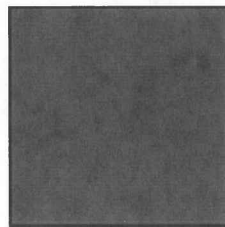
Evergreen



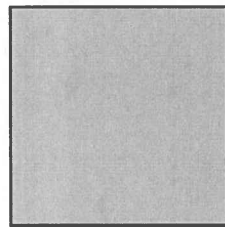
Hartford Green



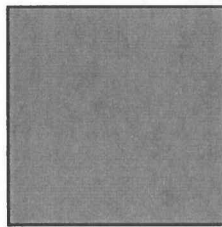
Roman Blue



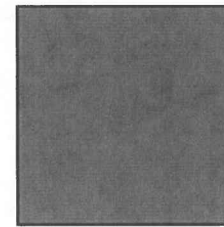
Regal Blue



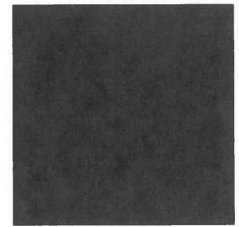
Ash Gray



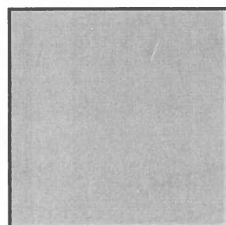
Slate Gray



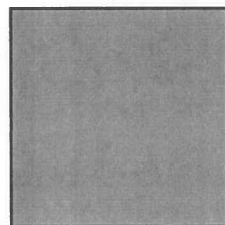
Charcoal



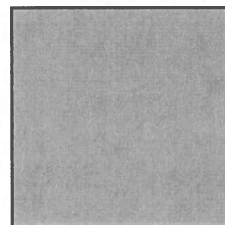
Matte Black



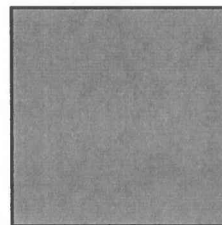
Silver Metallic*



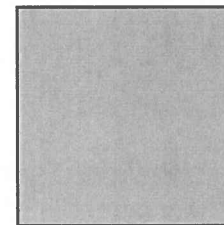
Copper Penny*



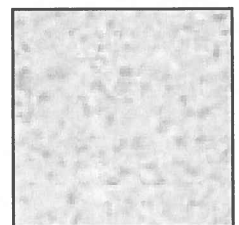
Leadcoat*



Prewathered
Galvalume*



Champagne
Metallic*



Galvalume Plus

*represents roof colors available with a slight upcharge

**Due to the nature of printed materials, colors may vary slightly from the swatches shown.
Please request actual color sample before making final selection.**

Frame & Roof Finish Technical Data



We are certified by the Powder Coating Institute as PCI-4000. This means that we ensure all of our products are produced with a high quality powder coated frame. As a certified coater, we have developed a methodology to continually improve and enhance our power coating process, giving you the best product available on the market.

Poli-5000® Durability & Longevity Testing

Test Description	Test Method	Poli-5000® Results
Salt Spray Resistance	ASTM B 117 / ASTM D 1654 Method 2 (No scraping)	10,000 hours, no creep from scribe line, rating of 10
Humidity	ASTM D2247-02	5,000 hours with no loss of adhesion or blistering
UV Light Resistance	ASTM G154-04 - 2,000 hours of exposure. Alternate cycles (4 hours UVA and 4 hours condensation)	A) No chalking B) 75% color retention C) Color variation - max 3.0 E variation CIE formula (before and after 2,000 hours of exposure)
Stain Resistance	ASTM D1308 - 2e1 24 hours exposure with 10% concentration	No stain from the following: Mustard, Tannic Acid, Ketchup, Citric Acid, Coffee, Tartaric Acid, Cola, Oleic Acid, Lactic Acid, Orange Juice
Scratch Resistance	Hoffman Scratch Hardness Tester	No substrate appearance with 1,000 gram load
Adhesion	ASTM D3359-02	ASTM Class 4B rating or better
Impact Resistance	ASTM D2794-93	100 in lbs. without cracking
Hardness	ASTM D6636-92a	2H min. - no indentation
Flexibility	ASTM D522-93a	1/8" no cracking or loss of adhesion at bend
Abrasion	Taber abraser CS10 Wheel (1,000 mg. load)	14 mg. max weight loss per cycle
Solvent Resistance	50+ MEK rubs	Minimal to no dulling or color removal

Poli-5000® Frame Finish

Excellent Durability

- Higher surface hardness / scratch resistance
- Reduced chance of damage to coating during installation
- High resistance to cleaners and chemicals
- High resistance to wind borne abrasives

Superior Exterior Performance

- High resistance to salt spray
- High resistance to chalking
- High resistance to film coating erosion
- Excellent color and gloss retention

Connect with Poligon

Our knowledgeable sales staff will answer your questions, forward materials, or refer you to a representative in your area.

Kynar-500® Roof Finish

This high-performance fluoropolymer resin withstands the rigors of nature and time with its extraordinary capability to retain color and gloss. Noted by architects around the world, our Kynar-500® coated roofs will keep your shelter looking its best for years to come.

Technical Notes

Custom colors are available for frames and roofs. Such colors may incur an up charge, require extended lead times, and have minimum order requirements. Custom roof colors may not be Kynar-500®. Consult with Poligon for details.



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EXHIBIT B
FORM OF EASEMENT AGREEMENT

[See Attached]

EXHIBIT B

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Ironclad Holdings LLC

Attn: Steve Waddell

(Space Above For Recorder's Use)

GRANT OF EASEMENT AND MAINTENANCE AGREEMENT

THIS GRANT OF EASEMENT AND MAINTENANCE AGREEMENT ("**Easement Agreement**") is made as of this ____ day of [_____], by and between Tramonte at Citrus Heights Community Association, a California nonprofit mutual benefit corporation ("**Association**"), and Ironclad Holdings, LLC, a California limited liability company ("**Developer**") with respect to the following:

RECITALS :

A. Association is the owner of that certain real property situated in the County of Riverside, State of California, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference for all purposes ("**Burdened Land**"). Association in its capacity as owner of the Burdened Land and any future owner(s) of the Burdened Land shall be referred to herein as the "**Burdened Land Owner**".

B. Developer is the owner of that certain real property situated in the County of Riverside, State of California, adjacent to the Burdened Land and more particularly described in **Exhibit "B"** attached hereto and incorporated herein by reference for all purposes ("**Benefitted Land**"). Developer in its capacity as the owner of the Benefitted Land and any future owner of the Benefitted Land shall be referred to herein as the "**Benefitted Land Owner**". To the extent the Benefitted Land is subdivided and owned by multiple persons, each owner will be a Benefitted Land Owner and have the rights set forth for a Benefitted Land Owner as described herein, and if the subdivision at any time includes common interest land owned by a homeowners' association ("**BL HOA**"), Benefitted Land will consist solely of the subdivided parcels owned by the BL HOA. The Burdened Land and Benefitted Land are collectively referred to herein as the "**Property**," and are sometimes individually referred to as a "**Parcel**."

C. Association desires to grant to Developer and Developer desires to receive from Association an easement for access over certain portions of the Burdened Land for the benefit of the Benefitted Land, as more particularly described herein, and each of the Benefitted Land Owner's Permittees (as defined below).

AGREEMENT :

NOW, THEREFORE, in consideration of the premises and for other valuable and sufficient consideration, the parties agree as follows:

1. Grant of Easement. Association hereby grants for the benefit of the Benefitted Land Owner and its Permittees (as defined below), an irrevocable and perpetual non-exclusive easement (the "**Easement**") within that certain portion of the Burdened Land as shown on **Exhibit "C"** attached hereto and incorporated herein by reference (collectively referred to as the "**Easement Area**") for pedestrian and emergency vehicle access, ingress and egress, maintenance, utility, and other related purposes. As used herein, "**Permittees**" shall mean the employees, agents, representatives, guests and invitees of the Benefitted Land Owner, future owners of all or any portion of the Benefitted Land, or any other party on whom the Benefitted Land Owner grants a license, dedication, or right to use. Nothing contained herein shall be deemed or construed to grant to either party any rights in or to any other portion of the Property not owned by such party.

2. Construction and Maintenance of Easement Area Improvements.

a. The Benefitted Land Owner will be solely responsible for paying for the construction and installation of an emergency vehicle access roadway, landscaping, utilities, and gate in the Easement Area. The Benefitted Land Owner will restore any damage caused by construction or installation to the Burdened Property with equal or superior quality of material.

b. Following initial construction of the improvements in the Easement Area in accordance with the approved project design plans, Benefitted Land Owner will keep and maintain the Easement Area and all improvements therein in good condition and repair, in accordance with all applicable laws, ordinances, regulations and codes, and the reasonable requirements of the Burdened Land Owner. The obligations of the Benefitted Land Owner with respect to the Easement Area shall include, without limitation, irrigation and maintenance of landscaping and hardscape improvements, and maintenance of the entry gate.

3. Insurance. During the initial construction of improvements in the Easement Area and at all times thereafter, the Benefitted Land Owner, at its sole cost, shall obtain and keep in force at all times, and naming Burdened Land Owner as an additional insured, a policy or policies (which may be a combination of primary coverage and umbrella policies) of public liability insurance for personal injury and property damage, which insurance shall cover the use and enjoyment of the Easement Area by Benefitted Land Owner and its Permittees, in amounts customarily written on comparable properties in the County of Riverside, but in no event less than One Million Dollars (\$1,000,000.00) per occurrence.

4. Compliance with Laws. Benefitted Land Owner agrees to comply with all federal, state and local laws, rules, and regulations, including, but not limited to, any laws, rules, and regulations relating to Benefitted Land Owner's construction, maintenance, and use of the Easement Area and any environmental laws, rules or regulations related thereto that exist on the date hereof or may exist at any time during which this Easement Agreement remains in effect.

5. Liens. Benefitted Land Owner shall not allow any workmen's, materialmen's or other liens to be placed upon the Burdened Land. Benefitted Land Owner shall, at the request of

the Burdened Land Owner, cause any lien which encumbers any portion of the Burdened Land as a result of Benefitted Land Owner's activities thereon or rights hereunder to be promptly removed of record by bonding, payment or otherwise, within thirty (30) days of any request for removal.

6. Sale of Parcel(s). If either Burdened Land Owner or Benefitted Land Owner shall sell or transfer or otherwise terminate its interest as owner of any portion of the Property, then from and after the effective date of such sale, transfer or termination of interest, that party shall be released and discharged from any and all obligations, responsibilities and liabilities under this Easement Agreement as to the parts sold or transferred, except those obligations, responsibilities and liabilities, if any, which have already been accrued as of such date, and any such transferee by the acceptance of the transfer of such interest, shall thereupon become subject to the terms, conditions and covenants contained in this Easement Agreement to the same extent as if such transferee were originally a party hereto.

7. Rights of Mortgagees. No provision of this Easement Agreement shall supersede or in any way reduce the security or effect or validity of any such mortgage or deed of trust on the Property; provided, however, that if any portion of an applicable Parcel is sold under a foreclosure of any such mortgage or deed of trust (or by deed in lieu thereof), any purchaser at such sale (or any purchaser pursuant to any such deed in lieu), and the successors and assigns of such purchaser, shall hold any portion of the applicable Parcel so purchased subject to all of the provisions of this Easement Agreement.

8. Duration of Easements; Binding on Successors. The easements created herein are hereby declared to be perpetual, shall run with the Burdened Land and the Benefitted Land in perpetuity, and shall be binding on the Burdened Land Owner and the Benefitted Land Owner and their respective legal representatives, successors and assigns, and on all parties having or acquiring any right, title, interest or estate in the Property or any portions thereof; provided, however, if a BL HOA owns parcels located on the Benefitted Land, then the parties agree that upon the conveyance of any parcel to a party other than the BL HOA, such grantee will be released from this Easement Agreement and such parcel will no longer be included as Benefitted Land without the need for any further documentation. Notwithstanding the foregoing, the Benefitted Land Owner has the express right to dedicate the Easement Area to a public entity or utility (including, without limitation, Western Municipal Water District) ("Public Entity") at which time all obligations relating to the Easement Area will be subject to and in accordance with the terms of such dedication. If Benefitted Land Owner makes such dedication, the terms of such dedication will dictate and govern the rights and obligations of the Public Entity.

9. Amendment of Easement Agreement. This Easement Agreement may be modified, amended or terminated, in whole or in part, by the written consent of the then owners of record of the Burdened Land and Benefitted Land. No modification, amendment or termination of this Easement Agreement shall be effective as to the holder of any then existing mortgage or deed of trust affecting any portion of the Property unless such party consents thereto. Any modification, amendment or termination of this Easement Agreement shall become effective only upon recording the same in the office of the County Recorder of Riverside County, California.

10. Attorneys' Fees. In any action between the parties arising out of this Easement Agreement, the prevailing party in the action shall be entitled, in addition to damages, injunctive

relief or other relief, to its reasonable costs and expenses, including, without limitation, reasonable attorneys' fees and costs fixed by the court.

IN WITNESS WHEREOF, Association and Developer have executed this Easement Agreement as of the date first written above.

Association:

Tramonte at Citrus Heights Community Association, a California mutual benefit nonprofit corporation

By: _____
Name: _____
Title: _____

Developer:

Ironclad Holdings, LLC, a California limited liability company

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____, before me, _____,
(insert name and title of the officer)

personally appeared _____,
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"
LEGAL DESCRIPTION OF BURDENED LAND

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

LOT 187 OF TRACT NO. 36475, AS FILED IN BOOK 464, AT PAGES 12 THROUGH 29, INCLUSIVE, OF MAPS
IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

(APN: 270-070-016)

EXHIBIT "B"
LEGAL DESCRIPTION OF BENEFITTED LAND

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A"

ALL THAT PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF THE SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 00°14' EAST, A DISTANCE OF 1611.08 FEET FROM THE NORTH QUARTER SECTION CORNER OF SAID SECTION 32, SAID POINT BEING ON THE SOUTHERLY LINE OF PARCEL 1, AS SHOWN BY MAP ON FILE IN BOOK 26 PAGE 15, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 77°21' EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 4.65 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 66°45'45" EAST, A DISTANCE OF 578.19 FEET;

THENCE SOUTH 08°54'30" EAST, A DISTANCE OF 356.69 FEET;

THENCE SOUTH 01°22'15" WEST, A DISTANCE OF 159.14 FEET;

THENCE SOUTH 18°12'15" EAST, A DISTANCE OF 277.34 FEET;

THENCE SOUTH 09°03'15" WEST, A DISTANCE OF 100.82 FEET;

THENCE SOUTH 21°05'30" EAST, A DISTANCE OF 241.64 FEET;

THENCE SOUTH 28°53'45" EAST, A DISTANCE OF 226.93 FEET;

THENCE SOUTH 54°35'45" WEST, A DISTANCE OF 19.17 FEET;

THENCE NORTH 69°13'45" WEST, A DISTANCE OF 227.25 FEET;

THENCE SOUTH 73°51'30" WEST, A DISTANCE OF 246.28 FEET;

THENCE NORTH 45°30'30" WEST, A DISTANCE OF 535.46 FEET;

THENCE NORTH 30°18'45" EAST, A DISTANCE OF 122.67 FEET;

EXHIBIT "B"
LEGAL DESCRIPTION OF BENEFITTED LAND

THENCE NORTH 41°42' WEST, A DISTANCE OF 199.33 FEET;

THENCE NORTH 08°00'45" WEST, A DISTANCE OF 611.46 FEET;

THENCE NORTH 12°13' WEST, A DISTANCE OF 249.44 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF THE AFORESAID PARCEL 1;

THENCE NORTH 77°21' EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 205.50 FEET TO THE **POINT OF BEGINNING**.

(APN: 270-070-005)

PARCEL "B"

ALL THAT PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY, ON FILE IN BOOK 26 PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00°10' WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON;

THENCE SOUTH 61°38' WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE CONTINUING SOUTH 61°38' WEST, A DISTANCE OF 95.17 FEET;

THENCE NORTH 24°39' WEST, A DISTANCE OF 85.81 FEET;

THENCE NORTH 64°33'30" WEST, A DISTANCE OF 288.56 FEET;

THENCE NORTH 36°02'30" WEST, A DISTANCE OF 165.07 FEET;

THENCE SOUTH 71°25'15" WEST, A DISTANCE OF 109.75 FEET;

EXHIBIT "B"
LEGAL DESCRIPTION OF BENEFITTED LAND

THENCE SOUTH 23°21'30" WEST, A DISTANCE OF 137.96 FEET;

THENCE SOUTH 54°08' WEST, A DISTANCE OF 168.92 FEET;

THENCE NORTH 49°03'30" WEST, A DISTANCE OF 114.28 FEET;

THENCE SOUTH 81°01' WEST, A DISTANCE OF 116.54 FEET;

THENCE NORTH 32°10'30" WEST, A DISTANCE OF 162.18 FEET;

THENCE SOUTH 59°59'45" WEST, A DISTANCE OF 141.30 FEET FOR THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 52°27'30" WEST, A DISTANCE OF 94.79 FEET;

THENCE SOUTH 85°52'30" WEST, A DISTANCE OF 105.69 FEET;

THENCE NORTH 69°36'45" WEST, A DISTANCE OF 204.63 FEET;

THENCE SOUTH 54°35'45" WEST, A DISTANCE OF 150.08 FEET;

THENCE NORTH 28°53'45" WEST, A DISTANCE OF 226.93 FEET;

THENCE NORTH 21°05'30" WEST, A DISTANCE OF 241.64 FEET;

THENCE NORTH 09°03'15" EAST, A DISTANCE OF 100.82 FEET;

THENCE NORTH 18°12'15" WEST, A DISTANCE OF 277.34 FEET;

THENCE NORTH 01°22'15" EAST, A DISTANCE OF 159.14 FEET;

THENCE NORTH 08°54'30" WEST, A DISTANCE OF 356.69 FEET;

THENCE SOUTH 50°58'45" EAST, A DISTANCE OF 895.60 FEET;

THENCE SOUTH 22°21' EAST, A DISTANCE OF 415.20 FEET;

THENCE SOUTH 36°53'45" WEST, A DISTANCE OF 82.90 FEET;

THENCE SOUTH 02°07'15" EAST, A DISTANCE OF 320.95 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM, ALL OIL, GAS, OTHER MINERALS AND WATER RIGHTS OWNED BY GRANTOR MORE THAN 500 FEET BENEATH THE SURFACE OF THE PARCELS, WITHOUT RIGHT OF SURFACE

EXHIBIT "B"
LEGAL DESCRIPTION OF BENEFITTED LAND

ENTRY, WHICH ARE RESERVED AND SHALL REMAIN THE PROPERTY OF GRANTOR. THIS RESERVATION SHALL GIVE GRANTOR THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE PARCELS OR ANY RIGHT TO DRILL, MINE, STORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE PARCELS, RESERVED IN DEED FROM WALTER FERRARI, TRUSTEE OF THE ANNA BORONICH LIVING TRUST, DATED DECEMBER 16, 1988, AS AMENDED RECORDED AUGUST 18, 2015 AS INSTRUMENT NO. 2015- 0367449 OF OFFICIAL RECORDS.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PORTION OF THE EAST HALF OF SECTION 32; TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 26 PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00°10' WEST ALONG THE EAST LINE OF SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON;

THENCE SOUTH 61°38' WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE CONTINUING SOUTH 61°38' WEST, A DISTANCE OF 95.17 FEET;

THENCE NORTH 24°39' WEST, A DISTANCE OF 85.81 FEET;

THENCE NORTH 64°33'30" WEST, A DISTANCE OF 288.56 FEET;

THENCE NORTH 36°02'30" WEST, A DISTANCE OF 165.07 FEET;

THENCE SOUTH 71°25'15" WEST, A DISTANCE OF 109.75 FEET;

THENCE SOUTH 23°21'30" WEST, A DISTANCE OF 137.96 FEET;

THENCE SOUTH 54°08' WEST, A DISTANCE OF 168.92 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING AN ANGLE POINT IN THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ALLEN W. STUTSMAN, BY DEED RECORDED IN BOOK 2242 PAGE 325 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXHIBIT "B"
LEGAL DESCRIPTION OF BENEFITTED LAND

THENCE NORTH 49°03'30" WEST, A DISTANCE OF 114.28 FEET;

THENCE SOUTH 81°01' WEST, A DISTANCE OF 116.54 FEET;

THENCE NORTH 32°10'30" WEST, A DISTANCE OF 162.18 FEET;

THENCE SOUTH 59°59'45" WEST, A DISTANCE OF 141.30 FEET;

THENCE NORTH 02°07'15" WEST, A DISTANCE OF 320.95 FEET;

THENCE NORTH 36°53'45" EAST, A DISTANCE OF 82.90 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID;

THENCE SOUTH 46°50'45" EAST, A DISTANCE OF 493.12 FEET;

THENCE SOUTH 03°25'15" EAST, A DISTANCE OF 171.58 FEET TO THE **TRUE POINT OF BEGINNING**;

THE LAST TWO COURSES AND DISTANCES FOLLOW ALONG THE BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID.

EXCEPTING THEREFROM, ALL OIL, GAS, OTHER MINERALS AND WATER RIGHTS OWNED BY GRANTOR MORE THAN 500 FEET BENEATH THE SURFACE OF THE PARCELS, WITHOUT RIGHT OF SURFACE ENTRY, WHICH ARE RESERVED AND SHALL REMAIN THE PROPERTY OF GRANTOR. THIS RESERVATION SHALL GIVE GRANTOR THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE PARCELS OR ANY RIGHT TO DRILL, MINE, STORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE PARCELS, RESERVED IN DEED FROM WALTER FERRARI, TRUSTEE OF THE ANNA BORONICH LIVING TRUST, DATED DECEMBER 16, 1988, AS AMENDED RECORDED AUGUST 18, 2015 AS INSTRUMENT NO. 2015- 0367449 OF OFFICIAL RECORDS.

(APN: 270-070-006)

PARCEL "C"

ALL THAT PORTION OF THE EAST-HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT "B"
LEGAL DESCRIPTION OF BENEFITTED LAND

BEGINNING AT THE EAST QUARTER OF SECTION QUARTER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 26 PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00°10'00" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON;

THENCE SOUTH 61°38'00" WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FOR THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 61°38'00" WEST, A DISTANCE OF 95.17 FEET;

THENCE NORTH 24°39'00" WEST, A DISTANCE OF 85.81 FEET;

THENCE NORTH 64°33'30" WEST, A DISTANCE OF 288.56 FEET;

THENCE NORTH 36°02'30" WEST, A DISTANCE OF 165.07 FEET;

THENCE SOUTH 71°25'15" WEST, A DISTANCE OF 109.75 FEET;

THENCE SOUTH 23°21'30" WEST, A DISTANCE OF 137.96 FEET;

THENCE SOUTH 54°08'00" WEST, A DISTANCE OF 168.92 FEET;

THENCE NORTH 03°25'15" WEST, A DISTANCE OF 171.58 FEET;

THENCE NORTH 46°50'45" WEST, A DISTANCE OF 493.12 FEET;

THENCE NORTH 22°21'00" WEST, A DISTANCE OF 415.20 FEET;

THENCE NORTH 50°58'45" WEST, A DISTANCE OF 895.60 FEET;

THENCE NORTH 66°48'45" WEST, A DISTANCE OF 578.19 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY, WHICH BEARS NORTH 77°21'00" EAST FROM THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE NORTH 77°21'00" EAST, A DISTANCE OF 348.25 FEET;

THENCE SOUTH 85°46'00" EAST, A DISTANCE OF 258.30 FEET;

EXHIBIT "B"
LEGAL DESCRIPTION OF BENEFITTED LAND

THENCE SOUTH 73°30'00" EAST, A DISTANCE OF 446.36 FEET;

THENCE SOUTH 48°57'45" EAST, A DISTANCE OF 1,202.10 FEET;

THENCE NORTH 84°22'13" EAST, A DISTANCE OF 263.78 FEET:

THENCE SOUTH 20°44'00" EAST, A DISTANCE OF 941.75 FEET, TO THE **TRUE POINT OF BEGINNING**.

THE LAST SIX COURSES AND DISTANCES FOLLOW SAID SOUTHERLY BOUNDARY LINE OF SAID PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY.

EXCEPTING THEREFROM, ALL OIL, GAS, OTHER MINERALS AND WATER RIGHTS OWNED BY GRANTOR MORE THAN 500 FEET BENEATH THE SURFACE OF THE PARCELS, WITHOUT RIGHT OF SURFACE ENTRY, WHICH ARE RESERVED AND SHALL REMAIN THE PROPERTY OF GRANTOR. THIS RESERVATION SHALL GIVE GRANTOR THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE PARCELS OR ANY RIGHT TO DRILL, MINE, STORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE PARCELS, RESERVED IN DEED FROM WALTER FERRARI AND JANICE FERRARI, TRUSTEES OF THE WALTER FERRARI TRUST, DATED DECEMBER 16, 1988, RECORDED AUGUST 18, 2015 AS INSTRUMENT NO. 2015- 0367450 OF OFFICIAL RECORDS.

(APN: 270-070-007)

PARCEL "D"

ALL THAT PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 7 OF MAPS, PAGE 10, BOTH, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 3, AS SHOWN BY MAP ON FILE IN BOOK 24 OF RECORDS OF SURVEY, AT PAGES 97 AND 98, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 49°51'17" EAST, A DISTANCE OF 100.36 FEET;

THENCE SOUTH 31°21'02" EAST, A DISTANCE OF 102.43 FEET;

THENCE SOUTH 60°16'17" EAST, A DISTANCE OF 116.51 FEET;

EXHIBIT "B"
LEGAL DESCRIPTION OF BENEFITTED LAND

THENCE SOUTH 49°20'32" EAST, A DISTANCE OF 83.67 FEET;

THENCE SOUTH 84°12'41" EAST, A DISTANCE OF 62.92 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NO. 3, SAID CORNER BEING ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THE LAST FIVE COURSES AND DISTANCES FOLLOW THAT NORTHERLY LINE OF SAID PARCEL 3;

THENCE NORTH 00°20'34" EAST ALONG SAID WEST LINE, A DISTANCE OF 119.21 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 89°51'28" EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 327.57 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 89°47'53" EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 322.73 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°32'19" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 188.75 FEET TO A POINT THEREON, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUBEN GOMEZ, ET. AL. BY DEED RECORDED IN BOOK 2413 PAGE 389 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 46°58' EAST ALONG THE NORTH LINE OF THE PARCEL CONVEYED TO GOMEZ AS AFORESAID, A DISTANCE OF 188.52 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 37°04' EAST, A DISTANCE OF 271.63 FEET;

THENCE NORTH 21°19'30" EAST, A DISTANCE OF 382.61 FEET;

THENCE NORTH 13°03' EAST, A DISTANCE OF 317.68 FEET;

THENCE NORTH 03°57'45" EAST, A DISTANCE OF 222.01 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HENRY C. BOSCH, ET AL, BY DEED RECORDED IN BOOK 2419 PAGE 328 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 69°13'45" WEST ALONG THE SOUTHERLY LINE OF THE PARCEL SO CONVEYED TO BOSCH, A DISTANCE OF 227.25 FEET;

EXHIBIT "B"
LEGAL DESCRIPTION OF BENEFITTED LAND

THENCE SOUTH 73°51'30" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 246.28 FEET;

THENCE NORTH 45°30'30" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 240.90 FEET TO A POINT THEREON;

THENCE SOUTH 72°53'25" WEST, A DISTANCE OF 181.20 FEET;

THENCE SOUTH 49°18'20" WEST, A DISTANCE OF 212.16 FEET;

THENCE SOUTH 58°08'55" WEST, A DISTANCE OF 184.46 FEET;

THENCE SOUTH 66°18'35" WEST, A DISTANCE OF 269.60 FEET;

THENCE SOUTH 78°38' WEST, A DISTANCE OF 276.54 FEET;

THENCE SOUTH 63°09'50" WEST, A DISTANCE OF 86.17 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE EL SOBRANTE LAND AND DEVELOPMENT COMPANY, BY DEED RECORDED IN BOOK 1819 PAGE 595 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 23°32'47" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 150.99 FEET;

THENCE SOUTH 30°57'47" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 217.61 FEET TO THE **POINT OF BEGINNING**.

(APN: 270-160-005)

EXHIBIT "C"
LEGAL DESCRIPTION
EASEMENT AREA 1
PUBLIC ROAD, PUBLIC UTILITY AND STORM DRAIN EASEMENT

THAT PORTION OF LOT 187 OF TRACT NO. 36475, AS FILED IN BOOK 464, AT PAGES 12 THROUGH 29, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 1 OF THAT GRANT DEED RECORDED APRIL 4, 1960 AS INSTRUMENT NO. 29387, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 187;

THENCE SOUTH 77°59'21" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 1 AND SAID SOUTHERLY LINE, A DISTANCE OF 228.36 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 77°59'21" WEST, ALONG SAID NORTHERLY AND SOUTHERLY LINES, A DISTANCE OF 41.00 FEET;

THENCE LEAVING SAID NORTHERLY AND SOUTHERLY LINES, NORTH 00°39'03" EAST, 130.66 FEET TO THE SOUTHERLY RIGHT OF WAY OF TRAVERTINE DRIVE (60.00 FEET WIDE), AS SHOWN ON SAID TRACT NO. 36475, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 330.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 04°59'44" WEST;

THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 06°57'00", AN ARC LENGTH OF 40.03 FEET TO A LINE PARALLEL WITH AND 40.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM LAST SAID LINE;

THENCE SOUTH 00°39'03" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 121.07 FEET TO THE **POINT OF BEGINNING**.

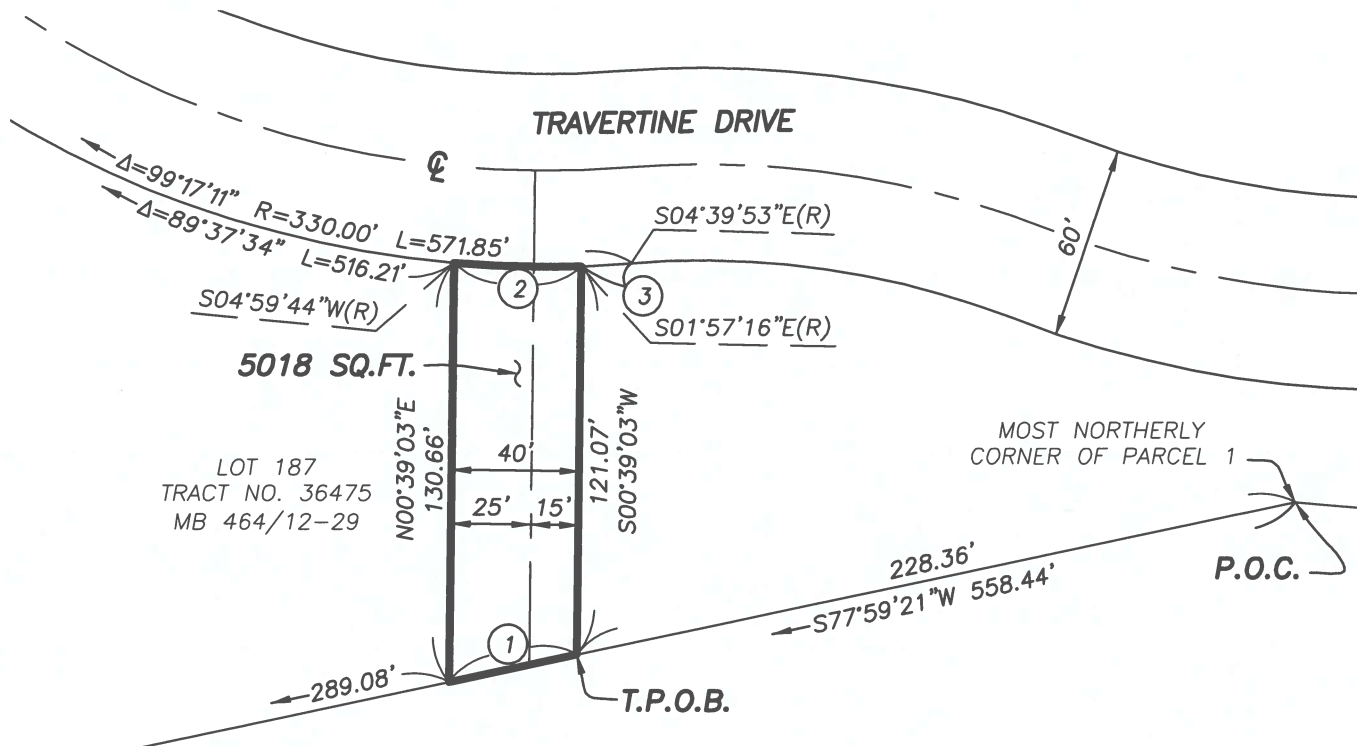
CONTAINING 5018 SQUARE FEET, MORE OR LESS.

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

PREPARED BY ME OR UNDER MY SUPERVISION:


MITCHELL J. ADKISON, PLS 8936

EXHIBIT "C"
EASEMENT AREA 1
PUBLIC ROAD, PUBLIC UTILITY, AND STORM DRAIN EASEMENT

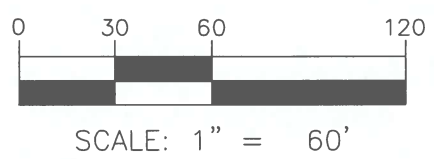


LOT 187
TRACT NO. 36475
MB 464/12-29

PARCEL 1
GRANT DEED RECORDED APRIL 4, 1960
AS INSTRUMENT NO. 29387, O.R.

COURSE DATA

- ① S77°59'21"W 41.00'
- ② Δ=06°57'00" R=330.00' L=40.03'
- ③ Δ=02°42'37" R=330.00' L=15.61'



PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599

JOB NO. 8794 DATE: 3-11-24
APPROVED BY:
MJ Adkison
MITCHELL J. ADKISON, PLS 8936

CLIENT: FOREMOST

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

EXHIBIT "C"
LEGAL DESCRIPTION
EASEMENT AREA 2
PUBLIC ROAD, PUBLIC UTILITIES, LANDSCAPE, IRRIGATION, SCREEN WALLS, RETAINING WALLS,
FENCING, GRADING, CONSTRUCTION, DRAINAGE AND INCIDENTAL PURPOSES EASEMENT
(TRANSFERABLE)

THAT PORTION OF LOT 187 OF TRACT NO. 36475, AS FILED IN BOOK 464, AT PAGES 12 THROUGH 29, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 1 OF THAT GRANT DEED RECORDED APRIL 4, 1960 AS INSTRUMENT NO. 29387, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 187;

THENCE SOUTH 77°59'21" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 1 AND SAID SOUTHERLY LINE, A DISTANCE OF 144.23 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 77°59'21" WEST, A DISTANCE OF 84.13 FEET;

THENCE NORTH 00°39'03" EAST, A DISTANCE OF 121.07 FEET TO THE SOUTHERLY RIGHT OF WAY OF TRAVERTINE DRIVE (60.00 FEET WIDE), AS SHOWN ON SAID TRACT NO. 36475, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 01°57'16" EAST;

THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 02°42'37", AN ARC LENGTH OF 15.61 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, SOUTH 32°44'28" EAST, A DISTANCE OF 119.11 FEET;

THENCE SOUTH 12°00'39" WEST, A DISTANCE OF 4.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.14 ACRES, MORE OR LESS.

PARCEL "B"

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 1 OF THAT GRANT DEED RECORDED APRIL 4, 1960 AS INSTRUMENT NO. 29387, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 187;

EXHIBIT "C"
LEGAL DESCRIPTION
EASEMENT AREA 2
PUBLIC ROAD, PUBLIC UTILITIES, LANDSCAPE, IRRIGATION, SCREEN WALLS, RETAINING WALLS,
FENCING, GRADING, CONSTRUCTION, DRAINAGE AND INCIDENTAL PURPOSES EASEMENT
(TRANSFERABLE)

THENCE SOUTH 77°59'21" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 1 AND SAID SOUTHERLY LINE, A DISTANCE OF 269.36 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 77°59'21" WEST, ALONG SAID NORTHERLY AND SOUTHERLY LINES, A DISTANCE OF 110.07 FEET;

THENCE NORTH 52°43'02" EAST, A DISTANCE OF 50.10 FEET;

THENCE NORTH 68°11'19" EAST, A DISTANCE OF 40.16 FEET;

THENCE NORTH 29°59'53" EAST, A DISTANCE OF 104.38 FEET TO SAID SOUTHERLY RIGHT OF WAY OF TRAVERTINE DRIVE, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 330.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 07°33'37" WEST;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 02°33'53", AN ARC LENGTH OF 14.77 FEET;

THENCE SOUTH 00°39'03" WEST, A DISTANCE OF 130.66 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.20 ACRES, MORE OR LESS.

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

PREPARED BY ME OR UNDER MY SUPERVISION:

 3-11-24

MITCHELL J. ADKISON, PLS 8936



EXHIBIT "C"
EASEMENT AREA 2

PUBLIC ROAD, PUBLIC UTILITIES, LANDSCAPE, IRRIGATION, SCREEN WALLS, RETAINING WALLS,
FENCING, GRADING, CONSTRUCTION, DRAINAGE AND INCIDENTAL PURPOSES (TRANSFERABLE)



SCALE 1" = 80'



LOT 187
TRACT NO. 36475
MB 464/12-29

PARCEL "B"
0.20 ACRES

P.O.C. PARCEL "A"
& PARCEL "B"
PARCEL "A"
0.14 ACRES

MOST NORTHERLY
CORNER OF PARCEL 1

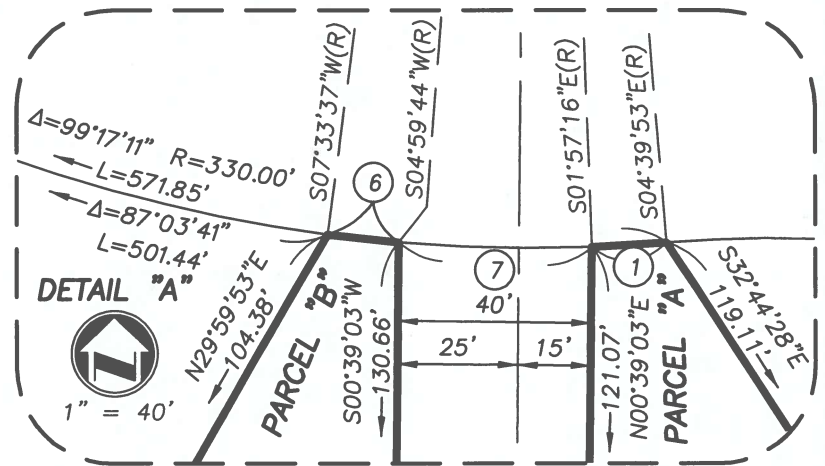
T.P.O.B.
PARCEL "A"

T.P.O.B.
PARCEL "B"

PARCEL 1
GRANT DEED RECORDED APRIL 4, 1960,
AS INSTRUMENT NO. 29387, O.R.

COURSE DATA

- | | |
|---|---|
| ① $\Delta=02^{\circ}42'37''$ R=330.00' L=15.61' | ⑤ N68°11'19"E 40.16' |
| ② S12°00'39"E 4.36' | ⑥ $\Delta=02^{\circ}33'53''$ R=330.00' L=14.77' |
| ③ S77°59'21"W 41.00' | ⑦ $\Delta=06^{\circ}57'00''$ R=330.00' L=40.03' |
| ④ N05°43'02"E 50.10' | |



PLAT PREPARED BY:
adkan
ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 8794
DATE: 3-11-24
CLIENT: FOREMOST
APPROVED BY:
M. J. Adkison
MITCHELL J. ADKISON, PLS 8936

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

EXHIBIT "C"
LEGAL DESCRIPTION
EASEMENT AREA 3
TEMPORARY CONSTRUCTION AND GRADING EASEMENT

THAT PORTION OF LOT 187 OF TRACT NO. 36475, AS FILED IN BOOK 464, AT PAGES 12 THROUGH 29, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 1 OF THAT GRANT DEED RECORDED APRIL 4, 1960 AS INSTRUMENT NO. 29387, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 187;

THENCE SOUTH 77°59'21" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 1 AND SAID SOUTHERLY LINE, A DISTANCE OF 94.23 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 77°59'21" WEST, ALONG SAID NORTHERLY AND SOUTHERLY LINES, A DISTANCE OF 50.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 12°00'39" WEST, A DISTANCE OF 4.36 FEET;

THENCE NORTH 32°44'28" WEST, A DISTANCE OF 119.11 FEET TO THE SOUTHERLY RIGHT OF WAY OF TRAVERTINE DRIVE (60.00 FEET WIDE), AS SHOWN ON SAID TRACT NO. 36475, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 270.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 04°39'53" WEST;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 12°54'23", AN ARC LENGTH OF 60.82 FEET TO A LINE PARALLEL WITH AND 50.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SAID COURSE BEARING "NORTH 32°44'28" WEST";

THENCE SOUTH 32°44'28" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 93.85 FEET TO A LINE PARALLEL WITH AND 50.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SAID COURSE BEARING "NORTH 12°00'39" WEST";

THENCE CONTINUING SOUTH 12°00'39" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 13.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.13 ACRES, MORE OR LESS.

EXHIBIT "C"
LEGAL DESCRIPTION
EASEMENT AREA 3
TEMPORARY CONSTRUCTION AND GRADING EASEMENT

PARCEL "B"

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 1 OF THAT GRANT DEED RECORDED APRIL 4, 1960 AS INSTRUMENT NO. 29387, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 187;

THENCE SOUTH 77°59'21" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 1 AND SAID SOUTHERLY LINE, A DISTANCE OF 379.43 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 05°43'02" EAST, A DISTANCE OF 50.10 FEET;

THENCE NORTH 68°11'19" EAST, A DISTANCE OF 40.16 FEET;

THENCE NORTH 29°59'53" EAST, A DISTANCE OF 104.38 FEET TO THE SOUTHERLY RIGHT OF WAY OF TRAVERTINE DRIVE (60.00 FEET WIDE), AS SHOWN ON SAID TRACT NO. 36475, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 07°33'37" WEST;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 09°07'52", AN ARC LENGTH OF 52.59 FEET TO A LINE PARALLEL WITH AND 50.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID COURSE BEARING "NORTH 29°59'53" EAST";

THENCE SOUTH 29°59'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 70.94 FEET TO A LINE PARALLEL WITH AND 50.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID COURSE BEARING "NORTH 68°11'19" EAST";

THENCE SOUTH 68°11'19" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 53.18 FEET TO A LINE PARALLEL WITH AND 50.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID COURSE BEARING "NORTH 05°43'02" EAST";

THENCE SOUTH 05°43'02" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 96.41 FEET TO SAID NORTHERLY LINE OF SAID PARCEL 1 AND SAID SOUTHERLY LINE;

EXHIBIT "C"
LEGAL DESCRIPTION
EASEMENT AREA 3
TEMPORARY CONSTRUCTION AND GRADING EASEMENT

THENCE NORTH 77°59'21" EAST, ALONG SAID NORTHERLY AND SOUTHERLY LINES, A DISTANCE OF 52.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.24 ACRES, MORE OR LESS.

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

PREPARED BY ME OR UNDER MY SUPERVISION:

 3.11.2024

MITCHELL J. ADKISON, PLS 8936









Agreement to Enter into Easement Tramonte HOA Execution Version

Final Audit Report

2024-03-13

Created:	2024-03-13
By:	Elyse Backer (elyse@vintagegroupre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIH79dCbaRoSGWJh6zoZvwQlxRtTMrbk5

"Agreement to Enter into Easement Tramonte HOA Execution Version" History

-  Document created by Elyse Backer (elyse@vintagegroupre.com)
2024-03-13 - 0:08:13 AM GMT
-  Document emailed to wendriv@yahoo.com for signature
2024-03-13 - 0:08:25 AM GMT
-  Email viewed by wendriv@yahoo.com
2024-03-13 - 2:35:31 AM GMT
-  Signer wendriv@yahoo.com entered name at signing as Wendy Rivera
2024-03-13 - 2:37:37 AM GMT
-  Document e-signed by Wendy Rivera (wendriv@yahoo.com)
Signature Date: 2024-03-13 - 2:37:39 AM GMT - Time Source: server
-  Agreement completed.
2024-03-13 - 2:37:39 AM GMT


Agreement to Enter into Easement Tramonte HOA Execution Version 1

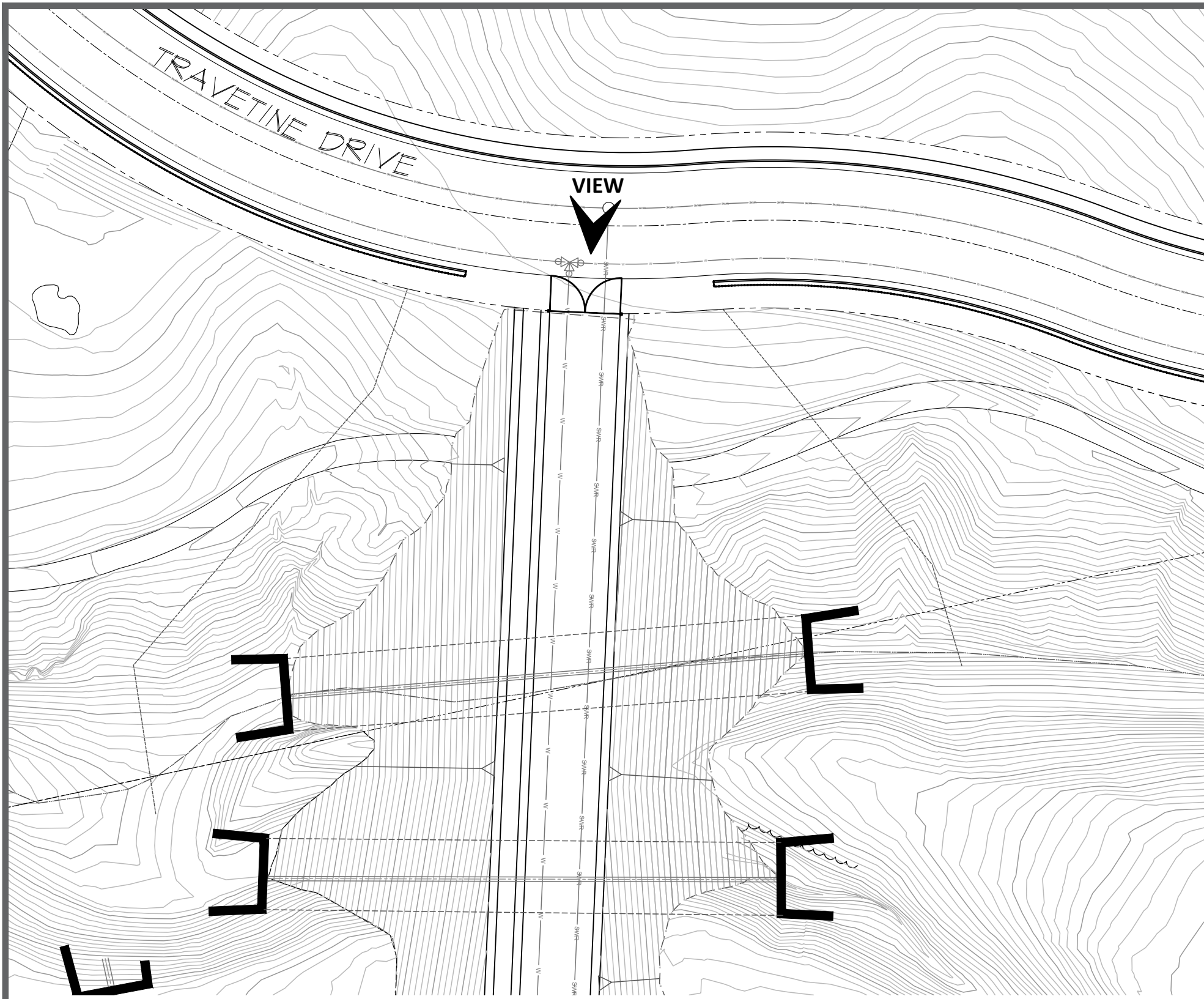
Final Audit Report

2024-03-14

Created:	2024-03-14
By:	John Rowberry (jb@rowberrylaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJbn4UZRevrOzZaNJll4lwAolbbIZgugl

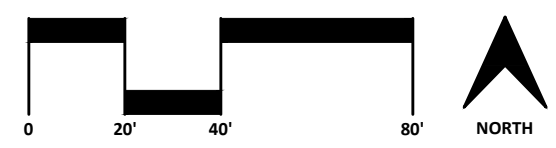
"Agreement to Enter into Easement Tramonte HOA Execution V ersion 1" History

-  Document created by John Rowberry (jb@rowberrylaw.com)
2024-03-14 - 3:34:40 AM GMT- IP address: 67.182.198.70
-  Document emailed to steve@ironcladcivilservices.com for signature
2024-03-14 - 3:36:27 AM GMT
-  Email viewed by steve@ironcladcivilservices.com
2024-03-14 - 3:40:41 AM GMT- IP address: 97.130.221.137
-  Signer steve@ironcladcivilservices.com entered name at signing as Steve Waddell
2024-03-14 - 3:42:09 AM GMT- IP address: 97.130.221.137
-  Document e-signed by Steve Waddell (steve@ironcladcivilservices.com)
Signature Date: 2024-03-14 - 3:42:11 AM GMT - Time Source: server- IP address: 97.130.221.137
-  Agreement completed.
2024-03-14 - 3:42:11 AM GMT



ELEVATION

EMERGENCY ACCESS GATE
TRACT 38605
RIVERSIDE COUNTY - LAKE MATTHEWS





RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TTM38605, CZ230004, APD240004

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: September 11, 2024

Applicant/Project Sponsor: Mitch Adkison Date Submitted: April 6, 2023

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Russell Brady at (951) 955-3025.

\\rivco.ca.org\lma\PLAN\FILES\Planning Case Files-Riverside office\TTM38605\Studies\Mitigated Negative Declaration.docx

Please charge deposit fee case#:

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: N/A
Project Case Type (s) and Number(s): CZ2300004, TTM38605, AGN00175, AGN00176, APD240004
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Russell Brady
Telephone Number: 951-955-3025
Applicant's Name: Adkan Engineers
Applicant's Address: 6879 Airport Drive, Riverside, CA 92504
Final Hearing Body (DH/PC/BOS):
Final (Date Adopted by Hearing Body):

I. PROJECT INFORMATION

A. Project Description:

Regional Setting

The 95.96-acre Project site is located within the western portion of unincorporated Riverside County, California. Figure 1-1, as shown below, depicts the Project site's location within the regional vicinity. As shown, Riverside County abuts San Bernardino County to the north; Orange County to the west; and San Diego and Imperial Counties to the south. Riverside County is located in an urbanizing area of southern California commonly referred to as the Inland Empire. The Inland Empire is an approximate 28,000 square-mile region comprising western San Bernardino County, western Riverside County, and the eastern reaches of Los Angeles County.

Project Location and Setting

As depicted on Figure 1-2, shown below, the Project site is located within the Vitoria Grove community of the Lake Mathews/Woodcrest Area Plan (LMWAP) of unincorporated Riverside County. More specifically, the 95.96-acre Project site as depicted on Figure 1-3, shown below, is located north of El Sobrante Road, east of McAllister Street, and west/southwest of Travertine Drive. Under existing conditions, the Project site is vacant and undeveloped. Under existing conditions, the Project site generally is surrounded by vacant land, agricultural uses, residential uses, and commercial uses.

Proposed Project

The Project as evaluated herein consists of applications for a Change of Zone (CZ 2300004), Tentative Tract Map (TTM 38605), two Notices of Non-Renewal (AGN 00175 and AGN 00176) and an Agricultural Preserve Diminishment (APD 240004) for a 95.96-acre property located east of McAllister Street and north of El Sobrante Road in the Vitoria Grove community of the Lake Mathews/Woodcrest Area Plan (LMWAP) portion of unincorporated Riverside County. Collectively, approval of these discretionary actions would allow for the development of the Project site with 163 single-family detached residential units on minimum 10,000 square-foot (s.f.) lots on approximately 50.39 acres; a park sites on a total of approximately 2.7 acres; three detention/water quality basins on approximately 10.3 acres; slopes and open space on approximately 14.5 acres; and private internal roadways on approximately 18.1 acres. Access to the Project site would be accommodated via a proposed off-site roadway, Street A. Street A would connect to El Sobrante Road south of the Project's boundary, then would extend northerly through the western portions of the Project site, and would connect to Travertine Road near the Projects northwestern boundary by means of an emergency vehicle access easement.

This Environmental Assessment analyzes the physical effects associated with all components of the proposed Project, including planning, construction, and ongoing operation. The governmental approvals requested from Riverside County to implement the Project consist of the following:

- Adoption by ordinance of a Change of Zone (CZ2300004);
- Adoption by resolution of Tentative Tract Map No. 38605 (TTM 38605);
- Adoption by resolution of Agricultural Preserve Diminishment and Cancellation No. 240004 (APD 240004; El Sobrante 1);
- and Certification of this Environmental Assessment.

The Project's applications, as submitted to the County of Riverside by the Project Applicant, are herein incorporated by reference pursuant to State CEQA Guidelines § 15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. All other discretionary and administrative approvals that would be required of the County of Riverside or other government agencies also are within the scope of the Project analyzed in this Environmental Assessment.

Change of Zone No. 2300004 The zone change proposed by the Project would amend the zoning classification of parcels 270-070-005, 270-070-006, 270-070-007 and 270-160-005 (95.96 acres total) from A-1-10 (Light Agriculture) to R-1 (One-family dwellings).

Tentative Tract Map No. 38605 proposes to subdivide approximately 95.96 acres (gross) of the Project site to allow for the development of a residential community with ancillary recreational and open space land uses. The TTM would establish a subdivision of 163 residential lots (totaling 50.39 acres of residential uses) while the remaining 45.57 acres are proposed for open space, parks, trails, landscape, and water quality retention basins. A depiction of Tentative Tract Map No. 38605 is shown on Figure 1-4, below.

Agricultural Preserve Diminishment

Proposed Agricultural Preserve Diminishment No. 240004 (APD240004) would remove a 67.02-acre portion of the Project site from the El Sobrante No. 1 Agricultural Preserve. APD240004 would not terminate the entire El Sobrante No. 1 Agricultural Preserve, as other properties would remain in the El Sobrante No. 1 Agricultural Preserve.

Agricultural Preserve Notices of Nonrenewal

The Project's Agricultural Preserve Notice of Nonrenewal No. 00175 (AGN 00175) and Notice of Nonrenewal No. 00176 (AGN 00176) are proposed in conformance with Government Code Chapter 7, Article 3, Section 51245. AGN 00175 applies to an existing Williamson Act Contract that encumbers a 28.63-acre portion (APN 270-160-005) of the Project site. AGN 00176 applies to an existing Williamson Act Contract that encumbers a 17.27-acre portion (APN 270-070-006) of the Project site. Discretionary approval of AGN 00175 and AGN 00176 would begin the nine- year nonrenewal process which would result in the termination of the Land Conservation Contract encumbered upon the two aforementioned parcels.

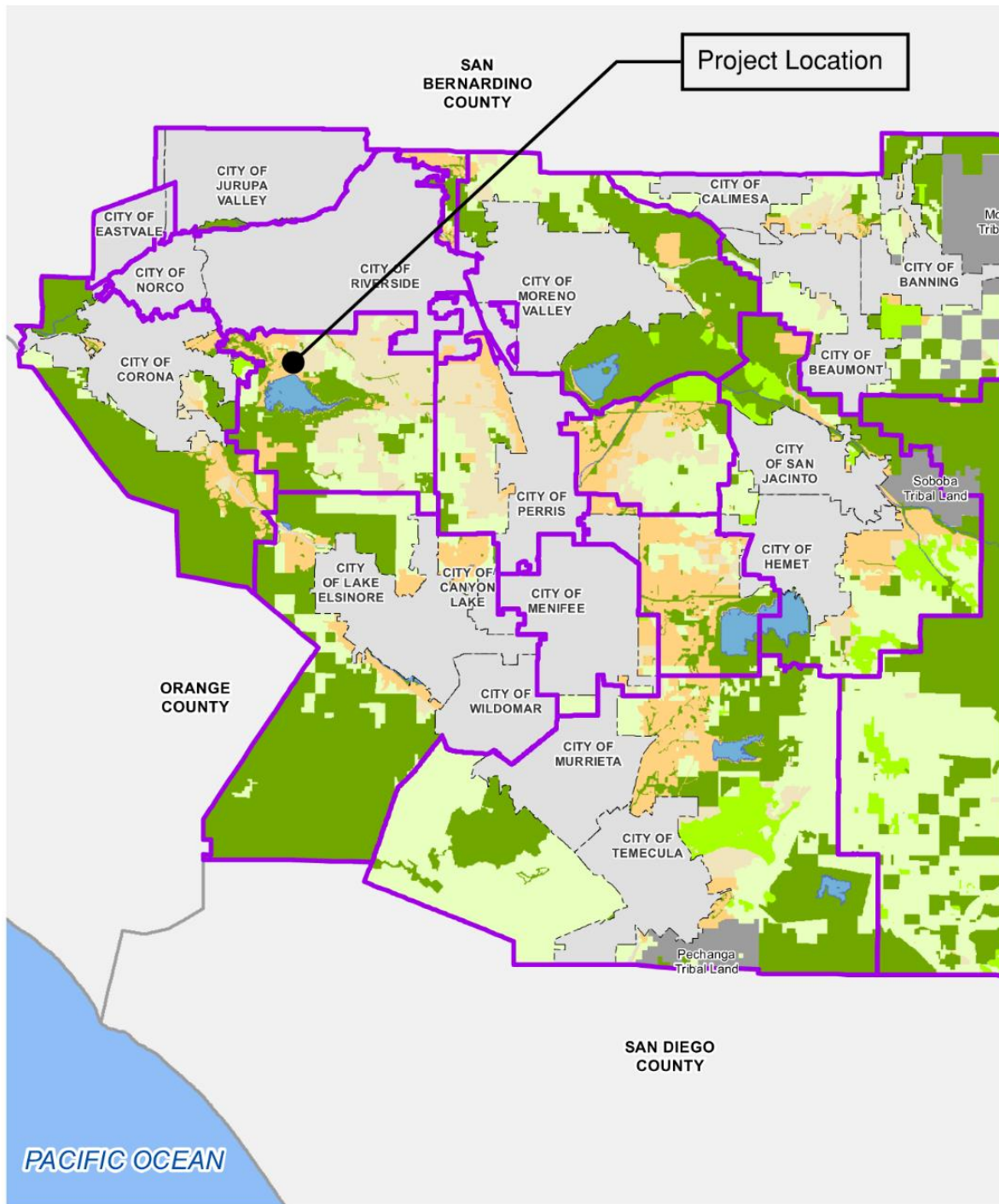


Figure 1.1 - Project Regional Location

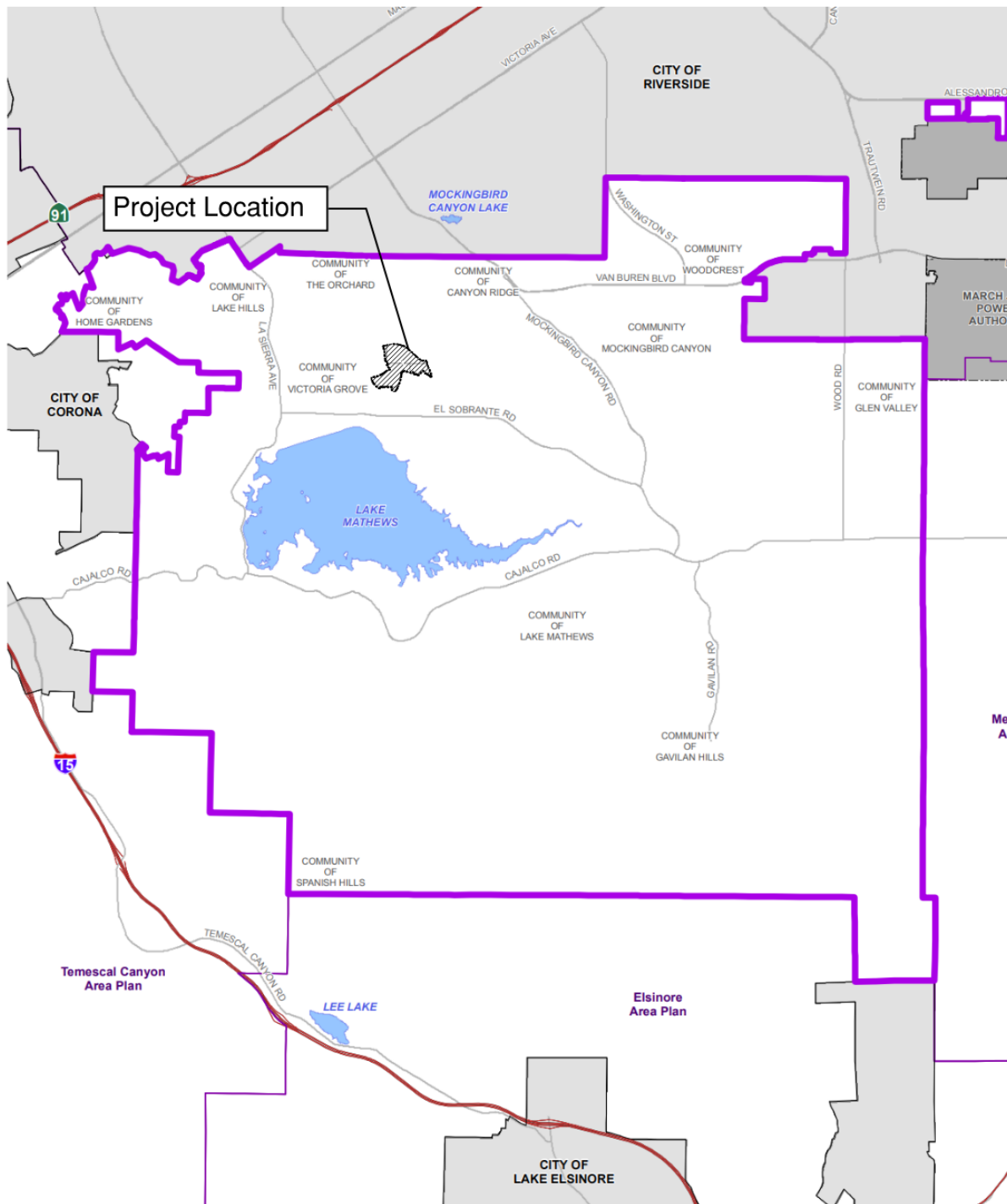
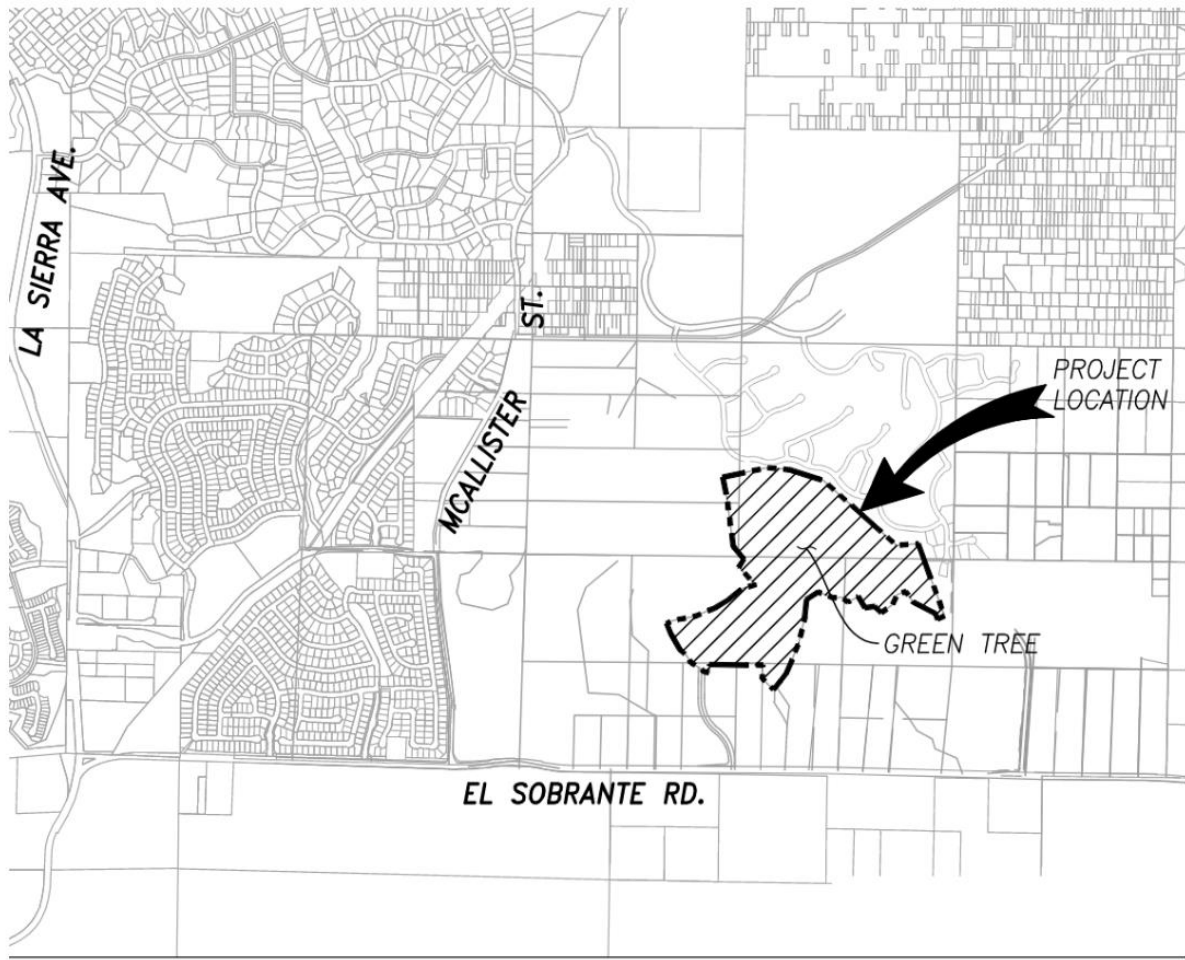
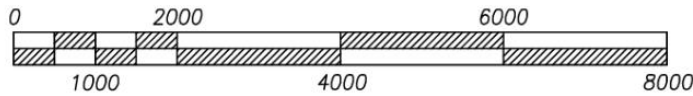


Figure 1.2 - Project Location (Lake Matthews Area Plan)



LAKE MATHEWS



SCALE: 1" = 2000'



PREPARATION DATE: AUG 2023

Figure 1.3 - Project Specific Location

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

C. Total Project Area:

Residential Acres: 95.96	Lots: 163	Units: 163	Projected No. of Residents: 544
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other:			

D. Assessor’s Parcel No(s): 270-070-005, 270-070-006, 270-070-007, 270-160-005

E. Street References: North of El Sobrante Road, south of Via Tuscany, east of McAllister Street, and west of Vista Del Lago Drive.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 32 Township 3 South, Range 5 West.

G. Brief description of the existing environmental setting of the project site and its surroundings:

The Project site consists of vacant and undeveloped land that is routinely disturbed by weed abatement activities (i.e., discing). Unpaved and unplanned trails and roadways are located throughout the entire Project site. Along the southern and northern perimeters in the eastern portions of the Project site are existing natural drainage channels; these drainage channels converge near the northwestern Project boundary, with drainage courses traversing the western and north-central portions of the Project site. The Project site is characterized by gently sloping hills with areas containing more level ground. Project site elevations range from approximately 1,230 feet above mean sea level (AMSL) along the northern boundary in the western portion of the Project site (near the creek) to approximately 1,410 AMSL at the eastern boundary of the Project site (Google Earth, 2023).

The Project site is located in a portion of Riverside County that is transitioning from agricultural land uses to medium and low density suburban developments. Under existing conditions, the Project site is surrounded to the north, south, and east by a mixture of agricultural facilities, housing developments undergoing active construction, and undeveloped or underutilized parcels of land. The majority of the land surrounding of the Project site are designated by the Riverside County General Plan for “Rural,” “Very Low Density,” “Low Density,” or “Medium Density” Residential development. Land uses surrounding the Project site include the following:

North: The Project site is bordered the development of 171 single-family homes as part of approved Tract Map No. 36475 (Tramonte). Further north is a residential development of 343 single-family homes as part of approved Tract Map No. 36390 (Citrus Heights).

South: The Project site’s southern boundary is adjacent to agricultural fields and groves, undeveloped/vacant land (containing sparse amounts of natural vegetation due to on-going weed-abatement activities), and accessory structures and residences that support agricultural activity. Along a portion of the southern boundary and to the southwest are additional agricultural groves and vacant land. Further south of the Project site is El Sobrante Road beyond which is undeveloped land, agricultural uses, and Lake Matthews.

East: Immediately east of the project is vacant land containing the remnants of an existing orange grove, now mostly consisting of natural vegetation and on-going weed abatement activities. Further to the

east of the Project site is Vista Del Lago Drive, beyond which are a couple of agricultural groves, rural residential uses, and undeveloped land that has been subject to weed abatement.

West: The Project site's western boundary is adjacent to agricultural fields, groves, greenhouses, and accessory structures in support of agricultural activity. Several single-family detached residences also occur in association with these agricultural uses. Further southwest is an approved development under construction with up to 272 single-family homes as part of approved Tract Map No. 36730 (Highland Grove). Beyond is McAllister Street and a medium-density residential community with lot sizes as small as 7,200 s.f.

H. Other Public Agency Involvement and Required Permits:

The project will be reviewed for concurrence of the Determination of Biologically Equivalent or Superior Preservation Report (DBESP) by the following agencies:

- California Department of Fish and Wildlife (CDFW)
- Army Corps of Engineers (ACOE)
- State Water Quality Control Board (SWQCB)

The Project will be reviewed by Western Municipal Water District (WMWD) for feasibility of providing capacity for water and sewer facilities.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Lake Mathews/Woodcrest Area Plan (LMWAP). The Riverside County General Plan land use designations that currently apply to the Project site include "Rural Community – Low Density Residential (RC-LDR)" and "Rural Community – Very Low Density Residential (RC-VLDR)."
2. **Circulation:** The Riverside County Transportation Department will review the Project for conformance with County Ordinance No. 461 (Road Improvement Standards and Specifications). Adequate circulation facilities exist or are planned to serve the proposed development. The proposed Project adheres to all applicable circulation policies of the Riverside County General Plan. A Project-specific traffic study has been prepared that will identify any project specific improvements to confirm consistency with the General Plan Circulation Element.
3. **Multipurpose Open Space:** The Project site is not identified for conservation by the Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Although habitat conservation is not required on the Project site pursuant to the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements in accordance with the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." A discussion of the Project's consistency with these sections of the MSHCP is provided in the project specific biological and MHCP consistency analysis, along with an analysis of consistency with the General Plan goals and policies related to multipurpose open space.
4. **Safety:** The Project site primarily is located in a moderate fire risk zone, with the drainage that traverses the northwest portion of the Project site identified as being within a very high fire zone. The Project site is not identified as being located in an area that is susceptibility to liquefaction or

subsidence hazards. No faults or fault zones occur on-site. The future workers or residents at the Project site would not be subjected to any emergency response deficiencies due to Project design and the Project Applicant would be required to pay all applicable development impact fees that are used to fund emergency services, as required by the County.

5. **Noise:** Although the Project site is not located in area known to be subject to high levels of noise, an acoustical analysis was performed to confirm Project consistency the related General Plan goals and policies that address environmental noise.
6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project does, however, relate to the County General Plan Housing Element through the Project's proposed land uses on the subject property. Specifically, the provision of up to 163 residential dwelling units on-site would accommodate a portion of the County's long-term housing demand and would expand the range of housing opportunities available in the Project area. The 163 proposed dwelling units are consistent with densities allowed for the site under existing General Plan land use designations. The land uses proposed by the Project on the site property would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
7. **Air Quality:** The proposed Project would be required to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent in accordance with South Coast Air Quality Management District (SCAQMD) requirements. Long-term operation of the Project has the potential to violate SCAQMD thresholds of significance for daily air pollutant emissions. A Project-specific air quality impact analysis was prepared, the results show the projects consistency related to all applicable Riverside County General Plan Air Quality Element policies.
8. **Healthy Communities:** The proposed Project would be required to expand the current bike path and trail system. This would also include the development of a community park within walking distances of the homes within the community. The community park would be centrally located and connected to a proposed regional bike and trail system connecting to the existing community to the north and southerly to El Sobrante Road. The proposed project would align with implementation of the Riverside County General Plan Healthy Communities goals and policies
9. **Environmental Justice Summary:** This project is not located within an Environmental Justice Community

B. General Plan Area Plan(s): Lake Mathews/Woodcrest Area Plan

C. Foundation Component(s): Rural Community (RC)

D. Land Use Designation(s): The following provides a summary of the site's existing and proposed land use designations.

1. Existing: "Rural Community – Low Density Residential (RC-LDR)" and "Rural Community – Very Low Density Residential (RC-VLDR)."

2. Proposed: No changes to the existing land use are being proposed. The project would remain “Rural Community – Low Density Residential (RC-LDR)” and “Rural Community – Very Low Density Residential (RC-VLDR).”

E. Overlay(s), if any: None

F. Policy Area(s), if any: El Sobrante Policy Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Temescal Canyon Area Plan to the west, Mead Valley Area Plan to the east, and Elsinore Area Plan to the south
2. **Foundation Component(s):** “Rural” to the east and west; “Rural Community” to the north and south; “Open Space” to the north
3. **Land Use Designation(s):** North of the Project site is “Rural Community – Very Low Density Residential,” “Rural Community – Estate Density Residential,” “Rural Community – Low Density Residential,” and “Open Space – Conservation”; south of the Project site is “Rural Community – Very Low Density Residential,” and “Rural Community – Estate Density Residential,” “Rural Community – Low Density Residential”; east of the Project site is “Rural Residential”; and west of the Project site is “Rural residential” and “Low Density Residential”.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** El Sobrante Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None
2. **Specific Plan Planning Area, and Policies, if any:** None

I. Existing Zoning: Light Agriculture-10 Acre Minimum (A-1-10)

J. Proposed Zoning, if any: One-Family Dwellings (R-1)

K. Adjacent and Surrounding Zoning: Residential Agricultural (R-A-1), Specific Plan (S-P), Single-Family Residential (R-1), and Light Agricultural-10 Acre Minimum (A-1-10) to the north; Light Agriculture (A-1-10) to the east; Light Agriculture (A-1-10) and Light Agriculture with Poultry (A-P) to the south; and Specific Plan (S-P), Light Agriculture- 5 Acre Minimum (A-1-5), Residential Agricultural-5 Acre Minimum (R-A-5), and Single Family Residential (R-1) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature



Date



Printed Name

For: John Hildebrand
Planning Director

V. ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
§	Section
>	greater than
≥	greater than or equal to
A-1	Light Agriculture
A-1-5	Light Agriculture for 5-acre minimum lot size
A-1-10	Light Agriculture for 10-acre minimum lot size
A-2	Heavy Agriculture
A-D	Agriculture-Dairy
A-P	Alquist-Priolo
A-P	Light Agriculture with Poultry
a.m.	Ante Meridiem (between the hours of midnight and noon)
AM	Ante Meridiem (between the hours of midnight and noon)
AB	Assembly Bill
ac	Acres
ACM	Alternative Calculation Method
ACOE	Army Corps of Engineers
A.D.	Anno Domini
ADT	Average Daily Traffic
afu	Undocumented Artificial Fill
AFY	Acre Feet per Year
AG	Agricultural Preserve Diminishment
AGN	Agricultural Preserve Notice of Nonrenewal
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
amsl	Above Mean Sea Level
APE	Area of Potential Effect
APN	Assessor Parcel Number
AQIA	Air Quality Impact Analysis
AQMP	Air Quality Management Plan
BAAQMD	Bay Area Air Quality Management District
B.C.	Before Christ
BFSA	Brian F. Smith and Associates (Project Technical Consultant)
BMPs	Best Management Practices
C&D	Construction & Demolition
C/V	Citrus/Vineyard
C2F6	Hexafluoroethane
C2H6	Ethane
CA	California
CAA	Federal Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAGN	Coast California Gnatcatcher CalEEMod™ California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code

CA MUTCD	California Manual on Uniform Traffic Control Devices
Cal Pub Res.	California Public Resources Code
Caltrans	California Department of Transportation
Calveno	California Vehicle Noise
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CAPSSA	Criteria Area Plant Species Survey Area
CARB	California Air Resources Board
CASSA	Criteria Area Species Survey Area
CAT	Climate Action Team
CBC	California Building Code
CBSC	California Building Standards Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDC	California Department of Conservation
CDF	California Department of Forestry
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEPA	California Environmental Protection Agency
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFC	California Fire Code
CFCs	Chlorofluorocarbons
C2F6	Hexaflouroethane
CF4	Tetraflouromethane
CF3CH2F	HFC-134a
CFR	Code of Federal Regulations
cfs	Cubic Feet per Second
CGC	California Government Code
CGS	California Geologic Survey
C2H6	Ethane
CH4	Methane
CH3CHF2	HFC-152a
CHF3	HFC-23
CIPP	Cast-In-Place Pipe
CIWMB	California Integrated Waste Management Board
CIWMP	California Integrated Waste Management Plan
CLCA	California Land Conservation Act
CMP	Congestion Management Program
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
COA	Condition of Approval
COG	Council of Governments
COHb	carboxyhemoglobin
CO2	Carbon Dioxide
CO2e	Carbon Dioxide Equivalent
COHb	carboxyhemoglobin

COP	Community Oriented Policing
COPPS	Community Oriented and Policing Problem Solving
CPUC	California Public Utilities Commission
CRDR	County Regulation and Design Requirement
CRMP	Cultural Resources Monitoring Program
CRRC	Cool Roof Rating Council
CSA	County Service Areas
CTC	California Transportation Commission
CTR	California Toxics Rule
Cu	Copper
CWA	Clean Water Act
CWC	California Water Code
c.y.	Cubic Yards
CZ	Change of Zone
dB	Decibel
dBA	A-weighted Decibels
dBA Leq	A-weighted Decibels equivalent sound level
DBESP	Determination of Biologically Equivalent or Superior Preservation
DEH	Department of Environmental Health
DEIR	Draft Environmental Impact Report
DIF	Development Impact Fee
DOSH	Division of Occupational Safety and Health
DPR	Department of Parks and Recreation
DTSC	Department of Toxic Substances Control
du	Dwelling Unit
du/ac	Dwelling units per acre
DWR	Department of Water Resources
E+P	Existing plus Project Conditions
E+P	Existing plus Project Conditions
EA	Existing plus Ambient
EAC	Existing plus Ambient plus Cumulative
EAP	Existing plus Ambient plus Project
EAPC	Existing plus Ambient plus Project plus Cumulative
EDR	Environmental Data Resources, Inc.
e.g.	exempli gratia, meaning "for example"
EIR	Environmental Impact Report
EIS	Eastern Information Center
EMFAC	Emission Factor Model
EO	Executive Order
EPA	Environmental Protection Agency
EPS	Emission Performance Standard
ESA	Endangered Species Act
et seq.	et sequentia, meaning "and the following"
F	Fahrenheit
FAA	Federal Aviation Administration
FBR	Fire Behavior Report
FEIR	Final Environmental Impact Report

FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FIRM	Flood Insurance Rate Map
FHA	Federal Housing Administration
FHWA	Federal Highway Administration
FICON	Federal Interagency Committee on Noise
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GBN	Ground-Based Noise
GBV	Ground-Based Vibration
GCC	Global Climate Change
Gg	Gigagrams
GHG	Greenhouse Gas
GIS	Geographic Information System
GMZ	Groundwater Management Zone
Gov. Code	Government Code
GPA	General Plan Amendment
GPCD	Gallons per capita per day
gpd	Gallons per Day
GPLUA	No Project/General Plan Land Use Alternative
GSA	Groundwater Sustainability Agencies
GSPs	Groundwater Sustainability Plans
GWP	Global Warming Potential
H2O	Water Vapor
HA	Hydrologic Area
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HFCs	Hydrofluorocarbons
HERS	Home Energy Rating System
HET	High-Efficiency Toilet
HI	Hazard Index
HMTA	Hazardous Materials Transportation Act
HMTUSA	Hazardous Materials Transportation Uniform Safety Act
HOA	Homeowners' Association
hp-hr-gal	Horsepower hours per gallon
HSA	Hydrologic Subarea
HSWA	Hazardous and Solid Waste Amendments
HUD	United States Department of Urban Development
HWCL	Hazardous Waste Control Law
I	Interstate
i.e.	that is
IA	Implementing Agreement
IBC	International Building Code
ICAO	International Civil Aviation Organization
in/sec	inches per second
IPCC	Intergovernmental Panel on Climate Change

IS	Initial Study
ISEE	International Society of Explosives Engineers
ISTEA	Intermodal Surface Transportation Efficiency Act of 1991
ITE	Institute of Transportation Engineers
IWMA	Integrated Waste Management Act
IWMP	Integrated Waste Management Plan
Kcgb	Granodiorite and Gabbro
kWh	kilowatt-hour
lbs	pounds
LBV	Least Bell's Vireo
LCA	Life-cycle analysis
LCFS	low carbon fuel standard
LDR	Low Density Residential
LDN	Day-Night Average Noise Level
LEA	Lead Enforcement Agency
Leq	equivalent continuous sound level
LMWAP	Lake Mathews/Woodcrest Area Plan
LOS	Level of Service
LRA	Local Responsibility Area
LSA	Lake and Streambed Alteration Agreement
LSTs	Localized Significance Thresholds
LULUCF	Land-Use Change and Forestry
M-R	Modulus of Rupture
MBTA	Migratory Bird Treaty Act
MDR	Medium Density Residential
Mgd	million gallons per day
MICR	Maximum Individual Cancer Risk
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MMTs	million metric tons
MMTCO _{2e}	million metric tons of carbon dioxide equivalent
Mph	Miles per hour
MPG	Miles per gallon
MPO	Metropolitan Planning Organization
MRZ-3	Mineral Resource Zone 3
MSHCP	Multiple Species Habitat Conservation Plan
MTCO _{2e}	Metric Tons of Carbon Dioxide Equivalent
MVTS	Moreno Valley Transfer Station
MWD	Metropolitan Water District
N/A	Not Applicable
n.d.	no date
NAHB	National Association of Home Builders
NAHC	Native American Heritage Commission
NAAQS	National Ambient Air Quality Standards
NDA	No Project/No Development Alternative
NEPSSA	Narrow Endemic Plant Species Survey Area

NFIP	National Flood Insurance Program
NHPA	National Historic Preservation Act
NIOSH	National Institute for Occupational Safety and Health
NLR	Noise Level Reduction
No.	Number
NO	Nitric Oxide
NO2	Nitrogen Dioxide
NOX	Nitrogen Oxides
N2	Nitrogen
N2O	Nitrous Oxide
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NPS	Non-point source
NTR	National Toxics Rule
NVIA	Noise and Vibration Impact Assessment
O2	Oxygen
O3	Ozone
OPR	Office of Planning and Research
Ord.	Ordinance
OS-C	Open Space – Conservation
OSHA	Occupational Safety and Health Act
OSMRE	Office of Surface Mining Reclamation and Enforcement
Pb	Lead
PCBs	Polychlorinated biphenyls
PCC	Portland cement concrete
PEL	Permissible Exposure Limit
PeMS	Caltrans' Performance System Website
PFCs	Perfluorocarbons
PGAM	Peak Horizontal Ground Acceleration
PHF	peak hour factor
p.m.	Post Meridiem (between the hours of noon and midnight)
PM	Post Meridiem (between the hours of noon and midnight)
PM	Tentative Parcel Map
PM2.5	Fine Particulate Matter (2.5 microns or smaller)
PM10	Fine Particulate Matter (10 microns or smaller)
ppb	parts per billion
ppm	parts per million
ppt	parts per trillion
PPV	Peak Particle Velocity
PRC	Public Resources Code
PRIMP	Paleontological Resource Impact Mitigation Program
PRPA	Paleontological Resources Preservation Act
PTS	Perris Transfer Station Pub. Res. Code Public Resources Code
Qal	Alluvium
Qcol	Colluvium
Qoa	Older Alluvium

Qvof	Very Old Alluvial Fan Deposits
R-A-1	Residential Agricultural with 1 acre minimum lot size
R-A-5	Residential Agricultural with 5 acre minimum lot size
R-1	One Family Dwellings
R-4	Planned Residential
RC-EDR	Rural Community – Estate Density Residential
RC-LDR	Rural Community – Low Density Residential
RC-VLDR	Rural Community – Very Low Density Residential
RCA	Regional Conservation Authority
RCDWR	Riverside County Department of Waste Resources
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCHCA	Riverside County Habitat Conservation Agency
RCPLS	Riverside County Public Library System
RCRA	Resource Conservation and Recovery Act
RCSD	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission
REC	Recognized Environmental Concerns
RECLAIM	Regional Clean Air Incentives Market
REMEL	Reference Energy Mean Emission Level
RivTAM	Riverside County Transportation Analysis Model
RMS	Root Mean Square
ROGs	Reactive Organic Gasses
ROW	Right of Way
RR	Rural Residential
RPS	Renewable Portfolio Standards
RPU	Riverside Public Utilities Department
RPW	Relative Permanent Water
RTA	Riverside Transit Agency
RTP	Regional Transportation Plan
RTPA	Regional Transportation Planning Agency
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RUSD	Riverside Unified School District
RUSFP	Riverside Unit Strategic Fire Plan
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
S-P	Specific Plan Zone
s.f.	square foot or square feet
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCH	California State Clearinghouse (Office of Planning and Research)
SCS	Sustainable Communities Strategy
SEMS	Standardized Emergency Management System
SF6	Sulfur Hexafluoride

SFL	Sacred Lands File
SFP	School Facilities Program
SGMA	Sustainable Groundwater Management Act
SHS	State Highway Facilities
SIP	State Implementation Plan
SKR	Stephens' Kangaroo Rat
SKR HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
SLF	Sacred Lands Files
SO2	Sulfur Dioxide
SO4	Sulfates
SOX	Sulfur Oxides
SOC	Statement of Overriding Considerations
SoCAB	South Coast Air Basin
SOI	Sphere of Influence
SP	Specific Plan
SR-91	State Route 91
SRA	State Responsibility Area
SRA	Source Receptor Area
SRRE	Source Reduction and Recycling Element
STC	Sound Transmission Class
SWFF	Southwestern willow flycatcher
SWFP	Solid Waste Facility Permit
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Regional Control Board
TAC	Toxic Air Contaminants
TCL	Traditional Cultural Landscape
TCR	Tribal Cultural Resources
TIA	Traffic Impact Analysis
TLMA	Riverside County Transportation and Land Management Agency
tpd	Tons per day
tpw	Tons per week
TR	Tentative Tract Map
TSS	Total Suspended Solids
TUMF	Transportation Uniform Mitigation Fee
UBC	Uniform Building Code
U.S.	United States
USC	United States Code
USEPA	United States Environmental Protection Agency
USDA	U.S. Department of Agriculture
USFWS	United States Fish and Wildlife Service
USHMA	Urban Seismic Hazards Mapping Act
UWMP	Urban Water Management Plan
Vdb	Vibration Decibel
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VOCs	Volatile Organic Compounds

WDR	Waste Discharge Requirements
WIFL	Willow Flycatcher
WMI	Watershed Management Initiative
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Association of Governments
WRCRWA	Western Riverside County Regional Wastewater Authority
WRCRWTP	Western Riverside County Regional Wastewater Treatment Plan
WRP	Water Reclamation Plant
WRRRA	Waste Reuse and Recycling Act
WSA	Water Supply Assessment
WWRF	Western Water Recycling Facility
YBP	Years before Present

VI. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Caltrans Scenic Highways Map – Riverside County (Caltrans, 2019); Lake Mathews – Woodcrest Area Plan Figure 9 “Scenic Highways” (Riverside County, 2020c); Aesthetics section of the Riverside County General Plan EIR (Riverside County, 2020b); Countywide Design Standards and Guidelines (Riverside County, 2014); Google Earth Pro, 2023 (Google Earth, 2023); Project Application Materials.

Findings of Fact:

- a) According to information from the California Department of Transportation (Caltrans, 2019), there are no State-designated Scenic Highways within the Project site’s vicinity. The nearest State-designated Scenic Highway to the Project site is a segment of SR-74 located at the western boundary of the San Bernardino National Forest that provides ingress/egress to the San Bernardino National Forest, located approximately 30 miles east of the Project site (Caltrans, 2019; Google Earth, 2023). Due to distance, intervening development, and topography, the Project site is not visible from this segment of SR-74, and thus would have no effect on views available from this State-designated segment of SR-74.

The eligible State Scenic Highways in the Project vicinity are Interstate 15, located approximately 5.6 miles southwest of the Project site, and State Route 74 (SR-74), located approximately 11.3 miles southeast of the Project site; however, these highways are not officially designated as State Scenic Highways (Caltrans, 2019). In addition, due to distance, intervening development, and topography between the Project site and these state-eligible highways, the Project would not be visible from these highways, as confirmed by a viewshed analysis conducted using Google Earth (Google Earth, 2023). Therefore, Project implementation would have no effect on views available from Interstate 15 or State Route 74. Accordingly, the Project would have no impact on State-designated Scenic Highways.

The LMWAP indicates that the Project site is located in the vicinity of three County “Eligible” scenic highways. The Project site is located approximately 900 feet north of El Sobrante Road, approximately 1.2-mile east of the nearest County “Eligible” segment of La Sierra Avenue, and 2.4 miles north of the nearest County “Eligible” segment Cajalco Road, all of which are designated as County “Eligible” scenic highways (Riverside County, 2020c, Figure 9). Due to the 2.4-mile distance and intervening topography, and based on a viewshed analysis conducted in Google Earth, the Project would not be prominently visible from Cajalco Road; thus, the Project would result in no impacts to views from this County- Eligible Scenic Highway (Google Earth, 2023).

Although the Project site is proximal to El Sobrante Road and La Sierra Avenue, due to the rolling terrain of the surrounding area and existing intervening development and landscaping/vegetation, the Project site is not prominently visible from either of these County Eligible Scenic Highways. Based on a viewshed analysis conducted in Google Earth, the Project site would be only intermittently visible along the segment of El Sobrante Road between McAllister Street and Vista Del Lago Drive, and would be visible at a distance from a short segment of La Sierra Avenue located south of El Sobrante Road; the Project site would not be visible along remaining segments of El Sobrante Road and La Sierra Avenue (Google Earth, 2023). The Project’s access roadway connection to El Sobrante Road represents the primary impact to views along El Sobrante Road, but this access road would not substantially affect the scenic integrity of views along El Sobrante Road as the majority of scenic views in this area are oriented towards Lake Mathews and away from the Project site. Given that the Project vicinity already is characterized by improved roadways, construction of the proposed access point along El Sobrante Road would not result in a substantial, adverse effect to these County-Eligible Scenic Highways. The existing improved roadways in the vicinity of the Project do not impact trees, rock outcroppings, or any other scenic resources. Additionally, viewshed analyses conducted in Google Earth show that the majority of views available from the above-described segments of El Sobrante Road and McCallister Street are of the eastern portions of the Project site, which are proposed for limited development with trails, recreational uses, community gardens, community orchards, grazing areas, trails, and rehabilitated vegetation, none of which would adversely affect the viewshed (Google Earth, 2023). Furthermore, it should be noted that both El Sobrante Road and McAllister Street are only “County-Eligible Scenic Highways,” and are not officially designated as County Scenic Highways by the County’s General Plan. There are no components of the proposed Project that would substantially or adversely affect views available along nearby County Eligible Scenic Highways. Accordingly, implementation of the proposed Project would result in less-than-significant impacts to County-designated scenic highways.

- b) The Multipurpose Open Space Element of the Riverside County General Plan defines scenic vistas as “...points, accessible to the general public, that provide a view of the countryside” (Riverside County, 2020a, p. OS-52). The Project site does not afford any prominent scenic vistas or views open to the public. The only visually prominent resources within the Project Site’s viewshed are distant views of surrounding hills and mountains, including the Lake Matthews Estelle Mountains Reserve approximately 5.7 miles to the south, Santa Ana Mountains approximately 11 miles to the south, and the San Gabriel Mountains

approximately 24 miles to the north that are highly common within the Project vicinity, and are not unique to the Project site. Additionally, although Lake Mathews represents a scenic resource within the Project's vicinity, direct views of Lake Mathews generally only are available south of El Sobrante Road, and development of the Project site as proposed would not obstruct any scenic views of Lake Mathews.

The Project site is currently undeveloped with remnants of a cleared citrus groves and earthen irrigation furrows in the northwestern portion of the property, a water tank storage shed on the eastern boundary of the site, and an existing water pumping station (operated by the Western Municipal Water District and Not a Part of the Project site) is located directly east of the Project site. Under existing conditions, the majority of the site has been disturbed by weed abatement activities (i.e., discing) conducted for fire abatement purposes, and unpaved and unplanned trails and roadways are located throughout the entire Project site. Several rock outcroppings occur throughout the site and are primarily located within the central portions of the Project site. These rock outcroppings do not form a prominent component of the surrounding viewshed because they are scarcely visible from off-site locations. The Project proposes to preserve several rock outcroppings in the park site and open space conservation areas on-site. Nevertheless, implementation of the proposed Projects would result in the permanent removal of rock outcroppings from the portions of the site proposed for development during grading activities. These rock outcroppings are not prominently visible from off-site locations, and the outcroppings themselves are not a prominent scenic resource within the Project's viewshed. Thus, the removal of these rock outcroppings from the Project site would not result in substantial damage to the surrounding viewshed and impacts due to their removal would be less than significant.

Development of the Project site would not substantially obstruct any prominent scenic vistas or scenic resources. Given the height of the proposed structures (i.e., maximum of 35 feet per the County Wide Standards), development on-site would not obstruct views of scenic resources in the region, particularly because the Project site only affords very distant views of major topographic elements within the surrounding viewshed and because views of Lake Mathews are generally not available north of El Sobrante Road (Google Earth, 2023).

Newly developed communities known as Citrus Heights and Tramonte border the project site to the north and are visible from the public by motorist and multipurpose trail users along Travertine Drive. Development as proposed by the Project would be required to comply with the County Wide Design Guidelines for the proposed Project, which contain standards related to architecture, landscaping, walls/fences, and other elements of the physical environment, and provide specific guidance for future implementing developments. Mandatory compliance with the Design Guidelines and development standards of the proposed zone would ensure that the Project is developed in such a fashion so as not to create an aesthetically offensive site open to public view.

Thus, because the proposed Project would not be visible from any designated scenic corridors, would not obstruct publicly-available views of major visual elements (e.g., mountains, Lake Mathews, etc.) within the viewshed, and would not result in an aesthetically offensive site open to public view, impacts to scenic vistas and resources would be less than significant.

- c) The project site is located within a non-urbanized area of the County designated with the Rural Community foundation component of the County General Plan land use designation. The area surrounding the Project site is transitioning from agricultural land uses to medium and low-density suburban developments and is characterized as a rural and suburban area. The Project site is surrounded by a mixture of rural agricultural uses, housing tracts under construction, and undeveloped or underutilized parcels of land. All development on the Project site would be required to comply with the Countywide Design Standards and Guidelines (Riverside County, 2014), which have been crafted to ensure

that future development on-site is aesthetically pleasing and not visually offensive. Compliance with the Design Standards and Guidelines would ensure that the Project is developed in such a fashion so as not to degrade the visual character or quality of the Project site or its surroundings. The Project would be developed in a manner that is consistent with the transitioning suburban character of the surrounding area, including existing residential developments to the west, residential development under construction to the north, and planned residential uses to the north and southwest of the Project site. The project is consistent with the Design Guidelines set forth within the El Sobrante Policy as defined with the LMWAP which encourages the clustering of developable lots to reduce the projects ground disturbance, consistent with the projects proposed and applicable zoning standards. In addition, the Project would be developed in a manner that is not visually offensive either on-site or within the context of surrounding uses and planned development. There are no components of the Project that would result in the substantial degradation of the visual character or quality of the Project site and surrounding areas. Accordingly, impacts due to the degradation of the existing visual character or quality of the Project site and its surroundings would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): Riverside County Ord. No. 655 (Regulating Light Pollution) (Riverside County, 2023); Riverside County General Plan EIR Figure “Mt. Palomar Night Time Lighting Policy Area” (Riverside County, 2020b); Project Application Materials

Findings of Fact:

a) According to the Riverside County General Plan EIR, the Project site is not located within the Mt. Palomar Nighttime Lighting Policy Area as defined by Ordinance No. 655 (Riverside County, 2023, Ord. No. 655). The Project site is located approximately 47 miles northwest of the Mt. Palomar Observatory and falls outside of the Policy Area’s 45-mile radius from the Observatory (45 miles represents the maximum distance in which lighting could adversely affect nighttime observations at the Mt. Palomar Observatory). Therefore, the proposed Project has no potential to create substantial lighting levels that could adversely affect the operation of this facility. Accordingly, the proposed Project has no potential to interfere with the nighttime use of the Mt. Palomar Observatory. No impact would occur as a result of implementation of the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Site reconnaissance and photography (Adkan, 2023); Riverside County Ord. No. 915 (Regulating Outdoor Lighting) (Riverside County, 2023); Project Application Materials

Findings of Fact:

- a) The Project site does not contain any artificial light sources or sources of glare under existing conditions (Adkan 2023). Implementation of the proposed Project would include exterior lighting elements. The Project is a proposed residential community, and all lighting elements that would be installed would be of low intensity and residential in character, primarily consisting of lights installed on residential lots, lights installed in on-site parks, and street lights, and would not create a new source of substantial light or glare that could adversely affect day or nighttime views in the area. Additionally, all lighting elements on-site would be required to comply with Riverside County Outdoor Lighting Standards (Ordinance No. 915). Ordinance No. 915 specifies the requirements of outdoor luminaries, including location, shielding, and direction such that outdoor lighting impacts would be less-than-significant (Riverside County, 2023, Ord. No. 915). Mandatory compliance with the County’s ordinance would ensure that the proposed Project does not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area. Additionally, there are no components of the proposed Project that would involve building materials that could create substantially amounts of glare. Therefore, impacts would be less than significant.

- b) The Project would be required to comply with Riverside County Ordinance No. 915, which generally would preclude significant lighting impacts to surrounding properties. Ordinance No. 915 specifies the requirements of outdoor luminaries, including location, shielding, and direction such that outdoor lighting impacts are less-than-significant (Riverside County, 2023 Ord. No. 915). As a proposed residential community, lighting elements that would be installed would be of low intensity and residential in character and would primarily consist of lights installed on individual residential lots, lights installed in on-site parks, and street lights. The proposed lighting elements would be similar to surrounding existing residential developments located approximately 0.5-mile west, and 0.5-mile northwest of the Project site, and proposed residential developments located immediately adjacent to the Project’s northern and southwestern boundaries. Project-related lighting would not result in the exposure of on- or off-site residential properties to unacceptable light levels. Thus, a less-than-significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project:				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): California Department of Conservation (CDC) – CA Important Farmland Series Maps (CDC, 2020); Riverside County Information Technology – Map My County (RCIT, 2023); Riverside County Williamson Act Map (CDC, 2023); Riverside County Ord. No. 625 (Right-To-Farm) (Riverside County, 2023); Project Application Materials.

Findings of Fact:

- a) According to the Farmland Mapping and Monitoring Program (FMMP), the Project contains 95.96 acres of "Farmland of Local Importance." Of the farmland types identified within the FMMP, only "Prime Farmland" and "Unique Farmland" are considered to comprise "Important Farmland." (CDC, 2020) With implementation of the Project, it can be assumed that active agricultural uses within the portion of the site designated as "Farmland of Local Importance" would be eliminated, however project impacts due to the elimination of the active agricultural uses would not impact current active agricultural uses within any areas of the FMMP identified as "Prime Farmland" and "Unique Farmland." Thus, a less-than-significant impact would occur.
- b) The Project site is currently zoned for agricultural land uses (Light Agriculture, A-1-10). The Project would result in a change to the zoning designation of the Project site from A-1-10 to One-family Dwellings (R-1) in order to accommodate the proposed land uses. Although the Project would eliminate agricultural uses, upon implementation of the Project and approval of the Project's Change of Zone, any potential inconsistency with agricultural zoning on-site would be eliminated. Therefore, impacts related to a conflict with agricultural zoning on-site would be less than significant.

Properties abutting the Project site to the east, north, west, and south of the Project site are zoned "Light Agriculture (A-1-10)" and "Light Agriculture with Poultry (A-P)," which are agricultural zoning designations. Accordingly, the Project would be subject to Riverside County Ordinance No. 625, the "Riverside County Right-to-Farm Ordinance," which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land where the landowner desires to continue agricultural operations in spite of urbanization that may occur in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surrounding areas. Mandatory compliance with Ordinance No. 625 would ensure that Project-related construction and operational activities would not result in a conflict with existing agricultural operations on lands zoned for agricultural use in the surrounding area.

According to CDC, two properties located within the Project site (45.9 acres) are identified by the CDC as “Williamson Act - Prime Agricultural Land.” The Project site is subject to two Williamson Act contracts, with one contract encumbering 28.63 acres of the Project site, and the second contract encumbering 17.27 acres of another portion of the Project site (45.9 acres of the Project site combined). The Project proposes two Notices of Nonrenewal (AGN 00175 and AGN 00176) to initiate the cancellation procedure for the site’s two contracts. Pursuant to the provisions of the Williamson Act, the contract termination process would begin on the next anniversary date following the filing of the Notice of Nonrenewal, and the contract would be phased out over a term of nine (9) years. However, the project has initiated a petition to cancel the current Williamson Act contracts prior to the phase out of the nine (9) term and will be required to provide a 12.5% penalty on the property evaluation prior to certification of this Environmental Assessment by the Riverside County Board of Supervisors. Because the proposed Project would comply with the provisions of the Williamson Act contracts and Williamson Act contract termination and/or cancellation requirements, the Project would not conflict with the terms of the Williamson Act contracts and impacts would be less than significant.

Additionally, the project site is located within an Agricultural Preserve (El Sobrante No. 1). The agricultural preserve precludes use of the Project site for any use other than agriculture uses. The Project proposes an Agricultural Preserve Diminishment to remove the Project site from the El Sobrante No. 1 Agricultural Preserve area (APD240004). Approval of APD240004 by the Riverside County Board of Supervisors would eliminate any potential inconsistency that may result from future development of the subject property with residential land uses. Accordingly, impacts due to a conflict with the site’s designation within the El Sobrante No. 1 Agricultural Preserve would be less than significant.

- c) The Project is located within 300 feet of agriculturally-zoned properties. Properties to the east, west, and south of the Project site are zoned “Light Agriculture (A-1-10)” and “Light Agriculture with Poultry (A-P).” Accordingly, the Project would be subject to Riverside County Ordinance No. 625, the “Right-to-Farm” Ordinance, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land where the landowner desires to continue agricultural operations in spite of urbanization that may occur in the surrounding areas. Mandatory compliance with Ordinance No. 625 would ensure that Project-related construction and operational activities would not indirectly cause or contribute to the conversion of off-site farmland to non-agricultural use. Furthermore, although located within 300 feet of agriculturally zoned properties, agricultural uses have not occurred within or surrounding the project site for the last approximately 15 years (Google Earth, 2023). Impacts would be less than significant.
- d) “Farmland” is defined in Section II (a) of Appendix G of the State CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As described under (a), above, the Project site contains 95.96 acres of “Farmland of Local Importance”, which would effectively be converted to permanent non-agricultural use. However, assuming mandatory compliance with County Ordinance No. 625, as discussed above, there are no changes in the existing environmental components of the Project that would result in the conversion of other off-site Farmland to non-agricultural uses. Additionally, all other properties to the east, west, and south of the Project site remain within the El

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sobrante No. 1 Agricultural Preserve and maintaining the right to operate and conduct agricultural uses through the Williamson Act land conservation contracts. Accordingly, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County Information Technology – Map My County (RCIT, 2023); Riverside County General Plan Figure OS-4a (Riverside County, 2020a); Project Application Materials.

Findings of Fact:

- a) The Project site is not zoned as forest land. There are no lands within the Project site’s vicinity that are zoned for forest land, timberland, or Timberland Production (RCIT, 2023). As such, there is no potential for the Project to conflict with or cause the rezoning of such lands. Therefore, no impacts would occur.
- b) There is no forest land on the Project site or surrounding area (Riverside County, 2020a, Figure OS-4a). There would be no potential for the proposed Project to cause the loss of forest land or the conversion of forest land to non-forest use. Therefore, no impacts would occur.
- c) Due to the absence of forest lands on the Project site and in its vicinity, there is no potential for the proposed Project to cause changes in the existing environment which, due to their location or nature, could result in the conversion of forest land to non-forest use. Therefore, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Source: SCAQMD 2022 Air Quality Management Plan (SCAQMD, 2022); California Air Resources Board Area Designation Maps (CARB, 2022); Google Earth Pro (Google Earth, 2023); Riverside County Information Technology – Map My County (RCIT, 2023); SCAQMD Rule 402 (SCAQMD, 1976); Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis (Vista Environmental, 2023); Project Application Materials.

Findings of Fact:

a) The Project site is located within the SoCAB, which is characterized by relatively poor air quality. The SCAQMD has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, state and federal air quality standards are exceeded in most parts of the SoCAB. In response, the SCAQMD has adopted a series of AQMPs to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

The 2022 AQMP continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as, explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels. Similar to the 2016 AQMP, the 2022 AQMP incorporates scientific and technological information and planning assumptions, including the 2022 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) and updated emission inventory methodologies for various source categories. The Project’s consistency with the AQMP will be determined using the 2022 AQMP as discussed below. Criteria for determining consistency with the 2022 AQMP are defined in Chapter 12, Section 12.2, and Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook (1993). These indicators are discussed below. (Vista Environmental, 2023, pp. 18-19)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AQMP Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

Based on the air quality modeling analysis, short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional thresholds of significance or local thresholds of significance. The ongoing operation of the proposed project would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance. The analysis for long-term local air quality impacts showed that local pollutant concentrations would not be projected to exceed the air quality standards. Therefore, a less than significant long-term impact would occur and no mitigation would be required. (Vista Environmental, 2023, p.55)

AQMP Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to insure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The AQMP is developed through use of the planning forecasts provided in the RTP/SCS (Connect SoCal) and FTIP (2019 FTIP). The RTP/SCS is a major planning document for the regional transportation and land use network within Southern California. The RTP/SCS is a long-range plan that is required by federal and state requirements placed on SCAG and is updated every four years. The FTIP provides long-range planning for future transportation improvement projects that are constructed with state and/or federal funds within Southern California. Local governments are required to use these plans as the basis of their plans for the purpose of consistency with applicable regional plans under CEQA. For this project, the County of Riverside’s Lake Matthews/Woodcrest Area Plan Land Use Plan defines the assumptions that are represented in AQMP.

The majority of the project site is currently designated as Rural Community – Low Density Residential and there is a small area in the eastern portion of the project site that is designated as Rural Community – Very Low Density Residential in the Area Plan. The proposed project has been designed to meet the allowed number of residential units under the existing land use designations and would not require a General Plan Amendment. As such, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion.

AQMP Consistency Conclusion

The project would not have the potential to result in or cause NAAQS or CAAQS violations. The Project’s development intensity is consistent with the development intensities allowed by the County General Plan. Thus, the Project would not conflict with the 2022 AQMP, and a less-than-significant impact would occur. (Vista Environmental, 2023, p.55)

- b) The SCAQMD has published a report on how to address cumulative impacts from air pollution: White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution (<http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper.pdf>). In this report the AQMD clearly states (Page D-3):

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“...the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or Environmental Impact Report (EIR). The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for TAC emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility- wide) is HI > 3.0. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts. Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.”

Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD’s recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. The following section calculates the potential air emissions associated with the construction and operations of the proposed project and compares the emissions to the SCAQMD standards.

Construction Emissions

The construction activities for the proposed project are anticipated to include site preparation and grading up to 85.34 acres of the 96.96-acre project site plus up to 2.8 acres of offsite area, building construction of 163 single-family homes and a Community Park, paving of the onsite roads and offsite access roads, sidewalks and hardscapes, and application of architectural coatings.

The CalEEMod model has been utilized to calculate the construction-related emissions from the proposed project. The daily construction-related criteria pollutant emissions from the proposed project by season and year of construction activities are shown below in the Table 6.1 below:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 6.1 - Construction-Related Criteria Pollutant Emissions

Season and Year of Construction	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Summer 2025 ¹	4.78	83.7	120.5	0.86	18.4	4.80
Winter 2025	4.77	43.5	41.1	0.10	11.1	4.38
Summer 2026	1.33	10.6	17.4	0.03	1.30	0.58
Winter 2026	1.32	10.7	16.1	0.03	1.30	0.58
Summer 2027	1.28	10.1	17.0	0.03	1.26	0.54
Winter 2027	1.26	10.2	16.1	0.03	1.26	0.54
Summer 2028	43.1	17.2	29.4	0.04	1.84	0.84
Winter 2028	43.1	17.2	28.1	0.04	1.84	0.84
Maximum Daily Construction Emissions	43.1	83.7	120.5	0.86	18.4	4.80
SCQAMD Regional Thresholds	75	100	550	150	150	55
SCAQMD Local Thresholds²	--	277	1,709	--	19	8
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Includes emissions from blasting. Based on 2,000 cubic yards of rock over a 10,000 square foot area.

² The nearest sensitive receptor is a ranch home located as near as 100 feet (30 meters) west of the proposed access road to El Sobrante Road. As such, the 25 meter and 50 meter thresholds were interpolated to find the 30 meter thresholds. Calculated from SCAQMD's Mass Rate Look-up Tables for five acres in Air Monitoring Area 23, Metropolitan Riverside County.

Source: CalEEMod Version 2022.1.

Table 6.1 shows that none of the analyzed criteria pollutants would exceed either the regional or local emissions thresholds during construction of the proposed project. Therefore, a less than significant regional or local air quality impact would occur from construction of the proposed project. (Vista Environmental, 2023, p.57)

Operational Emissions

The on-going operation of the proposed project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips, emissions from energy usage, onsite area source emissions created from the on-going use of the proposed project. The following section provides an analysis of potential long-term air quality impacts due to regional air quality and local air quality impacts with the on-going operations of the proposed project.

Operations-Related Regional Criteria Pollutant Analysis

The operations-related regional criteria air quality impacts created by the proposed project have been analyzed through use of the CalEEMod model. The worst-case summer or winter VOC, NOx, CO, SO₂, PM10, and PM2.5 daily emissions created from the proposed project's long-term operations have been calculated and are summarized below in Table 6.2 below:

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Table 6.2 - Operational-Regional Criteria Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Mobile Sources	5.86	6.02	54.5	0.15	13.4	3.47
Area Sources	19.9	0.09	9.26	<0.01	<0.01	<0.01
Energy Usage	0.00	0.00	0.00	0.00	0.00	0.00
Total Emissions	25.8	6.11	63.8	0.15	13.4	3.47
SCQAMD Regional Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

1 Mobile sources consist of emissions from vehicles and road dust.

2 Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

3 Energy usage consists of emissions from natural gas usage. PDF-1 requires the project to be all-electric, as such no energy usage emissions would be created from the proposed project.

Source: Calculated from CalEEMod Version 2022.1.

The data provided in Table 6.2 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project. (Vista Environmental, 2023, p.58)

In *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502 (also referred to as “Friant Ranch”), the California Supreme Court held that when an EIR concluded that when a project would have significant impacts to air quality impacts, an EIR should “make a reasonable effort to substantively connect a project’s air quality impacts to likely health consequences.” In order to determine compliance with this Case, the Court developed a multi-part test that includes the following:

- 1) The air quality discussion shall describe the specific health risks created from each criteria pollutant, including diesel particulate matter.

This Analysis details the specific health risks created from each criterion. In addition, the specific health risks created from diesel particulate matter is included as part of this analysis. As such, this analysis meets the part 1 requirements of the Friant Ranch Case.

- 2) The analysis shall identify the magnitude of the health risks created from the Project. The Ruling details how to identify the magnitude of the health risks. Specifically, on page 24 of the ruling it states “The Court of Appeal identified several ways in which the EIR could have framed the analysis so as to adequately inform the public and decision makers of possible adverse health effects. The County could have, for example, identified the Project’s impact on the days of nonattainment per year.”

The Friant Ranch Case found that an EIR's air quality analysis must meaningfully connect the identified air quality impacts to the human health consequences of those impacts, or meaningfully explain why that analysis cannot be provided. As noted in the Brief of Amicus Curiae by the SCAQMD in the Friant Ranch case (<https://www.courts.ca.gov/documents/9-s219783-ac-south-coast-air-quality-mgt-dist-041315.pdf>) (Brief), SCAQMD has among the most sophisticated air quality modeling and health impact evaluation capability of any of the air districts in the State, and thus it is uniquely situated to express an opinion on

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how lead agencies should correlate air quality impacts with specific health outcomes. The SCAQMD discusses that it may be infeasible to quantify health risks caused by projects similar to the proposed Project, due to many factors. It is necessary to have data regarding the sources and types of air toxic contaminants, location of emission points, velocity of emissions, the meteorology and topography of the area, and the location of receptors (worker and residence). The Brief states that it may not be feasible to perform a health risk assessment for airborne toxics that will be emitted by a generic industrial building that was built on "speculation" (i.e., without knowing the future tenant(s)). Even where a health risk assessment can be prepared, however, the resulting maximum health risk value is only a calculation of risk, it does not necessarily mean anyone will contract cancer as a result of the Project. The Brief also cites the author of the CARB methodology, which reported that a PM2.5 methodology is not suited for small projects and may yield unreliable results. Similarly, SCAQMD staff does not currently know of a way to accurately quantify ozone-related health impacts caused by NOx or VOC emissions from relatively small projects, due to photochemistry and regional model limitations. The Brief concludes, with respect to the Friant Ranch EIR, that although it may have been technically possible to plug the data into a methodology, the results would not have been reliable or meaningful.

On the other hand, for extremely large regional projects (unlike the proposed project), the SCAQMD states that it has been able to correlate potential health outcomes for very large emissions sources – as part of their rulemaking activity, specifically 6,620 pounds per day of NOx and 89,180 pounds per day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to ozone. As shown above in Table 6.1, project-related construction activities would generate a maximum of 43.1 pounds per day of VOC and 43.5 pounds per day of NOx and as shown above in Table 6.2, operation of the proposed project would generate 26.01 pounds per day of VOC and 10.34 pounds per day NOx. The proposed project would not generate anywhere near these levels of 6,620 pounds per day of NOx or 89,190 pounds per day of VOC emissions. Therefore, the proposed project’s emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level.

Notwithstanding, this analysis does evaluate the proposed project’s localized impact to air quality for emissions of CO, NOx, PM10, and PM2.5 by comparing the proposed project’s onsite emissions to the SCAQMD’s applicable LST thresholds. As evaluated in this analysis, the proposed project would not result in emissions that exceeded the SCAQMD’s LSTs. Therefore, the proposed project would not be expected to exceed the most stringent applicable federal or state ambient air quality standards for emissions of CO, NOx, PM10, and PM2.5. (Vista Environmental, 2023, p.59)

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The proposed project has been analyzed for the potential local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from on-site operations. The following analyzes the vehicular CO emissions and local impacts from on-site operations.

Local CO Hotspot Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality

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impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards of 20 ppm over one hour or 9 ppm over eight hours.

At the time of the 1993 Handbook, the Air Basin was designated nonattainment under the CAAQS and NAAQS for CO. With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations in the Air Basin and in the state have steadily declined. In 2007, the Air Basin was designated in attainment for CO under both the CAAQS and NAAQS. SCAQMD conducted a CO hot spot analysis for attainment at the busiest intersections in Los Angeles during the peak morning and afternoon periods and did not predict a violation of CO standards. Since the nearby intersections to the proposed project are much smaller with less traffic than what was analyzed by the SCAQMD, no local CO Hotspot are anticipated to be created from the proposed project and no CO Hotspot modeling was performed. Therefore, a less than significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project. (Vista Environmental, 2023, p.60)

Local Criteria Pollutant Impacts from Onsite Operations

Project-related air emissions from onsite sources such as architectural coatings, landscaping equipment, and onsite usage of natural gas appliances may have the potential to create emissions areas that exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

The local air quality emissions from onsite operations were analyzed using the SCAQMD’s Mass Rate LST Look-up Tables and the methodology described in LST Methodology. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. Table 6.3 shows the proposed project’s operations-related local emissions from the CalEEMod model that includes area sources, energy usage, and vehicles operating in the immediate vicinity of the project site and the calculated emissions thresholds.

Table 6.3 - Operational-Related Criteria Pollutant Emissions

Onsite Emission Source	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Mobile Sources ¹	0.75	6.81	1.68	0.43
Area Sources ²	0.09	9.26	<0.01	<0.01
Energy Usage ³	0.00	0.00	0.00	0.00
Total Emissions	0.84	16.1	1.68	0.43
SCAQMD Local Operational Thresholds⁴	277	1,709	5	2
Exceeds Threshold?	No	No	No	No

Notes:

¹ Mobile sources consist of emissions from vehicles and road dust and were calculated based on 1/8 of the mobile vehicular emissions, which is the estimated portion of vehicle emissions occurring within a quarter mile of the project site.

² Area sources consist of emissions from consumer products, architectural coatings and landscaping equipment.

³ Energy usage consist of emissions from natural gas usage.

⁴ The nearest sensitive receptor is a ranch home located as near as 100 feet (30 meters) west of the proposed access road to El Sobrante Road. As such, the 25 meter and 50 meter thresholds were interpolated to find the 30 meter thresholds. Calculated from SCAQMD’s Mass Rate Look-up Tables for five acres in Air Monitoring Area 23, Metropolitan Riverside County.

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The data provided in Table 6.3 shows that the on-going operations of the proposed project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance. Therefore, the on-going operations of the proposed project would create a less than significant operations-related impact to local air quality due to onsite emissions and no mitigation would be required. (Vista Environmental, 2023, p.61)

Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant or represent a direct impact to any sensitive receptors in the area, thus would be a less than significant impact. (Vista Environmental, 2023, p.61)

- c) The local concentrations of criteria pollutant emissions produced in the nearby vicinity of the proposed project, which may expose sensitive receptors to substantial concentrations have been calculated above in Section 6(b) for both construction and operations, which are discussed separately below. The discussion below also includes an analysis of the potential impacts from toxic air contaminant emissions. The nearest sensitive receptors to the project site are the single-family homes located as near as 140 feet east of the project site. There is also a ranch home as near as 100 feet west of the proposed access road on the south side of the project site.

Construction-Related Sensitive Receptor Impacts

The construction activities for the proposed project are anticipated to include site preparation and grading up to 85.34 acres of the 96.96-acre project site plus up to 2.8 acres of offsite area, building construction of 163 single-family homes and a Community Park, paving of the onsite roads and offsite access roads, sidewalks and hardscapes, and application of architectural coatings. Construction activities may expose sensitive receptors to substantial pollutant concentrations of localized criteria pollutant concentrations and from toxic air contaminant emissions created from onsite construction equipment, which are described below.

Local Criteria Pollutant Impacts from Construction

The local air quality impacts from construction of the proposed project have been analyzed above in Section 6(b) and found that the construction of the proposed project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance. Therefore, construction of the proposed project would create a less than significant construction-related impact to local air quality and no mitigation would be required. (Vista Environmental, 2023, p.61)

Toxic Air Contaminants Impacts from Construction

The greatest potential for toxic air contaminant emissions would be related to diesel particulate matter (DPM) emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. It should be noted that the most current cancer risk assessment methodology recommends analyzing a 30-year exposure period for the nearby sensitive receptors.

Given the relatively limited number of heavy-duty construction equipment, the varying distances that construction equipment would operate to the nearby sensitive receptors, and the short-term construction schedule, the proposed project would not result in a long-term (i.e., 30 or 70 years) substantial source of

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toxic air contaminant emissions and corresponding individual cancer risk. In addition, California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449 regulates emissions from off-road diesel equipment in California. This regulation limits idling of equipment to no more than five minutes, requires equipment operators to label each piece of equipment and provide annual reports to CARB of their fleet’s usage and emissions. This regulation also requires systematic upgrading of the emission Tier level of each fleet, and currently no commercial operator is allowed to purchase Tier 0, Tier 1 or Tier 2 equipment. In addition to the purchase restrictions, equipment operators need to meet fleet average emissions targets that become more stringent each year between years 2014 and 2023. Therefore, due to the limitations in off-road construction equipment DPM emissions from implementation of Section 2448, a less than significant short-term TAC impacts would occur during construction of the proposed project from DPM emissions.

As such, construction of the proposed project would result in a less than significant exposure of sensitive receptors to substantial pollutant concentrations. (Vista Environmental, 2023, p.62)

Operations-Related Sensitive Receptor Impacts

The on-going operations of the proposed project may expose sensitive receptors to substantial pollutant concentrations of local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from onsite operations. The following analyzes the vehicular CO emissions. Local criteria pollutant impacts from onsite operations, and toxic air contaminant impacts.

Local CO Hotspot Impacts from Project-Generated Vehicle Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential impacts to sensitive receptors. The analysis provided above in Section 6(b) shows that no local CO Hotspots are anticipated to be created at any nearby intersections from the vehicle traffic generated by the proposed project. Therefore, operation of the proposed project would result in a less than significant exposure of offsite sensitive receptors to substantial pollutant concentrations. (Vista Environmental, 2023, p.62)

Local Criteria Pollutant Impacts from Onsite Operations

The local air quality impacts from the operation of the proposed project would occur from onsite sources such as architectural coatings, landscaping equipment, and onsite usage of natural gas appliances. The analysis provided above in Section 6(b) found that the operation of the proposed project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance. Therefore, the on-going operations of the proposed project would create a less than significant operations-related impact to local air quality due to on-site emissions and no mitigation would be required. (Vista Environmental, 2023, p.62)

Operations-Related Toxic Air Contaminant Impacts

Particulate matter (PM) from diesel exhaust is the predominant TAC in most areas and according to The California Almanac of Emissions and Air Quality 2013 Edition, prepared by CARB, about 80 percent of the outdoor TAC cancer risk is from diesel exhaust. Some chemicals in diesel exhaust, such as benzene and formaldehyde have been listed as carcinogens by State Proposition 65 and the Federal Hazardous Air Pollutants program. Due to the nominal number of diesel truck trips that are anticipated to be generated by the on-going operation of the proposed single-family homes, a less than significant TAC impact would

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be created from the on-going operations of the proposed project and no mitigation would be required. (Vista Environmental, 2023, p.63)

Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations and would be a less than significant impact.

- d) Generally, the impact of an odor results from a variety of factors such as frequency, duration, offensiveness, location, and sensory perception. The frequency is a measure of how often an individual is exposed to an odor in the ambient environment. The intensity refers to an individual’s or group’s perception of the odor strength or concentration. The duration of an odor refers to the elapsed time over which an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness of an odor. The location accounts for the type of area in which a potentially affected person lives, works, or visits; the type of activity in which he or she is engaged; and the sensitivity of the impacted receptor.

Sensory perception has four major components: detectability, intensity, character, and hedonic tone. The detection (or threshold) of an odor is based on a panel of responses to the odor. There are two types of thresholds: the odor detection threshold and the recognition threshold. The detection threshold is the lowest concentration of an odor that will elicit a response in a percentage of the people that live and work in the immediate vicinity of the project site and is typically presented as the mean (or 50 percent of the population). The recognition threshold is the minimum concentration that is recognized as having a characteristic odor quality, this is typically represented by recognition by 50 percent of the population. The intensity refers to the perceived strength of the odor. The odor character is what the substance smells like. The hedonic tone is a judgment of the pleasantness or unpleasantness of the odor. The hedonic tone varies in subjective experience, frequency, odor character, odor intensity, and duration. Potential odor impacts have been analyzed separately for construction and operations below.

Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of coatings such as asphalt pavement, paints and solvents and from emissions from diesel equipment. Standard construction requirements that limit the time of day when construction may occur as well as SCAQMD Rule 1108 that limits VOC content in asphalt and Rule 1113 that limits the VOC content in paints and solvents would minimize odor impacts from construction. As such, the objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the project site’s boundaries. Through compliance with the applicable regulations that reduce odors and due to the transitory nature of construction odors, a less than significant odor impact would occur and no mitigation would be required. (Vista Environmental, 2023, p.63)

Operations-Related Odor Impacts

The proposed project would consist of the development of a single-family residential development. The proposed project would not contain any known sources of odors. Therefore, no significant impact related to odors would occur during the on-going operations of the proposed project. (Vista Environmental, 2023, p.63)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the proposed project would not result in other emissions, such as those leading to odors adversely affecting a substantial number of people and would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County Information Technology – Map My County (RCIT, 2023); Multiple Species Habitat Conservation Plan (MSHCP) Conservation Summary Report Generator (RCTLMA, 2023); Riverside County Transportation Land Management Western MSHCP (RCTLMA, 2004); Site reconnaissance and photography (Adkan, 2023); Riverside County Ordinance No. 559 (Regulating the Removal of Trees) (Riverside County, 2023); Riverside County Ordinance No. 897 (Regulating Noise) (Riverside County, 2023); Riverside County Ordinance No. 859 (Water Efficient Landscape) (Riverside County, 2023); Determination of Biologically Equivalent or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Superior preservation Report (GLA, 2024a); Biological Technical Report (GLA, 2024b); Jurisdictional Delineation (GLA, 2023c); Project Application Materials

Findings of Fact:

- a) The Project site is located within the Lake Mathews/Woodcrest Area Plan of the Western Riverside County MSHCP but is not targeted for conservation under the MSHCP. The Western Riverside County MSHCP is a comprehensive habitat conservation/planning program for Western Riverside County that is intended to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to special-status species and associated native habitats. (GLA, 2024b, p. 14). An analysis of the Project’s consistency with the MSHCP is provided below.

MSHCP Consistency Analysis

An analysis of the proposed Project with respect to compliance with biological aspects of the Western Riverside County MSHCP was conducted and evaluates the proposed Project with respect to the Project’s consistency with MSHCP Reserve assembly requirements, Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures). (GLA, 2024b, p. 69)

Project Relationship to Reserve Assembly

The proposed Project is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. The Project site is also not located within a MSHCP Criteria Area and will not be subject to Joint Project Review (JPR) by the RCA, there would be a less than significant impact. (GLA, 2024b, p. 69)

Project Compliance with MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

Volume I, Section 6.1.2 of the MSHCP establishes procedures through which the protection of Riparian/Riverine Areas and Vernal Pools would occur within the Project Area. The purpose of the procedures is to ensure that the biological functions and values of these habitat areas throughout the MSHCP Plan Area are maintained such that habitat values for species inside the MSHCP Conservation Area are maintained.

MSHCP Riparian/Riverine areas at the Project site total approximately 1.89 acres, of which 1.29 acres consist of MSHCP riparian and 0.61 acres of MSHCP riverinen. The site contains no MSHCP vernal pools.

MSHCP Riparian/Riverine at the Project site includes drainage courses and tributaries within the project site. These features convey ephemeral to relatively permanent flows with physical and biological stream flow indicators including changes in soil characteristics, break in bank slope, and incised channel banks with identifiable widths. These features support wetland/riparian habitat and/or have the potential to support aquatic resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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All riparian vegetation communities occurring within the Project site were surveyed for least Bell’s vireo, with 0.10 acre of Goodding’s willow riparian woodland confirmed occupied by the species. One single male least Bell’s vireo was detected during the focused surveys, no breeding behavior was observed.

Table 7.1 below summarizes MSHCP Riparian/Riverine areas at the Project site. (GLA, 2024b, p. 50-51)

Table 7.1 - Summary of MSHCP Riparian Riverine Area

Drainage Name	MSHCP Riverine (acres)	MSHCP Riparian (acres)	Total MSHCP Jurisdiction (acres)	Length (linear feet)
Drainage A	0.22	0.46	0.68	2,071
Tributary A-1	0.02	0.00	0.02	254
Tributary A-2	0.33	0.16	0.49	2,738
Drainage B	0.04	0.67	0.71	1,011
Total	0.61	1.29	1.89	6,073

The Project will impact Riparian/Riverine Areas subject to the policies in Volume I, Section 6.1.2 of the MSHCP that describes the process through which protection of riparian/riverine areas is implemented. The impacts to Riparian/Riverine as defined by the Riverside County MSHCP resources are coincident with impacts to the Riparian/Riverine identified to be under the jurisdiction of CDFW.

The Project will result in onsite and offsite impacts that includes both permanent and temporary impacts. Specifically, the Project will result in combined onsite and offsite permanent impacts to 0.65 acre of MSHCP riparian/riverine areas, of which 0.36 acre consists of riparian habitat. Temporary impacts including onsite and offsite and total 0.024 acre of which 0.02 acre is MSHCP riparian habitat. Impacts to MSHCP Riparian/Riverine would be considered significant and with the implementation of **Mitigation Measure BIO-1** through a combination of enhancement, rehabilitation, and establishment of riparian habitat would be reduced to less than significant. Impacts to MSHCP Riparian/Riverine areas are summarized in Table 7.2. (GLA, 2024b, p. 60-61)

Table 7.2 - Impacts to MSHCP Riparian/Riverine Areas

Drainage	Permanent Impacts		Temporary Impacts	
	Riparian	Riverine	Riparian	Riverine
Onsite A	0.03	0.001	0.001	0.00
Offsite A	0.08	0.00	0.005	0.00
Onsite B	0.10	0.00	0.003	0.00
Offsite B	0.10	0.00	0.01	0.00
Onsite A2	0.05	0.27	0.004	0.004
Total	0.36	0.27	0.02	0.004

Project Compliance with MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Volume I, Section 6.1.3 of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present.

The Project site does not occur within a NEPSSA, nor does it support any other special-status plants based on site-specific surveys, there would be a less than significant impact. (GLA, 2024b, p. 69)

Project Compliance with MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. As the MSHCP Conservation Area is assembled, development is expected to occur adjacent to the Conservation Area. Future development in proximity to the MSHCP Conservation Area may result in edge effects with the potential to adversely affect biological resources within the Conservation Area.

While the Project is not located adjacent to an MSHCP Conservation Area, the measures will serve to address the potential for indirect effects to sensitive, avoided habitats adjacent to the proposed development; such as the Goodding’s willow riparian woodland within the drainage courses. In addition to being a sensitive vegetation community (S3), 0.10 acre of Goodding’ willow riparian woodland at the Project site supports the state and federally listed as endangered least Bell’s vireo and has the potential to support other sensitive species such as the yellow warbler, pocketed free-tailed bat and western yellow bat. As a means to address the potential for indirect impacts to the sensitive vegetation community and sensitive species within avoided riparian areas, the Project will implement measures consistent with the MSHCP guidelines to address the following:

- Drainage;
- Lighting;
- Noise;
- Invasive species;
- Barriers;

Drainage

The Project incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the drainage courses is not altered in an adverse way when compared with existing conditions. In particular, measures to be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the drainage courses. Stormwater systems will be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the drainage courses. This is accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

The Project’s contractor will develop a Stormwater Pollution Prevention Plan (SWPPP) to runoff and water quality during construction. However, following the completion of activities, the Project area will not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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result in increased runoff to the drainage courses, or affect the water quality. As such, no measures would be required post-construction.

The drainages in the Project site generally enter from the south/southeast and flow in a northerly or northwesterly/westerly direction before leaving the site and flowing onto the Citrus Heights Property (to the north). Flows leaving the Project ultimately discharge into the Santa Ana River (MSHCP Conserved Area). Although the Project would impact riparian/riverine areas, the majority of the natural drainage systems would remain intact such that the volume of flows leaving the Project would be similar to existing conditions. (GLA, 2024b, p. 63)

As such, drainage from the proposed Project would comply with applicable MSHCP requirements and impacts due to a conflict with the MSHCP would be less than significant.

Lighting

Night lighting shall be directed away from the drainage courses to protect species within the avoided riparian areas from direct night lighting. If night lighting is required during construction, shielding shall be incorporated to ensure ambient lighting in the riparian areas is not increased. (GLA, 2024b, p. 64)

Riverside County Ordinance 897, Regulating Noise, (Riverside County 2023, Ord. 897) limits construction activities to occur during daytime hours so as not to require lighting during construction, therefore the projects lighting impacts to riparian areas would be less than significant.

Under long-term conditions, the proposed Project would be required to ensure that all exterior lights are shielded where feasible and focused to minimize spill light into the night sky or adjacent properties. Through compliance with the outdoor lighting requirements of Riverside County Ordinance No. 655 and the outdoor lighting design guidelines of the proposed Greentree Ranch Specific Plan, the Project’s lighting impacts to the adjacent MSHCP Conservation Area would be less than significant.

Noise

During the least Bell’s vireo breeding season (March 15 through August 31) the Project shall implement the use of a noise attenuating wall along the Project boundary for construction and permanent operational related disturbance that occurs within 100 meters of the Goodding’s willow riparian woodland in drainage courses that are occupied by least Bell’s vireo. With the implementation of **Mitigation Measure BIO-2**, indirect construction related and permanent operational noise impacts to LBV by the proposed Project would be fully mitigated and less than significant. (GLA, 2024b, p.55-56)

Under long term conditions the residential uses are roughly 1,000 feet north of the Lake Mathews reserve lands. The proposed open space areas within the eastern and southeastern portions of the Project site and the intervening land located south and southeast of the Project site boundary would act as sufficient land use buffers to attenuate residential noise levels emanating from the Project that could adversely affect the nearby MSHCP Conservation Area. Additionally, community walls and fencing are proposed along the boundaries of the residential lot nearest the MSHCP Conservation Area, which would further attenuate residential- related noise impacts on the Conservation Area to the south/southeast. Accordingly, the Project’s noise impacts to the adjacent MSHCP Conservation Area would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Invasive Species

Projects adjacent to the MSHCP Conservation Area are required to avoid the use of invasive plant species in landscaping, including invasive, non-native plant species listed in Volume I, Table 6-2 of the MSHCP. The provision of native plant species is required pursuant to the County’s Water Efficient Landscape Ordinance 859 (Riverside County, 2023, Ord. 859), which States that “Invasive species of plants shall be avoided especially near parks, buffers, greenbelts, water bodies, conservation areas/reserves and other open space areas because of their potential to cause harm to environmentally sensitive areas.” Thus, Project impacts to the MSHCP Conservation Area associated with invasive species would be less than significant. (GLA, 2024b, p. 64)

Barriers

Proposed land uses adjacent to the MSHCP Conservation Area are required to incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms. The proposed Project is not directly adjacent to an MSHCP Conservation Area and is buffered from the Conservation Area by El Sobrante Road. Nonetheless, the Project would construct community walls and fencing along the boundaries of the residential lots nearest the MSHCP Conservation Area. The proposed walls and fencing in the southern and southwestern portions of the Project site, along with the presence of El Sobrante Road, would provide sufficient barriers that would act to minimize unauthorized public access, domestic animal predation, illegal trespass, and dumping in the nearby MSHCP Conservation Area. The Project would not entail the construction of manufactured slopes that extend into the nearby MSHCP Conservation Area. Accordingly, the Project would be consistent with MSHCP Section 6.1.4 with respect to barriers, and impacts would be less than significant. (GLA, 2024b, p. 64)

Project Compliance with MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

The proposed Project site occurs within the burrowing owl survey area but does not occur within the amphibian or mammal survey areas, or within the NEPSSA or CAPSSA. Focused burrowing owl surveys were conducted for the proposed Project site, and no burrowing owls were detected. (GLA, 2024b, p. 70)

However, the Study Area is known to contain suitable habitat for the burrowing owl. Using guidance provided by MSHCP Section 6.3.2, conservation of the Project site or a portion thereof is not required based on the results of the burrowing owl survey. Due to the fact that the Project site contains suitable habitat for burrowing owls, the Project would result in a potentially-significant impact to the burrowing owl and suitable habitat for the species.

Therefore, with the implementation of **Mitigation Measure BIO-3** incorporating a pre-construction burrowing owl survey, the impacts would be less than significant. (GLA, 2024b, p. 66)

As outlined above, the proposed Project will be consistent with the biological requirements of the MSHCP; specifically pertaining to the Project’s relationship to reserve assembly, Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures). (GLA, 2024b, p. 70)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The least Bell’s vireo is state and federally listed as endangered, and is covered under the MSHCP. The least Bell’s vireo is typically associated with dense riparian habitats with a stratified canopy, including southern willow scrub, mule fat scrub, and riparian forest.

A single male least Bell’s vireo was observed utilizing approximately 0.10 acre of Goodding’s willow riparian woodland that occurs within the onsite drainage course, as well as offsite areas of suitable habitat within proximity to the projects west of the drainage course. The proposed Project will avoid all areas of occupied habitat. Proposed impacts to unoccupied portions of the drainage course occur approximately 700 feet (~210 meters) west of the single male LBV, and consist of mulefat thickets that exhibit a relatively high level of disturbance and high percent composition of non-native vegetation. Likewise, proposed impacts to unoccupied riparian habitat associated with the drainage course consist of disturbed Goodding’s willow riparian woodland that also exhibits a high level of disturbance and high percent composition of non-native vegetation.

Per Section 6.1.2 of the MSHCP and the species-specific objectives for the LBV (MSHCP Volume II.B.) at least 90 percent of habitat with long-term conservation value must be avoided (includes protection mechanism such as a deed restriction, conservation easement, etc.) for the LBV and that projects implement 100meters of undeveloped landscape adjacent to the habitat conserved.

The Project will avoid all areas of habitat with long-term conservation value for LBV (0.10 acre of occupied Goodding’s willow riparian woodland). The Project currently implements a setback of approximately 40 meters from areas of occupied habitat within the drainage course, however, that portion of the drainage is deeply incised and while it is expected to provide a topographical buffer to any potential visual and/or noise-related disturbance associated with the proposed Project, the potential for indirect impacts to LBV cannot be ruled out, specifically noise. With MSHCP compliance, and proposed **Mitigation Measure BIO-2**, indirect construction and permanent operational related noise impacts to LBV by the proposed Project would be fully mitigated and less than significant. (GLA, 2024b, p.55-56)

- c) Provided below is a discussion of the Project’s potential impacts to species identified as a candidate, sensitive, or special species either directly or through habitat modifications:

Special-Status Plants

The Project site does not support any special-status plants. Therefore, there would be no impact on special-status plants associated with the Project. (GLA, 2024b, p. 55)

Special-Status Animals

The Project site supports special-status animal species, including the state and federally listed endangered least Bell’s vireo, and state designated species of special concern; pocketed free- tailed bat and western yellow bat. Species of special concern with potential to occur onsite include coastal whiptail, red-diamond rattlesnake, loggerhead shrike and yellow warbler. (GLA, 2024b, p.55)

Impacts to Listed Species

Least Bell’s Vireo – As discussed in Section 7(b) a single male least Bell’s vireo was observed utilizing approximately 0.10 acre of Goodding’s willow riparian woodland that occurs within the onsite drainage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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course, as well as offsite areas of suitable habitat within proximity to the projects west of the drainage course.

Per Section 6.1.2 of the MSHCP and the species-specific objectives for the LBV (MSHCP Volume II.B.) at least 90 percent of habitat with long-term conservation value must be avoided (includes protection mechanism such as a deed restriction, conservation easement, etc.) for the LBV and that projects implement 100meters of undeveloped landscape adjacent to the habitat conserved.

The Project will avoid all areas of habitat with long-term conservation value for LBV (0.10 acre of occupied Goodding’s willow riparian woodland). The Project currently implements a setback from the drainage course, however, the potential for indirect impacts LBV specific to noise cannot be ruled out. With MSHCP compliance, and proposed **Mitigation Measure BIO-2**, indirect noise impacts to LBV by the proposed Project would be fully mitigated and impacts would be less than significant. (GLA, 2024b, p.55-56)

Impacts to Non-Listed Species

In addition to the listed species discussed above, the proposed Project would impact habitat for other non-listed, special-status species that have either been observed on the Project footprint, or that have the potential to occur. The analysis presented in this section is split into those listed species covered by the MSHCP and those that are not covered by the MSHCP. (GLA, 2024b, p.56)

MSHCP Covered Non-Listed Species

Burrowing Owl - As burrowing owls were not observed within the Project site during focused surveys, proposed impacts to this species from development of the Project would not result in impacts to burrowing owl. However, due to the mercurial nature of the species, a pre- construction burrowing owl survey is required by Section 6.3.2 of the MSHCP. Therefore, with the implementation of **Mitigation Measure BIO-3** incorporating a pre-construction burrowing owl survey, the impacts would be less than significant.

Loggerhead shrike - Proposed impacts caused by the Project to loggerhead shrike would be potentially significant under CEQA, as a result of the loss of nesting and foraging habitat (red brome grassland, brittlebush scrub and four-wing saltbush scrub) that occurs throughout the majority of the 85.96 acre impact footprint. Loggerhead shrike has declined appreciably in western Riverside County and the loss of potential for this species by development of the Project would be potentially significant under CEQA.

Loggerhead shrike is designated as a “Fully Covered Species” under the MSHCP. Focused surveys are not required. With compliance with the MSHCP, including MSHCP fee payment, impacts to loggerhead shrike would be reduced to a level of less than significant under CEQA. (GLA, 2024b, p.56)

Yellow warbler - The Project would impact approximately 0.37 acre of potential nesting and foraging habitat (Goodding’s willow riparian woodland and mulefat thickets) for yellow warbler. This species inhabits riparian ecosystems and woodland habitats which have declined greatly over past decades. The removal of nesting habitat and foraging habitat for the species would be potentially significant under CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Yellow warbler is designated as “Fully Covered Species” under the MSHCP. Focused surveys are not required. With compliance with the MSHCP, including MSHCP fee payment, impacts to yellow warbler would be reduced to a level of less than significant under CEQA. (GLA, 2024b, p.56)

Coastal whiptail – The Project would impact approximately 10 acres of suitable habitat (four-wing saltbush scrub and brittle bush scrub) for coastal whiptail. Proposed impacts to coastal whiptail would be less than significant under CEQA. This is based on the number of individuals potentially affected, the species role within suitable habitat occurring at the Project site, and/or whether the species remains “common” to the region.

Regardless, these species are designated as “Covered Species” under the MSHCP, with any potential impacts mitigated by the Plan. (GLA, 2024b, p.56)

Red-diamond rattlesnake - The Project would impact approximately 10 acres of suitable habitat (four-wing saltbush scrub and brittle bush scrub) for red-diamond rattlesnake. Proposed impacts to red-diamond rattlesnake would be less than significant under CEQA. This is based on the number of individuals potentially affected, the species role within suitable habitat occurring at the Project site, and/or whether the species remains “common” to the region.

Regardless, these species are designated as “Covered Species” under the MSHCP, with any potential impacts mitigated by the Plan. (GLA, 2024b, p.56)

MSHCP Non-Covered Non-Listed Species

Pocketed free-tailed bat - The Project would result in impacts to approximately 0.37 acre of potential foraging habitat (Goodding’s willow riparian woodland and mulefat thickets) for pocketed free-tailed bat. The Project will not result in impacts to roosting habitat for pocketed free-tailed bat. Proposed impacts to pocketed free-tailed bat foraging habitat would not be CEQA significant because of the large amount of potential foraging habitat that would remain in close vicinity (e.g. Lake Mathews Reserve) south of El Sobrante Road and the amount of drainage courses that would be avoided and/or proposed for onsite mitigation for impacts to riparian/riverine areas.

Therefore, with the implementation of **Mitigation Measure BIO-4** incorporating a pre-construction bat roost survey, the impacts would be less than significant. (GLA, 2024b, p.57)

Western yellow bat - The Project would result in impacts to approximately 0.37 acre of potential foraging habitat (Goodding’s willow riparian woodland and mulefat thickets) for western yellow bat. The Project will not result in impacts to roosting habitat for western yellow bat (potential roosting habitat is located offsite). Proposed impacts to western yellow bat foraging habitat would not be CEQA significant because of the large amount of potential foraging habitat that would remain in close vicinity (e.g. Lake Mathews Reserve) south of El Sobrante Road and the amount of drainage courses that would be avoided and/or proposed for onsite mitigation for impacts to riparian/riverine areas.

Therefore, with the implementation of **Mitigation Measure BIO-4** incorporating a pre-construction bat roost survey, the impacts would be less than significant. (GLA, 2024b, p.57)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The proposed Project would remove live-in habitat for wildlife and would restrict the local movement of wildlife within and through the Project site. It is not expected that this impact would be a potentially significant impact to wildlife movement. Additionally, the Project site does not occur within a designated MSHCP Linkage or Constrained Linkage, and the Project site is not critical for regional wildlife movement as recognized by the MSHCP, and as such, impacts to wildlife movement would be mitigated to a level of less than significant through compliance with the MSHCP. (GLA, 2024b, p. 59)

The Project has the potential to result in indirect impacts to a canyon bat maternity roost located in the eucalyptus groves associated with the drainage courses. Potential impacts to a canyon bat maternity roost would be considered significant, however, with the implementation of **Mitigation Measure BIO-4** incorporating a pre-construction bat roost survey, the impacts would be less than significant. (GLA, 2024b, p. 59)

The Project has the potential to impact active bird nests if vegetation is removed during the nesting season (February 1 to September 15). Impacts to nesting birds are prohibited by the MBTA and California Fish and Game Code. Although impacts to native birds are prohibited by MBTA and similar provisions of California Fish and Game Code, impacts to native birds by the proposed Project would not be a significant impact under CEQA. The native birds with potential to nest on the Project site would be those that are extremely common to the region and highly adapted to human landscapes (e.g., house finch, killdeer). The number of individuals potentially affected by the Project would not significantly affect regional, let alone local populations of such species, however any protentional impacts with nesting birds would addressed with the implementation of **Mitigation Measure BIO-5** incorporating a nesting bird survey prior to ground disturbance and the impacts would be less than significant. (GLA, 2024b, p. 59)

- e) The Project site consists of 0.16 acre of wetlands subject to Corps and Regional Board jurisdiction, of which 0.16 acres is located within the Project identified drainage courses. The Project will impact approximately 0.07 acres of wetlands with the drainage courses, all impacts being for roadway improvements. Impacts to 0.07 acre of wetland would be considered significant, but with mitigation the impacts would be reduced to less-than-significant. (GLA, 2024b, p.57)

Because impacts to Corps jurisdiction, which total 0.10 acre of waters of the U.S. of which 0.07 consists of jurisdictional wetlands, and 0.28 acre of Regional Board jurisdiction, of which 0.07 consists of wetlands, are substantially less than impacts to CDFW and MSHCP Riparian River areas as 0.65 acres of which 0.38 acres is riparian habitat, mitigation proposed for CDFW and MSHCP Riparian/Riverine areas will provide full compensation for impacts to Corps and Regional Board jurisdiction including to state and federal wetland totaling 0.07 acre. (GLA, 2024b, p.68)

Therefore, with the implementation of **Mitigation Measure BIO-1** incorporating the re-establishment of on-site jurisdictional wetlands, the impacts would be less than significant.

- f) The project will not conflict with any local policies or ordinances protecting biological resources. (GLA, 2024b, p.59)

Mitigation: The following **BIO Mitigation Measures** are required:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BIO-1

Permanent impacts to 0.63 acre of MSHCP Riparian/Riverine areas and temporary impacts to 0.024 acre (totaling 0.65 acre of impacts) would be mitigated onsite at a ratio of 3:1 (1.95 acres) through a combination of enhancement, rehabilitation, and establishment of riparian habitat including Goodding’s willow riparian woodland and mulefat scrub. This would include mitigation for wetland impacts totaling 0.07 acre, which at 3:1 would comprise a total of 0.21 acre of jurisdictional wetlands within the overall 1.95-acre mitigation area in accordance with a DBESP analysis submitted to the wildlife agencies (USFWS, CDFW) having approved impacts to MSHCP riparian/riverine areas.

The developer will have prepared a Habitat Mitigation and Monitoring Plan (HMMP) by a qualified biologist that will contain the following components to ensure that the proposed mitigation fully compensates for the proposed impacts:

- Maps showing the areas to be restored that would include areas for enhancement, rehabilitation and reestablishment of wetland and riparian habitat, by alliance or habitat type (including wetlands) to ensure that there is no-net-loss of wetlands associated with the project
- Site Preparation Requirements
- Methods for enhancement and rehabilitation
- Cost table for implementation of the proposed enhancement, rehabilitation and reestablishment
- Inventory of non-native species to be removed including total removal acreage for each non-native species
- The HMMP will be prepared in accordance with the DBESP analysis submitted to the wildlife agencies (USFWS, CDFW) having approved impacts to MSHCP riparian/riverine areas.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BIO-2

Prior to conducting any grading or noise-generating Project-related disturbance that may exceed 60 dBA, a temporary noise-attenuating wall will be erected along portions of the Project boundary that occur within 100 meters of the occupied portion of drainage courses of occupied habitat for Least Bell's Vireo.

Prior to the release of occupancy for any residences within 70 meters of the occupied LBV habitat within Drainage B, the Project will include a permanent noise attenuating solid block wall, at least six feet in height, along the perimeter of the permanent impact boundary of the occupied LBV habitat within Drainage B (depicted on Figure 7.1, below).

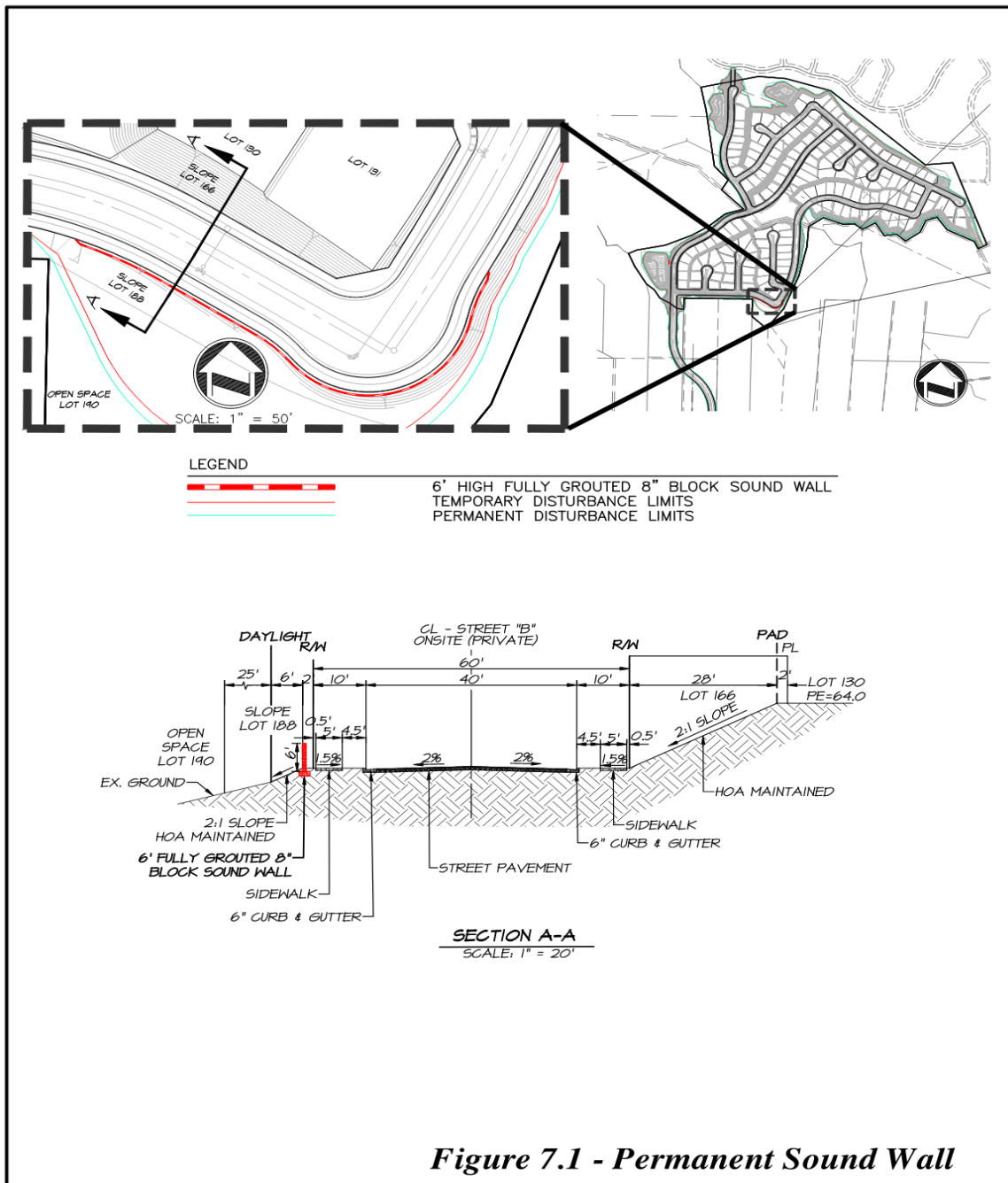


Figure 7.1 - Permanent Sound Wall

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BIO-3

A 30-day pre-construction survey for burrowing owls is required prior to future ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies and will need to coordinate in the future with the RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above will be necessary.

BIO-4

A qualified biologist will conduct a pre-construction bat roost survey for roosting bats no more than 14 days prior to site disturbance. The pre-construction bat roost survey will consist of a minimum of three bat surveys (conducted consecutively or as determined by the biologist). If roosting bats are detected within the Project footprint, outside of the bat maternity season, the roost tree will be removed in a manner to avoid and/or minimize injury to roosting bats. This may include using mechanical equipment to gently nudge the tree trunk multiple times prior to removal or for palm trees and other species, to defrond or de-branch the tree using a mechanical lift and gently lower the cut branches to the ground. Regardless of the method, the fallen tree and/or material will be left undisturbed overnight until at least the next morning to give roosting bats time to exit before site disturbance.

If roosting bats are detected onsite during the maternity season (April 15 through August 14), the Project will avoid the subject roost(s) and incorporate an avoidance buffer (as determined by a qualified biologist) until after the maternity season or until a qualified biologist determines no maternity roosting is occurring. Once the qualified biologist approves removal of the subject roost tree(s), the same tree removal procedures as outlined above will be implemented prior to tree removal.

BIO-5

As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 15. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including diskings, demolition activities, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Typical buffers for songbirds and raptors are 300 feet and 500 feet respectively, and should be confirmed by a qualified biologist during construction operations.

Monitoring:

A qualified biologist will be retained under contract and will conduct the pre-construction surveys and any ongoing monitoring and reporting during construction as identified within the mitigation measures and/or Habitat Mitigation Monitoring Plan (HMMP).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project:				
8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County Information Technology – Map My County (RCIT, 2023); Riverside County General Plan EIR No. 441, Figure 4.7.2 (Riverside County 2020b); Phase I/II Environmental Site Assessment Update Report (GeoScience, 2023); Phase I/II Cultural Resources Assessment Update for the TR38605 Project (BFSA, 2023a)

Findings of Fact:

- a) Under existing conditions, the Project site contains one demolished residential structure (remnants of the existing foundation remain), and some remnant components of the previous agricultural (orchard) use of the Project site, including a water holding pond, water extraction wells and storage tanks. Based on a review of historical aerial photographs provided in the Phase I/II Environmental Site Assessment prepared by McAlister GeoScience the Project site was formerly developed as an orchard from the late-1960s through the mid-1990s. (GeoScience, 2023, p. i) The residential structure appears to have been constructed concurrent with the development of the orchard use within the Project site. The 1948 aerial photographs indicated that a large amount of grading has occurred in the northwest corner of the property. By 2009, the property was largely cleared of the orchards and has remained fallow. As of 2016 the existing structure no longer exists. (BFSA, 2023a, p. 4.0-10)

The demolished residential structure is located in the eastern portion of the Project site and consists of a single-story residential structure with one smaller out building. (GeoScience, 2023, p. 7) Photographs of the residential structure that were included in the Phase I/II Environmental Site Assessment demonstrate that the residence represented a non-descript architectural style typical of thousands of similar homes constructed in the 1960s throughout Southern California and did not display any unique architectural elements. Additionally, the remnant components of the previous orchard use represent utilitarian facilities that are common among other similar citrus orchard uses within Riverside County and the greater Southern California area. Based on the foregoing, the demolished residence and remnant orchard components are not particularly unique or representative of the time period in which they were constructed or utilized and have a less than significant impact.

- b) No historical sites were identified during field surveys conducted by BFSA. Due to a lack of unique historical sites identified within the Project based on the criteria listed in CEQA Guidelines § 15064.5, there is no impact on the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County Information Technology – Map My County (RCIT, 2023); Riverside County General Plan EIR No. 441, Figure 4.7.1 (Riverside County 2020b); CA Senate Bill 18 (SB 18, 2004); CA Assembly Bill 52 (AB 52, 2014); Phase I/II Environmental Site Assessment Update Report (GeoScience, 2023); Phase I/II Cultural Resources Assessment Update for the TR38605 Project (BFSA, 2023a)

Findings of Fact:

- a) The Phase I and II Cultural Resources Survey conducted by BFSA identified two prehistoric archaeological sites at the Project site, which include one prehistoric quartz lithic artifact scatters (P-33-26654/RIV-12553) and one (1) bedrock milling feature site (P-33-26658/RIV-12,557). Due to a lack of unique elements, minimal research potential, and based on the criteria listed in CEQA Guidelines § 15064.5, BFSA concluded that it is likely the two (2) sites do not comprise significant pre-historic archeological resources. However, with the sites being documented cultural resources all attempts to avoid and protect should be implemented, therefore with the implementation of **Mitigation Measure CUL-1** for the avoidance and relocation of these identified resources the impacts would be less than significant. (BFSA, 2023a, p. 5.0-1)
- b) Although no known significant archaeological resource sites would be impacted by the Project, there is a possibility that archaeological resources may be present beneath the site’s subsurface, and may be impacted by future ground-disturbing construction activities associated with the Project. Due to the potential to discover significant archaeological resources within the Project boundaries, which could be significantly impacted if not properly identified and treated, a potentially significant impact to subsurface prehistoric resources would occur, however with the implementation of **Mitigation Measure CUL-2** the impacts would be less than significant. (BFSA, 2023a, p. 5.0-1)
- c) The Project site does not contain a cemetery and no known cemeteries are located within the immediate site vicinity. Field surveys conducted on the Project site by BFSA did not identify the presence of any human remains and no human remains are known to exist beneath the surface of the site. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction.

If human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code, § 7050.5, “Disturbance of Human Remains.” According to § 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Resources Code § 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

According to Public Resources Code § 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials. With mandatory compliance to California Health and Safety Code § 7050.5 and Public Resources Code § 5097.98, any potential impacts to human remains, including human remains of Native American descent, would be less than significant and mitigation is not required.

Mitigation: The following **CUL Mitigation Measures** are required:

CUL-1

The developer will avoid and protect in place during construction the bedrock milling feature (P-33-26658/RIV-12,557) located on the Project Site. Prior to disturbance of the prehistoric quartz lithic artifact scatters (P-33-26654/RIV-12553) located on the Project Site during grading, a qualified archaeologist and/or consulting tribe shall examine the area for any remnants of significance and relocate those items directly adjacent to the bedrock milling feature (P-33-26658/RIV-12,557) for permanent avoidance and protection in place during construction.

CUL-2

The developer will have prepared a Mitigation Monitoring and Reporting Program (MMRP) to mitigate potential impacts to undiscovered buried cultural resources within the Project area be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

- Prior to issuance of a grading permit, the applicant shall provide written verification in the form of a letter from the project archaeologist to the lead agency stating that a certified archaeologist has been retained to implement the monitoring program.
- The project applicant shall provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances, protect known cultural resources, and search for cultural materials. Specifically, a representative from Pechanga Band of Indians and the Soboba Band of Luiseno Indians will be retained under contract and will provide for any monitoring during construction deemed necessary as identified during the AB523 Tribal Consultation, any unanticipated finds will be handled in a timely and culturally appropriate manner.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
- During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.
- Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
- In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.
- Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The project archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

Monitoring:

A qualified archaeologist will be retained under contract and will conduct any ongoing monitoring during construction as identified within the mitigation measures and/or Mitigation Monitoring and Reporting Plan (MMRP).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY Would the project:				
10. Energy Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”) (Riverside County, 2019), Project Application Materials; Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis (Vista Environmental, 2023)

Findings of Fact:

- a) The proposed project would impact energy resources during construction and operation. Energy resources that would be potentially impacted include electricity, natural gas, and petroleum-based fuel supplies and distribution systems. This Project analysis includes a discussion of the potential energy impacts of the proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy for both construction energy and operational energy. (Vista Environmental, 2023, p. 64)

Construction Energy

The construction activities for the proposed project are anticipated to include site preparation and grading up to 85.34 acres of the 96.96-acre project site plus up to 2.8 acres of offsite area, building construction of 163 single-family homes and a City Park, paving of the onsite roads and offsite access roads, sidewalks and hardscapes, and application of architectural coatings. The proposed project would consume energy resources during construction in three (3) general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, as well as delivery and haul truck trips (e.g. hauling of dirt and gravel to and from the project site);
 2. Electricity associated with the conveyance of water that would be used during project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power; and,
 3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.
- (Vista Environmental, 2023, p. 65)

Construction-Related Electricity

During construction the proposed project would consume electricity to construct the proposed residential development. Electricity would be supplied to the project site by Southern California Edison and would be obtained from the existing electrical lines in the vicinity of the project site. The use of electricity from existing power lines rather than temporary diesel or gasoline powered generators would minimize impacts on fuel consumption. Electricity consumed during project construction would vary throughout the construction period based on the construction activities being performed. Various construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities include electricity associated with the conveyance of water that would be used during project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power. Such electricity demand would be temporary, nominal, and would cease upon the completion of construction. Overall, construction activities associated with the proposed project would require limited electricity consumption that would not be expected to have an adverse impact on available electricity supplies and infrastructure. Therefore, the use of electricity during project construction would not be wasteful, inefficient, or unnecessary. (Vista Environmental, 2023, p. 65)

Since there are currently power lines in the vicinity of the project site, it is anticipated that only nominal improvements would be required to Southern California Edison Utility distribution lines and equipment with development of the proposed project. Compliance with County’s guidelines and requirements would ensure that the proposed project fulfills its responsibilities relative to infrastructure installation, coordinates any electrical infrastructure removals or relocations, and limits any impacts associated with construction of the project. Construction of the project’s electrical infrastructure is not anticipated to adversely affect the electrical infrastructure serving the surrounding uses or utility system capacity. (Vista Environmental, 2023, p. 65)

Construction-Related Natural Gas

Construction of the proposed project typically would not involve the consumption of natural gas. Natural gas would not be supplied to support construction activities, thus there would be no demand generated by construction. Since the project site is adjacent to roads that currently have natural gas lines, construction of the proposed project would be limited to installation of new natural gas connections within the project site. Development of the proposed project would likely not require extensive infrastructure improvements to serve the project site. Construction-related energy usage impacts associated with the installation of natural gas connections are expected to be confined to trenching in order to place the lines below surface. In addition, prior to ground disturbance, the proposed project would notify and coordinate with SoCalGas to identify the locations and depth of all existing gas lines and avoid disruption of gas service. Therefore, construction-related impacts to natural gas supply and infrastructure would be less than significant. (Vista Environmental, 2023, p. 65)

Construction-Related Petroleum Fuel Use

Petroleum-based fuel usage represents the highest amount of transportation energy potentially consumed during construction, which would be utilized by both off-road equipment operating on the project site and on-road automobiles transporting workers to and from the project site and on-road trucks transporting equipment and supplies to the project site. (Vista Environmental, 2023, p. 66)

The off-road construction equipment fuel usage was calculated through use of the off-road equipment assumptions and fuel use assumptions, which found that construction of the proposed project would consume 33,295 gallons of gasoline and 192,524 gallons of diesel fuel. This equates to 0.003 percent of the gasoline and 0.13 percent of the diesel consumed annually in Riverside County. As such, the construction-related petroleum use would be nominal, when compared to current county-wide petroleum usage rates. (Vista Environmental, 2023, p. 66)

Construction activities associated with the proposed project would be required to adhere to all State and SCAQMD regulations for off-road equipment and on-road trucks, which provide minimum fuel efficiency

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards. As such, construction activities for the proposed project would not result in the wasteful, inefficient, and unnecessary consumption of energy resources. Impacts regarding transportation energy would be less than significant. Development of the project would not result in the need to manufacture construction materials or create new building material facilities specifically to supply the proposed project. It is difficult to measure the energy used in the production of construction materials such as asphalt, steel, and concrete, it is reasonable to assume that the production of building materials such as concrete, steel, etc., would employ all reasonable energy conservation practices in the interest of minimizing the cost of doing business. (Vista Environmental, 2023, p. 66)

Operational Energy

The on-going operation of the proposed project would require the use of energy resources for multiple purposes including, but not limited to, heating/ventilating/air conditioning (HVAC), refrigeration, lighting, appliances, and electronics. Energy would also be consumed during operations related to water usage, solid waste disposal, landscape equipment and vehicle trips. (Vista Environmental, 2023, p. 66)

Operations-Related Electricity

Operation of the proposed project would result in net zero electricity usage with implementation of Title 24 Part 6 requirements that require the implementation of building energy efficiency standards that include a variety of measures to make new homes more energy efficient and also requires the installation of photovoltaic systems of adequate size to generate enough electricity to meet the zero-net energy use standard. The size of the PV system required for the project pursuant to the 2019 Title 24 standards was calculated, which found that the proposed project would need to install at least 733.5 Kilowatts of photovoltaic panels within the proposed project. (Vista Environmental, 2023, p. 66)

Therefore, it is anticipated the proposed project will be designed and built to minimize electricity use and that existing and planned electricity capacity and electricity supplies would be sufficient to support the proposed project’s electricity demand. Thus, impacts with regard to electrical supply and infrastructure capacity would be less than significant and no mitigation measures would be required. (Vista Environmental, 2023, p. 67)

Operations-Related Natural Gas

Operation of the proposed project would result in increased consumption of natural gas at the project site. The proposed project would consume 5,797 MBTU per year of natural gas. This equates to 0.013 percent of the natural gas consumed annually in Riverside County. As such, the operations-related natural gas use would be nominal, when compared to current natural gas usage rates in the County. (Vista Environmental, 2023, p. 67)

It should be noted that, the proposed project would comply with all Federal, State, and County requirements related to the consumption of natural gas, that includes CCR Title 24, Part 6 Building Energy Efficiency Standards and CCR Title 24, Part 11: California Green Building Standards. The CCR Title 24, Part 6 and Part 11 standards require numerous energy efficiency measures to be incorporated into the proposed structures, including enhanced insulation as well as use of efficient natural gas appliances and HVAC units. Therefore, it is anticipated the proposed project will be designed and built to minimize natural gas use and that existing and planned natural gas capacity and natural gas supplies would be sufficient to support the proposed project’s natural gas demand. Thus, impacts with regard to natural gas supply and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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infrastructure capacity would be less than significant and no mitigation measures would be required. (Vista Environmental, 2023, p. 67)

Operations-Related Vehicular Petroleum Fuel Usage

Operation of the proposed project would result in increased consumption of petroleum-based fuels related to vehicular travel to and from the project site. The proposed project would consume 221,023 gallons of gasoline fuel per year from vehicle travel. This equates to 0.021 percent of the gasoline consumed in Riverside County annually. As such, the operations-related petroleum use would be nominal, when compared to current petroleum usage rates. (Vista Environmental, 2023, p. 67)

It should be noted that, the proposed project would comply with all Federal, State, and City requirements related to the consumption of transportation energy that includes California Code of Regulations Title 24, Part 10 California Green Building Standards that require all new garages for the proposed homes to install electrical panels of adequate size to support the installation of electric vehicle charging systems. Therefore, it is anticipated the proposed project will be designed and built to minimize transportation energy through the promotion of the use of electric-powered vehicles and it is anticipated that existing and planned capacity and supplies of transportation fuels would be sufficient to support the proposed project’s demand. Thus, impacts with regard transportation energy supply and infrastructure capacity would be less than significant and no mitigation measures would be required. (Vista Environmental, 2023, p. 67)

In conclusion, the proposed project would comply with regulatory compliance measures outlined by the State and County related to Air Quality, GHG, Transportation/Circulation, and Water Supply. Additionally, the proposed project would be constructed in accordance with all applicable County Building and Fire Codes. Therefore, the proposed project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operations. Impacts would be less than significant. (Vista Environmental, 2023, p. 67)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The applicable energy plan for the proposed project is the County of Riverside General Plan 2035, December 8, 2015. The proposed project’s consistency with the applicable energy-related policies in the General Plan are shown in Table 10.1 below:

Table 10.1 - Proposed Project Compliance with Applicable General Plan Energy Policies

Policy No.	General Plan Policy	Proposed Project Implementation Actions
AQ 4.1	Require the use of all feasible building materials/ methods which reduce emissions.	Consistent. The proposed homes will be designed to meet the most current Title 24 Part 6 building standards that require enhanced insulation in order to reduce energy usage and associated emissions.
AQ 4.2	Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.	Consistent. The proposed homes will be designed to meet the most current Title 24 Part 11 building standards that require all installed appliances to be energy efficient.
AQ 4.3	Require centrally heated facilities to utilize automated time clocks or occupant sensors to control heating where feasible.	Consistent. The proposed homes will be designed to meet the most current Title 24 Part 11 building standards that require the use of occupant sensors.
AQ 4.4	Require residential building construction to comply with energy use guidelines detailed in Part 6 (California Energy Code) and/or Part 11 (California Green Building Standards Code) of Title 24 of the California Code of Regulations.	Consistent. The proposed homes will be designed to meet the most current Title 24 Part 6 and Title 24 Part 11 building standards.
AQ 5.4	Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.	Consistent. The proposed project has been designed to incorporate energy-efficient design elements that include site orientation and the use of shade trees to reduce fuel consumption.
AQ 20.7	Reduce VMT through increased densities in urban centers and encouraging emphasis on mixed use to provide residential, commercial and employment opportunities in closer proximity to each other. Such measures will also support achieving the appropriate jobs-housing balance within the communities. (AI 47, 53, 117, 146)	Consistent. The proposed project consists of development of single-family homes in an area in close proximity to existing commercial and employment areas. As such, the project will support achieving appropriate jobs-housing balance within the community.
AQ 20.8	Reduce VMT by increasing options for non-vehicular access through urban design principles that promote higher residential densities with easily accessible parks and recreation opportunities nearby. (AI 115, 117, 146)	Consistent. The proposed project will include a City Park that will be within walking distance of the proposed homes as well as installation of sidewalks on onsite roads as well as onto the proposed offsite access roads that will reduce VMT by providing park uses in close proximity to the proposed homes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 10.1 - Proposed Project Compliance with Applicable General Plan Energy Policies (Continued)

Policy No.	General Plan Policy	Proposed Project Implementation Actions
AQ 20.9	Reduce urban sprawl in order to minimize energy costs associated with infrastructure construction and transmission to distant locations, and to maximize protection of open space. (AI 26)	Consistent. The proposed project is an infill development that is bordered by residential uses on two sides. As such the infrastructure in the vicinity of the project site was designed of adequate size to support the proposed project and only minimal offsite improvements to infrastructure will be required as a result of development of the proposed project.
AQ 20.10	Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design. (AI 147)	Consistent. The proposed project has been designed to incorporate energy-efficient design elements that include solar orientation and shading.
AQ 20.11	Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment. (AI 147)	Consistent. The proposed homes will be designed to meet the most current Title 24 Part 6 and Title 24 Part 11 building standards that require the installation of energy efficient lights, appliances and ventilation systems as well as the installation of low-flow fixtures and use of water efficient irrigation systems.
AQ 20.18	Encourage the installation of solar panels and other energy-efficient improvements and facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.). (AI 147)	Consistent. The proposed homes will be designed to meet the most current Title 24 Part 6 building standards that require each home to install a solar PV system of adequate size to meet the net zero electricity usage requirements.

Source: County of Riverside, 2015.

As shown in Table 10.1, the proposed project would be consistent with all applicable energy-related policies from the General Plan. Therefore, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant. (Vista Environmental, 2023, p. 70)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Source(s): Riverside County General Plan Figure S-1 “Earthquake Fault Study Zones” (Riverside County, 2020a), Riverside County Information Technology – Map My County (RCIT, 2023); Riverside County General Plan EIR No. 441, Figure 4.10.1 (Riverside County 2020b); Updated Preliminary Geotechnical Report (AGS, 2018); Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area (Leighton, 2023)

Findings of Fact:

- a) The Project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone or a County Fault Hazard Zone. There are no known active or potentially active faults on the Project site or trending toward the Project site. There are no other conditions on-site or in the surrounding area that provide evidence of any other faults that could impact the Project site. Accordingly, the Project would not be subject to rupture of a known earthquake fault as delineated on the Alquist-Priolo Earthquake Fault Zoning Map, County Fault Hazard Zone Maps, or other faults identified by the State Geologist. Impacts would be less than significant. (AGS, 2018, pp. 9-10)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction” (Riverside County, 2020a); Riverside County General Plan EIR No. 441, Figure 4.10.3 (Riverside County 2020b); Updated Preliminary Geotechnical Report (AGS, 2018); Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area (Leighton, 2023)

Findings of Fact:

- a) Liquefaction is the phenomenon where seismic agitation of loose, saturated sands and silty sands can result in a buildup of pore pressures that, if sufficient to overcome overburden stresses, can produce a temporary quick condition known as liquefaction. Localized, loose lenses/layers of sandy soils may be subject to liquefaction when a large, prolonged, seismic event affects a site. (AGS, 2018, p. 12)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In general, the more recent a sediment has been deposited, the more likely it is to be susceptible to liquefaction. Further, liquefaction potential is greatest in loose, poorly graded sands and silty sands with mean grain size in the range of 0.1 to 0.2 mm. Other factors that must be considered are groundwater, confining stresses, relative density, intensity, and duration of ground shaking. It is generally held that soils possessing a clay content (particle size < 0.005mm) greater than fifteen (15) to twenty (20) percent may be considered non-liquefiable. (AGS, 2018, p. 12)

Due to the dense nature of the granitic rock on site, the relatively thin veneer of granular soils, and the lack of shallow groundwater beneath the site, the Project site is not considered to be within a zone susceptible to liquefaction. However, there is a remote potential that future structures on site could be subject to liquefaction hazards in the event that future implementing developments do not comply with the recommendations of the Project’s geotechnical study. Accordingly, impacts due to seismic-related ground failure, including liquefaction, would be potentially significant however with the implementation of **Mitigation Measure GEO-1**, the recommendations outlined within the Projects preliminary geotechnical evaluation, the impacts would be reduced to less than significant. (AGS, 2018, p. 12)

Mitigation: The following **GEO Mitigation Measures** are required:

GEO-1

Prior to issuance of building permits, the Director of the Riverside County Building and Safety Division (or his/her designee) shall verify that all of the recommendations given in the Project’s May 25, 2018 “Updated Preliminary Geotechnical Investigation” by AGS and the September 7, 2023 Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area by Leighton, are incorporated into the construction and grading plans. The recommendations shall include, but not be limited to the following:

- Perform earthwork in accordance with the General Earthwork and Grading Specifications in Appendix D of Technical Appendix D. The recommendations contained in Appendix D of Technical Appendix D, are general grading specifications provided for typical grading projects and some of the recommendations may not be strictly applicable to the proposed Project. The specific recommendations contained in the text of this report shall supersede the general recommendations in Appendix D of Technical Appendix D.

The contract between the Project Applicant and earthwork contractor shall be worded such that it is the responsibility of the contractor to place fill properly in accordance with the recommendations of the Geotechnical Report, the specifications in Appendix D of the Geotechnical Report, applicable County Grading Ordinances, notwithstanding the testing and observation of the geotechnical consultant during construction.

- Existing vegetation, trash, debris, and other deleterious materials shall be removed and wasted from the site prior to commencing removal of unsuitable soils and placement of compacted fill materials. Additionally, all pre-existing foundations elements, standpipes, irrigation lines, and utility conduits shall be removed and wasted off-site. Concrete can be placed in the fill provided it is broken down into pieces smaller than 12 inches (largest dimension). Cesspools and septic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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systems shall be properly removed and/or backfilled in accordance with the local governing agency.

Soil, undocumented fills, alluvium, weathered portions of the older alluvium, and bedrock shall be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements. The resulting undercuts shall be replaced with engineered fill. It shall be noted that local variations can be expected requiring an increase in the depth of removal for unsuitable and weathered deposits. The extent of removals can best be determined in the field during grading when observation and evaluation can be performed by the soil engineer and/or engineering geologist. Removal bottoms shall expose saturated ($S > 85\%$) alluvium, very old alluvial fan deposit, and/or bedrock. The removal bottom shall be observed and mapped by the engineering geologist prior to fill placement. Although unlikely, if removals are completed to saturated alluvium or older alluvium, it will require monitoring of time-dependent settlement.

- Where design grades and/or remedial grading activities create a cut/fill transition, the cut and shallow fill portions of the building pad shall be overexcavated a minimum depth of three (3) feet and replaced to design grade with compacted fill. Lots anticipated to require replacement fills due to cut/fill transitions are indicated with a © on the enclosed plans.

All undercuts shall be graded such that a gradient of at least one (1) percent is maintained toward deeper fill areas or the front of the pad. The entire pad area of these lots shall be undercut. Replacement fills shall be compacted to project specifications.

In order to facilitate foundation trenching and future homeowner improvements, it is recommended that all cut lots be overexcavated at least three (3) feet and capped with "select" material. Deeper undercuts are recommended in front yard areas in order to facilitate service utility construction. Lots anticipated to require replacement fills due to hard rock conditions are indicated with an ® on the enclosed plans. This undercut shall have a minimum one (1) percent gradient toward the front of the lots to allow for potential subsurface drainage. "Select" replacement material shall be eight (8) inch minus and be compacted to project specifications.

In order to reduce the differential settlement potential on lots with steep fill or cut/fill transitions, or highly variable fill thickness, the cut or shallow fill portion of steep transitions shall be overexcavated to a depth equal to one-third (1/3) the deepest fill section within the lot to a maximum thickness of seventeen (17) feet. As an alternative to overexcavation on steep cut and cut/fill transition lots founded in hard rock, foundation design combined with increased compaction criteria can be considered. By increasing the compaction of the fill, differential settlement can be reduced.

It is suggested that the street areas with design cut or shallow fill located in the hard bedrock areas be overexcavated a minimum of one (1) feet below the deepest utility and replaced with compacted, eight- (8) inch minus, select soils. This will facilitate the use of conventional trenching equipment for utility construction.

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Where cast-in-place pipe (CIPP) is proposed, selective grading will be required. Besides a maximum rock size of 3-inches, select soils consisting of soil types SC and SM soil types are generally recommended for the “pipe zone” area where CIPP will be used. Selective grading in these areas shall be anticipated.

- Removals of unsuitable soils will be required prior to fill placement along the grading limit. A 1:1 projection, from toe of slope or grading limit, outward to competent materials shall be established, when possible. Where removals are not possible due to grading limits, property line or easement restrictions, removals shall be initiated at the grading boundary (property line, easement, grading limit or outside the improvement) at a 1:1 ratio inward to competent materials. This reduced removal criteria shall not be implemented prior to review by the Geotechnical Consultant and approval by the Owner. Where this reduced removal criteria is implemented, special maintenance zones may be necessary. These areas, if present, will need to be identified during grading. Alternatively, grading limits can be initiated offsite.
- Close geologic inspection shall be conducted during grading to observe if soil and geologic conditions differ significantly from those anticipated. Should field conditions dictate, modifications to the recommendations presented herein may be necessary and shall be based upon conditions exposed in the field during grading.
- Proposed cut slopes have been designed at slope ratios of 2:1 (horizontal to vertical). The highest proposed cut slope is approximately 45 feet. It is anticipated that slopes excavated in hard rock will be stable to the proposed heights. Stability calculations supporting this conclusion are presented on Plates D-1 through D-3. Rockfall issues can develop when large cut slopes are designed. However, unattached rounded boulders are not found frequently within the site and the site vicinity. Possible mitigations for any adverse rock fall conditions could include dedicated impact zones at the toe of slope, catchment fencing, and other restraints. All cut slopes shall be observed by the engineering geologist during grading. Modifications to the recommendations presented herein may be necessary and shall be based upon conditions exposed in the field at the time of grading.

If conditions exposed during grading necessitate the need for stabilization fills, then the backcuts for stabilization fills shall be made no steeper than 1:1 (horizontal to vertical). Shallower backcuts may be required if conditions dictate. Final determination shall be made in the field by the project geologist. All stabilization fills will require backdrain systems as shown on Detail 3 of Appendix E to Technical Appendix D. Additional backdrains could be required in backcuts where geologic contacts daylight in the backcut. Terrace drains and benches shall be constructed on cut slopes in accordance with the County of Riverside Grading Ordinance.

- Fill slopes are designed at ratios of 2:1 (horizontal to vertical) or flatter. The highest design fill slopes are approximately 44 feet. Fill slopes, when properly constructed with onsite materials, are expected to be grossly and surficially stable as designed. Stability calculations are presented on Plates D-4 through D-6. Fill slopes constructed at 2:1 ratios or flatter can be expected to perform satisfactorily when properly constructed with onsite materials and maintained as described in Appendix E of Technical Appendix D. Marginal surficial stability may exist if slopes

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are not properly maintained or are subjected to inappropriate irrigation practices. Slope protection and appropriate landscaping will improve surficial stability and shall be considered.

Keyways shall be constructed at the toe of all fill slopes toeing on existing or cut grade. Fill keys shall have a minimum width equal to fifteen (15) feet or one-half (1/2) the height of ascending slope, whichever is greater. Where possible, unsuitable soil removals below the toe of proposed fill slopes shall extend outward from the catch point of the design toe at a minimum 1:1 projection to an approved cleanout as shown on Detail 5. Backcuts shall be cut no steeper than 1:1 or as recommended by the geotechnical engineer. Terrace drains and benches shall be constructed on fill slopes in accordance with the County of Riverside Grading Ordinance.

- Where possible, skin fills or thin fill sections against natural slopes shall be avoided. If skin fill conditions are identified in the field or are created by remedial grading, it is recommended that a backcut and keyway be established such that a minimum fill thickness equal to one-half (1/2) the remaining slope height [not less than fifteen (15) feet] is provided for all skin fill conditions. This criterion shall be implemented for the entire slope height. Back-drains may be required at the heel of skin fills and would be designed based upon exposed conditions.
- Several fill over cut slopes are proposed. For fill over cut slopes, the fill portion shall not be constructed until the cut portion of the slope has been cut to finish grade. The materials and geologic structure exposed along the cut slope will be evaluated for: 1) suitability as a foundation medium; 2) suitability for receiving compacted fill; and 3) surficial and gross stability. Once the cut portion of the slope has been evaluated, it will be released for construction of the fill key or recommendations for further remedial grading will be provided. If it is determined that the exposed materials require remediation, the slope would then become a stabilization fill and shall be constructed as discussed in the protocol for cut slopes.
- The surficial stability of 2:1 cut, and fill slopes have been analyzed, and the analysis presented in Appendix D of Technical Appendix D indicates a factor-of-safety in excess of code minimums. When fill and cut slopes are properly constructed and maintained, satisfactory performance can be anticipated although slopes will be subject to erosion, particularly before landscaping is fully established.
- Temporary backcuts shall be laid back at gradients no steeper than 1:1 to heights of up to 10 feet, and 1½:1 (horizontal:vertical) for heights greater than 10 feet. Flatter backcuts may be necessary where geologic conditions dictate and where minimum width dimensions are to be maintained.

Care shall be taken during remedial grading operations in order to minimize risk of failure. Should failure occur, complete removal of the disturbed material will be required. In consideration of the inherent instability created by temporary construction of backcuts, it is imperative that grading schedules be coordinated to minimize the unsupported exposure time of these excavations. Once started these excavations and subsequent fill operations shall be maintained to completion without intervening delays imposed by avoidable circumstances. In cases where five-day workweeks comprise a normal schedule, grading shall be planned to avoid exposing at-grade or near-grade excavations through a non-work weekend. Where

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improvements may be affected by temporary instability, either on or offsite, further restrictions such as slot cutting, extending work days, implementing weekend schedules, and/or other requirements considered critical to serving specific circumstances may be imposed.

- All temporary slope excavations, including front, side and backcuts, and all cut slopes shall be mapped to verify the geologic conditions that were modeled prior to grading are consistent with the exposures during the grading. It is likely that slope stability analyses and designed keyways may have to be modified based on conditions exposed during grading.
- Six- (6) and eight- (8) inch diameter canyon subdrains are recommended along the deeper canyons on the project. The drains are to be placed along the lowest alignment of canyon removals to intercept, transport, and dispose of infiltrating water. The diameter and approximate locations of proposed subdrains are shown on Plates 1 through 4. Final determination of drain locations will be made in the field, based on exposed conditions. Drains shall be constructed in accordance with the details shown on Details 1 and 2.

Heel drains will be required for all stabilization fill keyways and fill-over-cut keyways. Heel drains shall be constructed in accordance with the details shown on Detail 3.

Due to the fractured nature of the bedrock, it is common for post-grading irrigation runoff to surface on cut slopes. Consideration shall be given to placing a toe drain on all major cut slopes in order to provide drainage for possible future nuisance water on the cut slopes.

Subdrains on the cut slope face may be required if nuisance water surfaces on the slope face during grading. These drains may be tied into the toe drain if it is installed, or if no toe drains are installed, it will need to be tied to adjacent canyon subdrains or the storm drain system.

- Seepage, when encountered during grading, shall be evaluated by the Geotechnical Consultant. In general, seepage is not anticipated to adversely affect grading. If seepage is excessive, remedial measures such as horizontal drains or under drains may need to be installed. No groundwater or seepage was encountered during the investigation; therefore, seepage is not expected.
- Fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent as determined by ASTM Test Method: D 1557. All fill to be placed below fifty (50) feet from ultimate grade and/or below subdrains shall be compacted to at least 93 percent of maximum dry density. Care shall be taken that the ultimate grade be considered when determining the compaction requirements for disposal fill and "super pad" areas. Compaction shall be achieved at slightly above the optimum moisture content, and as generally discussed in the attached Earthwork Specifications.
- Removal bottoms, canyon subdrains, fill keys, backcuts, backdrains and their outlets shall be observed by the engineering geologist and/or geotechnical engineer and documented by the civil engineer prior to fill placement.

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At the completion of removals, the exposed bottom shall be scarified to a depth of approximately 8 to 12 inches, moisture conditioned to above optimum moisture content and compacted in-place to the standards set forth in this report.

After removals, scarification, and compaction of in-place materials are completed, additional fill may be placed. Fill shall be placed in thin lifts [eight- (8) inch bulk], moisture conditioned to slightly above the optimum moisture content, mixed, compacted, and tested as grading progresses until final grades are attained.

- Where the natural slope is steeper than 5-horizontal to 1-vertical and where determined by the Geotechnical Consultant, compacted fill material shall be keyed and benched into competent materials.
- In order to provide thorough moisture conditioning and proper compaction, processing (mixing) of materials is necessary. Mixing shall be accomplished prior to, and as part of the compaction of each fill lift.
- Fill slopes may be constructed by preferably overbuilding and cutting back to the compacted core or by back-rolling and compacting the slope face. The following recommendations shall be incorporated into construction of the proposed fill slopes.

Care shall be taken to avoid spillage of loose materials down the face of any slopes during grading. Spill fill will require complete removal before compaction, shaping, and grid rolling.

Seeding and planting of the slopes shall follow as soon as practical to inhibit erosion and deterioration of the slope surfaces. Proper moisture control will enhance the long-term stability of the finish slope surface.

- Fill slopes shall be overfilled to an extent determined by the contractor, but not less than 2 feet measured perpendicular to the slope face, so that when trimmed back to the compacted core, the compaction of the slope face meets the minimum project requirements for compaction.

Compaction of each lift shall extend out to the temporary slope face. The sloped shall be back-rolled at fill intervals not exceeding 4 feet in height unless a more extensive overfilling is undertaken.

- As an alternative to overbuilding the fill slopes, the slope faces may be back-rolled with a heavy-duty loaded sheepsfoot or vibratory roller at maximum 4-foot fill height intervals. Back-rolling at more frequent intervals may be required. Compaction of each fill shall extend to the face of the slope. Upon completion, the slopes shall be watered, shaped, and track-walked with a D-8 bulldozer or similar equipment until the compaction of the slope face meets the minimum project requirements. Multiple passes may be required.
- Oversized rock material [i.e., rock fragments greater than eight (8) inches] will be produced during the excavation of the design cuts and undercuts. Provided that the procedure is acceptable to the developer and governing agency, this rock may be incorporated into the compacted fill section to within three (3) feet of finish grade within residential areas and to two

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(2) foot below the deepest utility in street and house utility connection areas. Maximum rock size in the upper portion of the hold-down zone is restricted to eight (8) inches. Disclosure of the above rock hold-down zone shall be made to prospective homebuyers explaining that excavations to accommodate swimming pools, spas, and other appurtenances will likely encounter oversize rock [i.e., rocks greater than eight (8) inches] below three (3) feet. Rocks in excess of eight (8) inches in maximum dimension may be placed within the deeper fills, provided rock fills are handled in a manner described below. In order to separate oversized materials from the rock hold-down zones, the use of a rock rake may be necessary.

Rock blankets consisting of a mixture of gravel, sand and rock to a maximum dimension of two (2) feet may be constructed. The rocks shall be placed on prepared grade, mixed with sand and gravel, watered, and worked forward with bulldozers and pneumatic compaction equipment such that the resulting fill is comprised of a mixture of the various particle sizes, contains no significant voids, and forms a dense, compact, fill matrix.

- Rock blankets may be extended to the slope face provided the following additional conditions are met: 1) no rocks greater than twelve (12) inches in diameter are allowed within six (6) horizontal feet of the slope face; 2) 50 percent (by volume) of the material is three-quarter-(3/4) inch minus; and 3) bankrolling of the slope face is conducted at four-(4) foot vertical intervals and satisfies project compaction specifications.

Rocks to maximum dimension of four (4) feet may be placed in windrows in deeper fill areas. The base of the windrow shall be excavated an equipment-width into the compacted fill core with rocks placed in single file within the excavation. Sands and gravels shall be added and thoroughly flooded and tracked until voids are filled. Windrows shall be separated horizontally by at least fifteen (15) feet of compacted fill, be staggered vertically, and separated by at least four (4) vertical feet of compacted fill. Windrows shall not be placed within ten (10) feet of finish grade, within two (2) vertical feet of the lowest buried utility conduit in structural fills, or within fifteen (15) feet of the finish slope surface unless specifically approved by the developer, geotechnical consultant, and governing agency.

Rocks in excess of four (4) feet, but no greater than eight (8) feet may be buried in the compacted fill mass on an individual basis. Rocks of this size may be buried separately within the compacted fill by excavating a trench and covering the rock with sand/gravel, and compacting the fines surrounding the rock. Distances from slope face, utilities, and building pad areas (i.e., hold-down depth) shall be the same as windrows.

Prior to implementation, the grading contractor shall consider the amount of available rock disposal volume afforded by the design when excavation techniques and grading logistics are formulated. Rock disposal techniques shall be discussed and approved by the geotechnical consultant and developer.

- Haul roads, ramp fills, and tailing areas shall be removed prior to placement of fill.
- Import materials, if required, shall have similar engineering characteristics as the onsite soils, and shall be approved by the soil engineer at the source prior to importation to the site.

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- All utility trenches shall be shored or laid back in accordance with applicable OSHA standards. Excavations in bedrock areas shall be made in consideration of underlying geologic structure. The project geotechnical consultant shall be consulted on these issues during construction.

Mainline and lateral utility trench backfill shall be compacted to at least 90 percent of maximum dry density as determined by ASTM D1557. Onsite soils will not be suitable for use as bedding material but will be suitable for use in backfill, provided oversized materials are removed. No surcharge loads shall be imposed above excavations. This includes spoil piles, lumber, concrete trucks, or other construction materials and equipment. Drainage above excavations shall be directed away from the banks. Care shall be taken to avoid saturation of the soils.

Compaction shall be accomplished by mechanical means. Jetting of native soils will not be acceptable. Under-slab trenches shall also be compacted to project specifications. If native soils are used, mechanical compaction is recommended. If select granular backfill (SE> 30) is used, compaction by flooding will be acceptable. The soil engineer shall be notified for inspection prior to placement of the membrane and slab reinforcement.

- Precise building products, loading conditions, and locations are not currently available. It is expected that for typical one to three story residential products and loading conditions (1 to 3 ksf for spread and continuous footings), conventional shallow slab-on-grade foundations will be utilized in areas with low expansive and shallow fill areas (<50 feet).

Upon the completion of rough grading, finish grade samples shall be collected and tested to develop specific recommendations as they relate to final foundation design recommendations for individual lots. These test results and corresponding design recommendations shall be presented in a Final Rough Grading Report.

It is anticipated that the as-graded near-surface soils could vary from "very low" to "medium" in expansion potential with the majority of the lots consisting of "very low" to "low."

- It is anticipated that wood-frame residential structures with shallow foundations will be constructed for this Project. Detailed structural plans, loading conditions and structural sittings are not currently available; however, it can be expected that residential structures can be supported on conventional shallow foundations with slab-on-grade or post-tensioned slab/foundation systems. The design of foundation systems shall be based on as-graded conditions as determined after grading completion. The following values may be used in preliminary foundation design:

Allowable Bearing: 2,000 lbs./sq.ft. (assuming a minimum embedment depth of 12 inches and a minimum width of 12 inches).

Lateral Bearing: 350 lbs./sq.ft. per foot of depth to a maximum of 2,000 lbs./sq.ft. (based on level conditions at the toe) 150 lbs./sq.ft. per foot of depth to a maximum of 1,500 lbs./sq.ft. (based on descending 2:1 slope at the toe)

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Sliding Coefficient: 0.35

The above values may be increased as allowed by Code to resist transient loads such as wind or seismic. Building code and structural design considerations may govern. Depth and reinforcement requirements shall be provided by the structural engineer.

- Based upon the observed soil conditions, the expansion potential categories for the building pads are anticipated to range from “Very Low” to “Low”. Conventional foundation systems shall be designed in accordance with 2016 CBC guidelines and recommendations provided in Table 8.2.1 of Technical Appendix D.
- Post-tensioned foundations may be designed using the values provided in Table 8.2.2 of Technical Appendix D. For preliminary estimating purposes, post-tensioned foundations shall be designed assuming “Low” expansion potential. However, final post-tensioned foundations design recommendations shall be based on as-graded conditions.

Design and construction of post-tensioned foundations shall be undertaken by firms experienced in this field. It is the responsibility of the foundation design engineer to select the design methodology and properly design the foundation system for site-specific soils conditions. The slab designer shall provide deflection potential to the Project architect/structural engineer for incorporation into the design of the structure.

- In addition to the potential effects of expansive soils, the proposed residential structures in shallow fills (fill depth less than 50 feet) shall be designed for a total settlement of 3/4 inch and differential settlement 3/8 inch in twenty (20) feet. Residential structures on deep fills (fill depth greater than 50 feet) shall be designed for a total settlement of 1-inch and differential settlement 1/2 inch in twenty (20) feet.
- Isolated footings outside the structure footprint shall be tied with grade beams to the structure in two orthogonal directions.
- In addition to the potential effects of expansive soils, the proposed residential structures in shallow fills (fill depth less than 50 feet) shall be designed for a total settlement of 3/4- inch and differential settlement 3/8 inch in twenty (20) feet. Residential structures on deep fills (fill depth greater than 50 feet) shall be designed for a total settlement of 1-inch and differential settlement 1/2 inch in twenty (20) feet.
- It is generally recognized that improvements constructed in proximity to natural slopes or properly-constructed slopes can, over a period of time, be affected by natural processes including gravity forces, weathering of surficial soils, and long-term (secondary) settlement. In accordance with the 2016 CBC guidelines, where foundations for residential structures are to exist in proximity to slopes, the footings should be embedded to satisfy the requirements presented in Figure 4 of Technical Appendix D.
- The geotechnical consultant shall observe footing excavations. Spoils from the footing excavations shall not be placed on slab-on-grade areas unless the soils are properly compacted.

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The footing excavations shall not be allowed to dry back and shall be kept moist until concrete is poured. The excavations shall be free of all loose and sloughed materials, be neatly trimmed, and moisture conditioned at the time of concrete placement.

- A grade beam reinforced continuously with the garage footings shall be constructed across the garage entrance, tying together the ends of the perimeter footings and between individual spread footings. This grade beam shall be embedded at the same depth as the adjacent perimeter footings. A thickened slab, separated by a cold joint from the garage beam, shall be provided at the garage entrance. The thickened edge shall be a minimum of 6 inches deep.
- A moisture and vapor retarding system shall be placed below the slabs-on-grade in portions of the structure considered to be moisture sensitive. The retarder shall be of suitable composition, thickness, strength and low permeance to effectively prevent the migration of water and reduce the transmission of water vapor to acceptable levels. Historically, a 10-mil plastic membrane, such as Visqueen, placed between 1 to 4 inches of clean sand, has been used for this purpose. More recently Stego® Wrap or similar underlayments have been used to lower permeance to effectively prevent the migration of water and reduce the transmission of water vapor to acceptable levels. The use of this system or other systems, materials or techniques can be considered, at the discretion of the designer, provided the system reduces the vapor transmission rates to acceptable levels.
- Retaining wall foundations shall be supported on compacted fill and may be designed in accordance with the recommendations provided in the Preliminary Foundation Design Recommendations, included above and in Technical Appendix D. When calculating lateral resistance, the upper 12 inches of soil cover shall be ignored in areas that are not covered with hardscape. Retaining wall footings shall be designed to resist the lateral forces by passive soil resistance and/or base friction as recommended for foundation lateral resistance.

Retaining walls shall be designed to resist earth pressures presented in Table 8.1.3 of Technical Appendix D. When calculating lateral resistance, the upper 12 inches of soil cover shall be ignored in areas that are not covered with hardscape. Retaining wall footings shall be designed to resist the lateral forces by passive soil resistance and/or base friction as recommended for foundation lateral resistance.

Retaining walls shall be designed to resist earth pressures presented in Table 8.1.3 of Technical Appendix D. These values assume that the retaining walls will be backfilled non-expansive free draining materials (Sand Equivalent of 20 or better and an Expansion Index of 20 or less). Most of the materials onsite are considered free-draining and will be suitable for placement behind these walls. If non-free draining materials are utilized, revised values will need to be provided to design the retaining walls. Retaining walls shall be designed to resist additional loads such as construction loads, temporary loads, and other surcharges as evaluated by the structural engineer.

In addition to the above static pressures, retaining walls supporting more than 6 feet of backfill height shall be designed to resist seismic loading as required by the 2016 CBC. The seismic load can be modeled as a thrust load applied at a point 0.6H above the base of the wall, where H is

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equal to the height of the wall. The seismic load (in pounds per lineal foot of wall) is represented by the following equation:

$$P_e = \frac{3}{8} * \gamma * H^2 * k_h$$

Where: P_e = Seismic thrust load H = Height of the wall (feet)

γ = soil density = 130 pounds per cubic foot (pcf) k_h = seismic pseudostatic coefficient = 0.5 * PGAM

The site-specific peak horizontal ground acceleration (PGAM) is provided in Section 5.7.5 of Technical Appendix D. Walls shall be designed to resist the combined effects of static pressures and the above seismic thrust load.

The foundations for retaining walls of appurtenant structures structurally separated from the building structure may bear on properly compacted fill. Retaining wall footings shall be designed to resist the lateral forces by passive soil resistance and/or base friction as recommended for foundation lateral resistance. To relieve the potential for hydrostatic pressure wall backfill shall consist of a free draining backfill (sand equivalent "SE" >20) and a heel drain shall be constructed. The heel drain shall be placed at the heel of the wall and should consist of a 4-inch diameter perforated pipe (SDR35 or SCHD 40) surrounded by 4 cubic feet of crushed rock (3/4- inch) per lineal foot, wrapped in filter fabric (Mirafi® 140N or equivalent) as shown in Figure 5 of Technical Appendix D.

Proper drainage devices shall be installed along the top of the wall backfill, which shall be properly sloped to prevent surface water ponding adjacent to the wall. In addition to the wall drainage system, for building perimeter walls extending below the finished grade, the wall shall be waterproofed and/or damp-proofed to effectively seal the wall from moisture infiltration through the wall section to the interior wall face.

The wall shall be backfilled with granular soils placed in loose lifts no greater than 8- inches thick, at or near optimum moisture content, and mechanically compacted to a minimum 90 percent relative compaction as determined by ASTM Test Method D1557. Flooding or jetting of backfill materials generally do not result in the required degree and uniformity of compaction and, therefore, is not recommended. The soils engineer or his representative shall observe the retaining wall footings, backdrain installation and be present during placement of the wall backfill to confirm that the walls are properly backfilled and compacted.

- Final site grading shall assure positive drainage away from structures. Planter areas shall be provided with area drains to transmit irrigation and rain water away from structures. The use of gutters and down spouts to carry roof drainage well away from structures is recommended. Raised planters shall be provided with a positive means to remove water through the face of the containment wall.
- Block wall footings shall be founded a minimum of 24-inches below the lowest adjacent grade. To reduce the potential for uncontrolled, unsightly cracks, it is recommended that a

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construction joint be incorporated at regular intervals. Spacing of the joints shall be between 10 and 20 feet.

- In an effort to minimize shrinkage cracking, concrete flatwork shall be constructed of uniformly cured, low-slump concrete and shall contain sufficient control/contraction joints (typically spaced at 8 to 10 feet, maximum). Additional provisions need to be incorporated into the design and construction of all improvements exterior to the proposed structures (pools, spas, walls, patios, walkways, planters, etc.) to account for the hillside nature of the project, as well as being designed to account for potential expansive soil conditions. Design considerations on any given lot may need to include provisions for differential bearing materials (bedrock vs. compacted fill), ascending/descending slope conditions, bedrock structure, perched (irrigation) water, special surcharge loading conditions, potential expansive soil pressure, and differential settlement/heave.

All exterior improvements shall be designed and constructed by qualified professionals using appropriate design methodologies that account for the onsite soils and geologic conditions. The aforementioned considerations shall be used when designing, constructing, and evaluating long-term performance of the exterior improvements on the lots.

The homeowners shall be advised of their maintenance responsibilities as well as geotechnical issues that could affect design and construction of future homeowner improvements. The information presented in Appendix F of Technical Appendix D shall be considered for inclusion in homeowner packages in order to inform the homeowner of issues relative to drainage, expansive soils, landscaping, irrigation, sulfate exposure, and slope maintenance.

- Preliminary pavement recommendations for streets and driveways are provided below. The performance of pavement is highly dependent on providing positive surface drainage away from the edge of pavement. Ponding of water on or adjacent to the pavement will likely result in pavement distress and subgrade failure. Drainage from landscaped areas shall be directed towards controlled drainage structures and not towards pavement areas. Landscaped areas adjacent to pavement areas are not recommended due the potential for surface or irrigation water infiltrating into the aggregate base and pavement subgrade. If landscaped areas are placed adjacent to pavement areas, consideration shall be given to implementing measures that will reduce the potential for water to be introduced into the aggregate base. Such measures may include installing impermeable vertical barriers between the landscaped area and pavement areas including deepened curbs or 10 mil thick plastic liners. Such barriers shall extend a minimum of 6 inches below the bottom of the aggregate base.
- Presented in Table 8.4.4.1 of Technical Appendix D are preliminary pavement sections for a range of traffic indices and an assumed Resistance-Value (R-Value) of 30 for the subgrade soils. R-Value testing of the subgrade soils shall be performed during precise grading operations to verify the actual R-Value. The project Civil Engineer or Traffic Engineer shall select traffic indices that are appropriate for the anticipated pavement usage and level of maintenance desired through the pavement life. Final pavement structural sections will be dependent on the R-value of the subgrade materials and the traffic index for the specific street or area being addressed. The pavement sections are subject to the review and approval of the County of Riverside.

Pavement subgrade soils shall be at or near optimum moisture content and shall be compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D1557 and should conform with the specification listed in Section 26 of the Standard Specifications for the State of California Department of Transportation (Caltrans) or Section 200-2 of the Standard Specifications for Public Works Construction (Green Book). The asphalt concrete shall conform to Section 26 of the Caltrans Standard Specifications or Section 203-6 of the Green Book.

- Consideration shall be given to use Portland cement concrete (PCC) pavements in areas where dumpsters will be stored and where buses and garbage trucks will stop and load. Where feasible, these areas shall include a 6-inch thick PCC pavement section placed over 6 inches of aggregate base compacted to 95 percent relative compaction.
- Concrete with minimum 28-day Modulus of Rupture (M-R) of 550 psi and compressive strength of 3,000 psi shall be used, where feasible. Transverse contraction joints shall not be spaced more than 15 feet and shall be cut to a depth of ¼ the thickness of the slab. Longitudinal joints shall not be spaced more than 15 feet apart; however, are not necessary in the pavement adjacent to the curb and gutter section.
- Concrete in contact with soil or water that contains high concentrations of soluble sulfates can be subject to chemical deterioration. Laboratory testing by AGS indicated a sulfate content of 1,074 ppm (i.e. 0.107%) on-site. According to American Concrete Institute (ACI) 318-11, the potential for sulfate attack is Class S1 – Moderate for water-soluble sulfate content in soil between 0.10 percent and 0.20 percent by weight (i.e., 1,000 ppm to 2,000 ppm). Therefore, the site earth materials may be considered to have moderate potential for sulfate attack. According to ACI 318 guidelines, Type V cement for concrete structures in contact with soil shall be utilized and a water-cement ratio of no more than 0.50 shall be maintained.
- A factor for evaluating corrosivity to buried metal is electrical resistivity. The electrical resistivity of a soil is a measure of resistance to electrical current. Corrosion of buried metal is directly proportional to the flow of electrical current from the metal into the soil. As resistivity of the soil decreases, the corrosivity generally increases. The sample tested resulted in electrical resistivity value of 980 ohm-centimeters.

Correlations between resistivity and corrosion potential (NACE, 1984) indicate that the soils have corrosive potential to buried metals. As such, corrosion protection for metal in contact with site soils shall be considered. Corrosion protection may include the use of epoxy or asphalt coatings. A corrosion engineer shall be consulted regarding corrosion protection recommendations for the Project.

- Maintenance of improvements is essential to the long-term performance of structures and slopes. Although the design and construction during mass grading created slopes that are considered both grossly and surficially stable, certain factors are beyond the control of the soil engineer and geologist. The homeowners must implement certain maintenance procedures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In addition to the appended Homeowners Maintenance Guidelines, the following recommendations shall be implemented.

Slope planting shall consist of ground cover, shrubs, and trees that possess deep, dense root structures and require a minimum of irrigation. The resident shall be advised of their responsibility to maintain such planting.

Roof, pad, and lot drainage shall be collected and directed away from structures and slopes and toward approved disposal areas. Design fine-grade elevations shall be maintained through the life of the structure, or if design fine grade elevations are altered, adequate area drains shall be installed in order to provide rapid discharge of water away from structures and slopes. Residents shall be made aware that they are responsible for maintenance and cleaning of all drainage terraces, down drains, and other devices that have been installed to promote structure and slope stability.

The resident, homeowner, and Homeowner Association shall be advised of their responsibility to maintain irrigation systems. Leaks shall be repaired immediately. Sprinklers shall be adjusted to provide maximum uniform coverage with a minimum of water usage and overlap. Overwatering with consequent wasteful run-off and ground saturation shall be avoided. If automatic sprinkler systems are installed, their use must be adjusted to account for natural rainfall conditions.

Residents or homeowners shall undertake a program for the elimination of burrowing animals. This shall be an ongoing program in order to maintain slope stability.

Monitoring:

A qualified Geotechnical Engineer and/or Geologist will be retained under contract and will conduct any ongoing observations, monitoring, and reporting during grading operations as identified within the recommendations given in the Project’s May 25, 2018 “Updated Preliminary Geotechnical Investigation” by AGS and the September 7, 2023 Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area by Leighton, or additional recommendations based on field conditions observed during grading operations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (Riverside County, 2020a); Riverside County General Plan EIR No. 441, Figure 4.10.2 (Riverside County 2020b); Updated Preliminary Geotechnical Report (AGS, 2018); Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area (Leighton, 2023)

Findings of Fact:

a) The nearest fault zone, Elsinore Fault Zone, occurs approximately 5.5 miles southwest from the Project site. However, the Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. The risk is not considered substantially different than that of other similar properties in the southern California area. The Project would be required to construct all proposed structures in accordance with the CBC (Title 24) and the Riverside County Building Code. The CBC and Riverside County Building Code have been designed to preclude significant adverse effects associated with strong seismic ground shaking.

The proposed Project has the potential to expose people or structures to substantial adverse effects, including, loss, injury, or death, as a result of strong seismic ground shaking. This is evaluated as a significant impact, however with the implementation of **Mitigation Measure GEO-1**, the recommendations outlined within the Projects preliminary geotechnical evaluation, the impacts would be reduced to less than significant. (AGS, 2018, pp. 9-10)

Mitigation: See **Mitigation Measure GEO-1** outlined within Section 12, “Liquefaction Potential Zone”.

Monitoring: See monitoring outlined within Section 12, “Liquefaction Potential Zone”.

14. Landslide Risk

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”; (Riverside County, 2020a); Riverside County General Plan EIR No. 441, Figure 4.10.2 (Riverside County 2020b); Updated Preliminary Geotechnical Report (AGS, 2018); Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area (Leighton, 2023)

Findings of Fact:

a) On- or Off-Site Landslide

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Under existing conditions, the Project site contains gently sloping topography, and does not contain any unique features or prominent hillsides that could become unstable and subject the Project site or surrounding areas to a landslide. Due to topography and hard and massive nature of the underlying granitic bedrock at the Project site, the potential of seismically-induced land sliding under existing conditions is considered to be “very low.” As such, impacts due to landslides would be less than significant. (AGS, 2018, p. 12)

Lateral Spreading

Liquefaction-induced lateral spreading is defined as the finite, lateral displacement of gently sloping ground as a result of pore pressure build-up or liquefaction in a shallow underlying deposit during an earthquake. Due to the lack of shallow ground water, the potential for lateral spreading is identified by AGS as being “remote.” However, the findings made by AGS with respect to lateral spreading assumes that the recommendations of the Project’s geotechnical study are implemented. Impacts due to lateral spreading could occur if the recommendations of the Project’s geotechnical study are not adhered to. Accordingly, impacts due to lateral spreading could be potentially significant, however with the implementation of **Mitigation Measure GEO-1**, the recommendations outlined within the Projects preliminary geotechnical evaluation, the impacts would be reduced to less than significant. (AGS, 2018, p. 12)

Collapse

Although the Project site conditions and the lack of near-surface groundwater would result in minimal impacts from potential hydro-collapse, there is nonetheless a remote potential for such hazards to impact future development on site in the event that the recommendations of the Project’s geotechnical study are not incorporated into future construction plans for the site. Thus, impacts due to hydro-collapse could be potentially significant, however with the implementation of **Mitigation Measure GEO-1**, the recommendations outlined within the Projects preliminary geotechnical evaluation, the impacts would be reduced to less than significant

Rockfall Hazards

Based on the foregoing analysis, impacts due unstable geologic units or soils that could potentially result in rockfall hazards and hydro-collapse would be potentially significant prior to mitigation, while impacts due to landslides and subsidence would be less than significant.

Mitigation: See **Mitigation Measure GEO-1** outlined within Section 12, “Liquefaction Potential Zone”.

Monitoring: See monitoring outlined within Section 12, “Liquefaction Potential Zone”.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map”; (Riverside County, 2020a); Riverside County General Plan EIR No. 441, Figure 4.10.5 (Riverside County 2020b); Updated Preliminary Geotechnical Report (AGS, 2018); Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area (Leighton, 2023)

Findings of Fact:

The Project site is underlain with hard, granitic bedrock with limited thickness of sediments below the site. Accordingly, the potential for subsidence due to settlement is very unlikely. Impacts associated with ground subsidence would be less than significant. (AGS, 2018, p. 9)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): Project Application Materials; Riverside County General Plan EIR No. 441 (Riverside County, 2020b); Google Earth Pro (Google Earth, 2023); Updated Preliminary Geotechnical Report (AGS, 2018); Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area (Leighton, 2023)

Findings of Fact:

a) A seiche is a free-standing wave oscillation on the surface of water in an enclosed or semi-enclosed basin. The wave can be initiated by an earthquake and can vary in height from several centimeters to a few meters. The Project site is located 0.5 mile north of Lake Mathews; however, and as noted by EIR No. 441, which addresses the County’s 2021 update to the General Plan, only two water bodies in Riverside County have the potential to result in a seismically-induced seiche that could affect occupied property: Lake Elsinore and Lake Perris Reservoir (Riverside County, 2020b). Additionally, LMWAP Figure 10, Lake Mathews/Woodcrest Area Plan Flood Hazards, shows that the Project site is located just northeast of areas that would be subject to inundation in the event of a failure of the Lake Mathews Dam, and thus the Project site is not subject to hazards associated with dam inundation. The fact that the site is not subject to dam inundation hazards further demonstrates that the Project site is not subject to inundation from seiches. Accordingly, impacts due to a seiche would be less than significant. (AGS, 2018, pp. 9-10)

Based on the foregoing analysis, impacts due to geologic hazards, such as seiche, mudflow, and/or volcanic hazards would be less than significant.

Mitigation: See **Mitigation Measure GEO-1** outlined within Section 12, “Liquefaction Potential Zone”.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: See monitoring outlined within Section 12, "Liquefaction Potential Zone".

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Google Earth Pro (Google Earth, 2023); Project Application Materials; Updated Preliminary Geotechnical Report (AGS, 2018); Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area (Leighton, 2023)

Findings of Fact:

- a) The Project site is contains gently sloping topography under existing conditions and does not contain any unique topographic features or steep natural or manufactured slopes. Implementation of the Project would result in mass grading activities over approximately 95.96 acres. Grading proposed by the Project would result in moderate changes to the site's topography and ground surface relieve features. All proposed cut and fill slopes would be constructed at a maximum gradient of 2:1, which AGS determined are likely to be stable with adherence to the recommendations documented in the Project's geotechnical study. Impacts associated with the proposed changes to the site's topography and ground surface relief features has been evaluated throughout this initial study under appropriate subject sections; in all cases, where significant impacts are identified due to the Project's proposed changes to topography and/or surface relief features (e.g., erosion, flooding, etc.), feasible mitigation measures have been imposed to ensure impacts are reduced to below a level of significance or to the maximum feasible extent. There are no components of the Project's proposed grading and development that would result in significant environmental effects not otherwise addressed in this subsection or throughout this initial study. Accordingly, impacts due to a change to topography and/or ground surface relief features would be less than significant.
- b) All slopes proposed by the Project's are designed at a maximum gradient of 2:1. However, proposed cut slopes have been designed at a maximum height of 30 feet, while proposed fill slopes have been designed at a maximum height of 45 feet. The proposed heights of both cut and fill slopes could result in potential impacts due to slope stability. Absent adherence to the recommendations contained in the Project's geotechnical study, impacts due to proposed cut and fill slopes, and their attendant potential for failure, represents a potentially significant impact however with the implementation of **Mitigation Measure GEO-1**, the recommendations outlined within the Projects preliminary geotechnical evaluation, the impacts would be reduced to less than significant.
- c) Under existing conditions, there are no subsurface sewage disposal systems on the property. As such, the Project would not affect or negate any subsurface sewage disposal system during grading operations. No impact would occur.

The Project would install a domestic sanitary sewer system that would connect to Western Municipal Water District (WMWD) facilities for the purpose of conveying and treating wastewater generated by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project. The Project does not propose the use of septic tanks or alternative waste water disposal systems. Accordingly, no impact would occur.

Mitigation: See **Mitigation Measure GEO-1** outlined within Section 12, “Liquefaction Potential Zone”.

Monitoring: See monitoring outlined within Section 12, “Liquefaction Potential Zone”.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys (NRCS, 2024); Project Application Materials; Updated Preliminary Geotechnical Report (AGS, 2018); Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area (Leighton, 2023)

Findings of Fact:

- a) Approximately 81.95 acres of the Project site (9.2%) are rated as having a “slight” susceptibility to erosion, indicating that erosion is unlikely under ordinary climatic conditions; 14.01 acres (90.8%) are rated as having a “moderate” susceptibility to erosion (NRCS, 2018), indicating that some erosion is likely and that erosion-control measures may be needed. The Project would result in the removal of vegetative cover during construction activities and could result in an increase in flows that could affect erosion rates downstream. Thus, implementation of the Project has the potential to result in soil erosion. The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and long-term operation.

Construction-Related Impacts

Under existing conditions, the Project site is not developed with buildings or other improvements. Exposed soils on-site are subject to erosion during rainfall events or high winds. This potential would increase during Project construction due to the removal of stabilizing vegetation and increased exposure of these erodible materials to wind and water.

Pursuant to the requirements of the State Water Resources Control Board, the Project applicant would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. This NPDES Permit requires the Project applicant to prepare and submit to the County for approval a Project-specific Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from stormwater and non-stormwater discharges.,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Adherence to the requirements noted in the Project’s required site-specific SWPPP, would ensure that potential construction-related impacts associated with water and wind erosion would be reduced to below a level of significance.

Long-Term Operational Impacts

Following construction, wind and water erosion on the Project site would be minimized, as the disturbed areas would be landscaped or covered with impervious surfaces, and drainage would be controlled through a storm drain system. As discussed in detail in EIR Subsection 4.9, Hydrology and Water Quality, the Project would not substantially increase the rate or amount of runoff leaving the site, as compared to existing conditions. As part of the Project, the County is requiring the construction of stormwater facilities (such as detention basins) to reduce on-site runoff flows to pre-development conditions. As discussed in Subsection 4.9, construction of detention basins and water quality basins on-site would ensure that post-development rates and amounts of runoff are similar to those occurring under existing conditions. Accordingly, implementation of the Project would not increase the risk of siltation or erosion in stormwater discharged from the Project site. In addition, the WQMP for the Project requires post-construction measures to ensure on-going protection against erosion. Compliance with the WQMP would be required as a condition of Project approval, and long-term maintenance of on-site water quality features also would be required. Therefore, implementation of the Project would not significantly increase the risk of long-term wind or water erosion on- or off-site, and impacts would be less than significant.

- b) Based on testing of soil samples taken from the Project site by AGS, it was determined that the site’s soils vary in expansion potential from very low to medium. However, it is anticipated that the majority of materials will fall into the very low to low range. Nonetheless, there is a potential for the Project to result in substantial risk to life or property if the Project were to fail to implement the site-specific recommendations of the Project’s geotechnical study to attenuate areas that may be subject to soils with low or moderate expansive potential. This is evaluated as a potentially significant impact, however with the implementation of **Mitigation Measure GEO-1**, the recommendations outlined within the Projects preliminary geotechnical evaluation, the impacts would be reduced to less than significant. (AGS, 2018, p. 14)
- c) The Project would install a domestic sanitary sewer system that would connect to Western Municipal Water District (WMWD) facilities for the purpose of conveying and treating wastewater generated by the Project. The Project does not propose the use of septic tanks or alternative waste water disposal systems. Accordingly, no impact would occur.

Mitigation: See **Mitigation Measure GEO-1** outlined within Section 12, “Liquefaction Potential Zone”.

Monitoring: See monitoring outlined within Section 12, “Liquefaction Potential Zone”.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County 2019 General Plan Safety Element Figure S-8 “Wind Erosion Susceptibility Areas” (Riverside County 2020a); Ord. No. 460 (Riverside County 2023), Article XV & Ord. No. 484 (Riverside County 2023); Updated Preliminary Geotechnical Report (AGS, 2018); Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area (Leighton, 2023)

Findings of Fact:

a) Approximately 81.95 acres of the Project site (9.2%) are rated as having a “slight” susceptibility to erosion, indicating that erosion is unlikely under ordinary climatic conditions; 14.01 acres (90.8%) are rated as having a “moderate” susceptibility to erosion (NRCS, 2018), indicating that some erosion is likely and that erosion-control measures may be needed. The Project would result in the removal of vegetative cover during construction activities and could result in an increase in flows that could affect wind erosion and blow sand erosion. Thus, implementation of the Project has the potential to result in soil erosion. The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and long-term operation.

Construction-Related Impacts

Under existing conditions, the Project site is not developed with buildings or other improvements. Exposed soils on-site are subject to erosion during high winds. This potential would increase during Project construction due to the removal of stabilizing vegetation and increased exposure of these erodible materials to wind and water.

Pursuant to the requirements of the State Water Resources Control Board, the Project applicant would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. This NPDES Permit requires the Project applicant to prepare and submit to the County for approval a Project-specific Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must identify and implement an effective combination of wind erosion control (i.e., Best Management Practices). Adherence to the requirements noted in the Project’s required site-specific SWPPP, would ensure that potential construction-related impacts associated with wind erosion would be reduced to below a level of significance.

Long-Term Operational Impacts

Following construction, wind erosion on the Project site would be minimized, as the disturbed areas would be landscaped or covered with impervious surfaces. Accordingly, implementation of the Project would not increase the risk of erosion from wind experienced by the Project site. Therefore, implementation of the Project would not significantly increase the risk of long-term water erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan (Riverside County, 2020a), Riverside County Climate Action Plan (Riverside County 2019); Project Application Materials; Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis (Vista Environmental, 2023)

Findings of Fact:

- a) The proposed project would consist of a single-family residential development. The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment. A summary of the results is shown below in Table 20.1 (Vista Environmental, p. 69):

Table 20.1 - Project Related Greenhouse Gas Annual Emissions

Category	Greenhouse Gas Emissions (Metric Tons per Year)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Mobile Sources ¹	2,351	0.09	0.11	2,389
Area Sources ²	9.74	<0.01	<0.01	9.79
Energy Usage ³	240	0.02	<0.01	241
Water and Wastewater ⁴	24.3	0.22	0.01	31.4
Solid Waste ⁵	13.5	1.35	<0.01	47.3
Refrigeration ⁶	--	--	--	0.97
Construction ⁷	74.2	<0.01	<0.01	74.8
Total GHG Emissions	2,713	1.69	0.13	2,794
County of Riverside CAP Threshold of Significance				3,000

Notes:

¹ Mobile sources consist of GHG emissions from vehicles.

² Area sources consist of GHG emissions from consumer products, architectural coatings, hearths, and landscaping equipment.

³ Energy usage consists of GHG emissions from electricity and natural gas usage (non-hearths).

⁴ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

⁵ Waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.

⁶ Refrigeration includes GHG emissions from refrigerants used in air conditioning units.

⁷ Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009.

Source: CalEEMod Version 2022.1.

The data provided in Table 20.1 shows that the proposed project would create 2,864 MTCO₂e per year. According to the County of Riverside CAP threshold of significance, if a project creates less than 3,000 MTCO₂e per year, the GHG emissions from the proposed project is determined to be less than significant. It should also be noted, that the proposed structures will be required to meet the most current Title 24 Part 6 building standards that require all new homes to be designed to use net zero energy, through a combination of energy efficiency measures as well as requiring all new homes to install rooftop photovoltaic systems that are of adequate size to generate enough electricity to meet the net-zero energy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements. The County also requires that the all new developments to institute the water conservation measures that are detailed in the California Green Building Code. For these reasons, a less than significant generation of greenhouse gas emissions would occur from construction and operation of the proposed project. (Vista Environmental, p. 70)

- b) The County of Riverside adopted the County of Riverside Climate Action Plan (CAP) on December 2015 and updated November 2019. The 2015 CAP utilized a GHG emissions reduction target of a 15 percent decrease from 2008 levels by the year 2020, in order to meet the requirements of AB 32 and SB 375. The CAP was updated in 2019 in order to address a 2017 Settlement Agreement with the Sierra Club and other groups as well as to bring the CAP in conformance with SB 32 and AB 197 that set a statewide 2030 goal of reducing GHG emissions to 40 percent below 1990 levels by 2030. The 2017 Settlement Agreement updated the CAP to also be in alignment with the goal and policies for new development provided in California’s 2017 Climate Change Scoping Plan, prepared by CARB, November 2017. Specifically, the 2017 Settlement Agreement now requires all new residential developments to install EV charging stations in the garages of new residential units, requires rooftop solar PV systems to be installed on all new homes and new commercial buildings that total more than 100,000 square feet of building space, and use of high-efficiency bulbs in new traffic signals. (Vista Environmental, p. 70)

The CAP has developed a process for determining significance of GHG impacts from new development projects that includes (1) applying an emissions level that is determined to be less than significant for small projects, and (2) utilizing Screening Tables to mitigate project GHG emissions that exceed the threshold level. The CAP has provided a threshold of 3,000 MTCO₂e per year, which was based on capturing 90 percent of emission from all projects in the County, to be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. The proposed project would generate 2,864 MTCO₂e per year, which is within the 3,000 MTCO₂e per year threshold. It should also be noted, that the proposed homes will be required to meet the most current Title 24 Part 6 building standards that require all new homes to be designed to use net zero energy, through a combination of energy efficiency measures as well as requiring all new homes to install rooftop photovoltaic systems that are of adequate size to generate enough electricity to meet the net-zero energy requirements. In addition to Title 24 building standards the rooftop photovoltaic systems for residential projects with over 75 units are required to offset 30 percent of the energy demand for the Project. For these reasons, the proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. (Vista Environmental, p. 71)

Therefore, the proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases, and would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials; Google Earth Pro (Google Earth, 2023); Department of Toxic Substances Control (DTSC) - Envirostor Database (DTSC, 2023); Phase I/II Environmental Site Assessment Update Report (GeoScience, 2023)

Findings of Fact:

- a) Implementation of the proposed Project has the potential to expose future site workers and/or residents to hazardous materials or conditions associated with the existing site conditions, construction activities, and long-term operation of the proposed Project. Each is discussed below.

Existing Site Conditions

The Project site between 1938 and 1953 was undeveloped land. The Project site was fully developed with orchards from the late-1960s to the mid-1990s. Orchards in the northwestern and central portion of the Project site appear to have been cleared in 2005. The Project site remained undeveloped with unchanged conditions from 2006 to 2012, and unchanged from conditions observed during site reconnaissance conducted by Geoscience in 2023. It should be noted that no substantive changes to the Project site have occurred since 2015. (Geoscience, 2023, p. 7)

Prior to the mid-1960s, the area surrounding the Project site was undeveloped. Areas surrounding the Project site became increasingly developed in the late 1930s to the early 1940s with orchards and other uses surrounding Lake Matthews. The area immediately surrounding the Project site was fully developed as orchards from the mid-1960s through the early 2000s. From the mid-2000s to present day, the surrounding properties were developed for residential purposes. (Geoscience, 2023, p. 7)

Based on a review of state and local information sources for the Project site and surrounding areas, the Project site and areas within 0.5-mile of the site were not identified on any of the following information sources: Department of Toxic Substances Control; EnviroStor; California Regional Water Quality Board

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(RWQCB) GeoTracker; National Pipeline Mapping System GeoTracker; and the State of California Department of Oil, Gas, and Geothermal Resources. Additionally, several planning permits were reviewed on the Riverside County Transportation and Land Management Agency (TLMA) website, and no building, plumbing, grading, or electrical permits were available for the Project site. (Geoscience, 2015, pp. 7-8)

Based on current field observation the Project site consists of undeveloped land with native grasses and dirt roads, with a single residential home in the central portion of the Project site. The single residential home has since been demolished, authorized under Demolition Permit #BDE150131, and thus no longer occurs on-site. Geoscience also noted that the Project site was formerly developed as an orchard; however, the majority of the site has been devoid of trees and fallow for many years. Several areas of unauthorized dumping of household trash also were observed. (Geoscience, 2023, p. 10)

Based on the Phase I ESA conducted by Geoscience and based on a review of regulatory databases, historical conditions of the Project site, and a site reconnaissance, the Project site does not contain any recognized environmental conditions (RECs), nor is the Project site affected by any off-site RECs. No odors, pools of liquids, drums, significantly stained soil, unidentified subsurface containers, distressed vegetation, pits, or unmaintained ponds were observed. One area of dumping five-gallon buckets formerly containing paint and possibly motor oil were observed in the northwestern portion of the Project site along the area that crosses a ravine. Additionally, two wells were observed on the Project site in the western portion of the Project site, and will be capped a minimum of 10 feet below the finished surface during grading operations. Two suspected water tanks were located on the eastern side of the Project site; however, no visible staining or stressed vegetation was observed. Two pole-mounted transformers were noted on the Project site, one located in the western portion of the Project site, and one located in the eastern-central portion of the Project site. No leaking or staining was observed in the area surrounding the transformers. Based on these findings, Geoscience concluded there are no conditions associated with the Project site’s existing condition or surroundings that would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Accordingly, no impact would occur associated with the Project site’s existing conditions. (GeoScience, 2023, pp. 18-19)

Construction Related Activities

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site. Thus, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. A less-than-significant impact would occur.

Long Term Operation

The proposed Project consists of a proposal of a 163-unit residential development. Residential uses are not typically associated with the transport, use, or disposal of hazardous materials. Household goods used

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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by residential homes that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such materials. Future residents would be required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Also, as of February 2006, fluorescent lamps, batteries, and mercury thermostats can no longer be disposed in the trash. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the USEPA, State of California, and/or Riverside County. With mandatory regulatory compliance, potential hazardous materials impacts associated with long-term operation of the Project would be less than significant.

- b) As indicated under the discussion and analysis Threshold a), near-term construction activities would not have a significant impact associated with hazardous materials handling or disposal. The potential for an accidental release of hazardous materials into the environment is no greater than the potential on any other construction site. Thus, the hazard due to the foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be less than significant.

Long-term operation of the proposed Project also would not result in any significant adverse effects associated with hazardous materials handling or disposal. Residential uses are not associated with the transport, use, or disposal of hazardous materials. Household goods used by residential homes that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such materials. Accordingly, the proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts would be less than significant.

- c) The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and no impact would occur.
- d) The nearest existing school to the Project site is Lake Mathews Elementary School, located approximately 0.5-mile west of the Project site (Google Earth, 2023). Accordingly, the Project does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Accordingly, no impact would occur.
- e) According to the Phase I Site Assessment prepared for the Project the Project site is not located on any list of hazardous materials sites compiled pursuant to Government Code § 65962.5 (GeoScience, 2023, pp. 15-19). Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 “Airport Locations” (Riverside County 2020a); Riverside County Information Technology – Map My County (RCIT, 2023); Google Earth Pro (Google Earth, 2023)

Findings of Fact:

- a) The Project site is not located within any known Airport Influence SWAP Area or Airport Safety Zone (RCIT, 2023). Accordingly, implementation of the project does not have the potential to result in an inconsistency with an Airport Master Plan and no impacts would occur.
- b) The Project site is not located within any known Airport Influence SWAP Area or Airport Safety Zone (RCIT, 2023). Accordingly, implementation of the Project will not require review by the Airport Land Use Commission, thus no impacts would occur.
- c) The Project site is located approximately 5.2 miles southeast of the nearest runway at the Riverside Municipal Airport. The Project site is not located within any known Airport Influence SWAP Area or Airport Safety Zone (RCIT, 2023; Google Earth, 2023). The Project would not result in safety hazards for people residing or working in the area as the result of being in the vicinity of a public or private airport. Accordingly, no impacts would occur.
- d) The Project site is located within the vicinity a small private airstrip, however, based on aerial photographs from Google Earth, this airstrip has not been operational since at least 2011 because a large yellow “X” is painted at the beginning of the runway (a universal aviation symbol for a runway closed to all operations) and the runway has been covered in dirt. The Project site is not within the vicinity of any other private airstrips or heliports (RCIT, 2023; Google Earth, 2023). Accordingly, implementation of the project would not result in safety hazards for people residing or working in the area as the result of being in the vicinity of a public or private airport. Accordingly, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 “Special Flood Hazard Areas” (Riverside County 2020a); Figure S-10 “Dam Failure Inundation Zone” (Riverside County 2020a); CA Regional Water Quality Control Board (RWQCB) - Order No. R8-2010-0033 (RWQCB, 2010); Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls) (Riverside County, 2023); Riverside County Information Technology – Map My County (RCIT, 2023); SARWQCB Santa Ana Region Basin Plan (RWQCB, 2019); FEMA Flood Insurance Rate Map (FIRM) Map No. 06065C1385G (FEMA, 2008); Western Municipal Water District Urban Water Management Plan (WMWD, 2015); CA Department of Water Resources – Basin Maps (CDWR, 2023); Preliminary Hydrology Study Tract Map 38605 (Adkan, 2023a), Project Specific Preliminary Water Quality Management Plan Tract 38605 (WQMP) (Adkan, 2023b)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) Construction Related Water Quality Impacts

Grading and construction of the proposed Project would involve substantial ground disturbance resulting in the generation of pollutants such as silt, debris, chemicals, paints, and other solvents potentially affecting water quality. As such, short-term water quality impacts would likely occur in the absence of any protective or avoidance measures. Pursuant to requirements of the SWRCB, the Project Applicant is required to obtain an NPDES permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. Compliance with the NPDES permit involves the preparation and implementation of a SWPPP for construction related activities. The SWPPP would specify BMPs to minimize pollutants in storm water runoff, as well as non-storm water discharges. Typical measures employed during construction include the use of water trucks to minimize erosion; use of straw bale barriers; stabilizing construction entrances; hydroseeding, etc. The implementation of this plan would serve to prevent and/or minimize discharge of additional sources of polluted runoff and hence, protect water quality. Therefore, water quality impacts associated with construction activities are evaluated as less than significant and no mitigation measures would be required beyond compliance with the mandatory regulatory requirements (i.e., implementation of BMPs from a Project- specific SWPPP) described herein.

Post Development Related Water Quality Impacts

Implementation of the proposed Project would permanently alter the amount of impervious surfaces as a result of newly constructed roadways, structures, and other paved surfaces such as driveways, walkways, parking lots, and other residential-related hardscape. As a result, there would be an increase in storm water runoff requiring treatment when compared with existing conditions. This runoff would contain such urban pollutants as tire-wear residues; petroleum products such as oil and grease; landscaping fertilizer and pesticides; as well as litter and other types of wastes. Other potential sources of urban pollutants include bacterial indicators, nutrients, pesticides, sediments, trash/debris, oil, and grease (Adkan, 2023b, p. 14). The pollutants are washed off from the street surfaces by a rainfall adequate to produce sufficient runoff. The EPA has identified street surfaces as the primary source of pollution in urban areas, and such runoff is considered to be a “non-point” source. Unlike “point” source wastes, non-point sources cannot be quantified through flow measurement, sampling, and analysis techniques. This runoff, typical of urban use, would contribute to the incremental degradation of the water quality downstream if not properly treated.

Compliance with the County’s NPDES permit requirements, as stipulated in the CWA, would reduce impacts to water quality associated with Project-related activities. The NPDES permit requires the preparation of a post-construction management program, such as a WQMP, to ensure ongoing protection of the watershed basin by requiring structural and programmatic controls. A WQMP was prepared for the proposed Project and identifies non-structural and structural source controls as well as Project design features and BMPs. Structural controls include signage and stenciling; landscape and irrigation system design to include preservation of native trees within conservation areas; and landscape design to provide for minimal irrigation, fertilizers, and pesticides. Non-structural source controls include: the provision of educational materials to residents; providing education to maintenance staff regarding prohibitions; and sweeping sidewalks and streets regularly to prevent litter from accumulating. The Project’s WQMP also outlines the long-term funding mechanisms and contractual obligations for the operation and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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maintenance of the Project’s water quality features. The on-site detention/water quality basins within the public right-of-way would be maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD), while private storm drainage facilities would be maintained by a Community Facility District (CFD) (Adkan, 2023b, pp. 20)

The Project’s WQMP has been prepared in accordance with the Santa Ana Region Hydromodification Management Plan and Riverside County requirements. The proposed storm drain design was developed to maintain existing drainage patterns to the maximum extent practicable. The system collects flows generated on-site and flows generated off-site that are tributary to the Project site and conveys the flows via an underground storm water drain system to three extended detention basins planned throughout the site. The extended detention basins are proposed to capture and treat the flows from tributary areas. These primary design features minimize urban runoff, limit the impervious footprint, maximize water conservation areas, and minimize the connection of impervious areas. Adherence to statutory requirements would ensure that water quality and waste discharge requirements are not violated.

Existing Drainage Condition

The Project site is bisected by a ridgeline running from east to west close to the center of the property assemblage. The ridgeline can also be defined by an unpaved road seen within aerial imagery providing a means of maintenance access for an existing reservoir owned by Western Municipal Water District (WMWD). From the ridge line the existing flows travel north and south into two natural drainage courses that bound the north and south edges of the project site. The drainage courses have been deeply incised and defined throughout time, and in many locations exhibit exposed bedrock limiting the potential for future erosion. Each of these two natural drainage courses convey flows northwesterly to a point of confluence westerly of the project site before being conveyed through a development to the north of the project site, known as Tramonte, and finally into the Harrison Dam facility. (Adkan 2023a, pp. 6)

The Harrison Dam was constructed based on the development of the upstream tributaries to protect the downstream properties located in the City of Riverside. The Dam was designed to detain the watershed of the proposed project, including the upstream properties, to a maximum discharge of 150 CFS. Based on the projects clustering efforts it was determined through discussion with RCFC that additional post development increased storm water runoff mitigation would be necessary beyond the normally required 2-, 5-, and 10-year storm events, and therefore detention basins are required for the project to be designed with the capacity to mitigate the 100-year storm events. (Adkan 2023a, pp. 6)

From the Harrison Dam facility existing storm flows are conveyed through the City of Riverside and ultimately into the Arizona Channel owned and maintained by RCFC. The Arizona Channel is part of a drainage system funded by Area Drainage Plan fees known at the Southwest Area Drainage Plan. (Adkan 2023a, pp. 6)

Proposed Drainage Condition

The project site has been design in such a manner to respect the existing ridgeline that bisects the project from east to west. This was also done to protect the existing unpaved road seen within aerial imagery providing a means of maintenance access for an existing reservoir owned by WMWD. The storm flows for the project development north of the ridgeline are conveyed into two extended detention basins (Basin 2 and 3, see Figure 23.1 below) each treating approximately half of project area north of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ridgeline which is then released into the northern drainage course. The storm flows from the project development south of the ridgeline are conveyed into a single extended detention basin (Basin 1, see Figure 23.1 below) which is released into the southern drainage course. Preliminary storm drainage facilities and catch basins have been proposed within the proposed project to limit the spread of the 100 year on-site flows to be contained within tops of the street curbs. (Adkan 2023a, pp. 7)

As discussed within the Existing Drainage Condition section, it was determined through discussion with RCFC that additional post development increased storm water runoff mitigation would be necessary beyond the 2-, 5-, and 10-year storm events, and therefore the extended detention basins are required for the project to be designed with the capacity to mitigate the 100-year storm events. These calculations were performed utilizing the Synthetic Unit Hydrograph Method and a summary of the results are included within the tables below for Basin 1, 2 and 3 comparing the existing flow rates with the proposed flow rates when mitigated through attenuation of storm runoff within proposed extended detention basins. (Adkan 2023a, pp. 7)

There are two culvert crossings being proposed as part of the project. These culvert crossings are located in the northerly existing drainage course and the southerly existing drainage course and allow the development to provide access and utilities over the existing drainage courses. The culverts have been designed in accordance with the California Department of Fish and Wildlife (CDFW) to have a minimum size of 72" for the purposes of providing a downstream and upstream connection for habitat and wildlife within the drainage corridor. This results in culverts larger than necessary to convey the actual flow experience by a 100-year storm event. The culverts also contain the necessary headwalls, cutoff walls, and rip-rap energy dissipaters to reduce the storm flow velocities to a non-erosive level protecting the downstream drainage courses. (Adkan 2023a, pp. 7)

These primary design features minimize urban runoff, limit the impervious footprint, maximize water conservation areas, and minimize the connection of impervious areas. Adherence to statutory requirements would ensure that water quality and waste discharge requirements are not violated. As such, with respect to the potential to violate water quality standards and waste discharge requirements and further degrade existing surface or ground water quality, or otherwise substantially degrade water quality, the Project would result in less-than-significant impacts.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 23-1
Tract 38605– Extended Detention Basin No. 1 Outflow Comparison**

Storm Event	Pre-Developed		Post-Developed		Post-Developed with Basin			Pre vs. Post Percent Difference (10% Max)
	Flow (cfs)	Volume (ac.ft.)	Flow (cfs)	Volume (ac.ft.)	Routed Basin Out Flow (cfs)	Storage Volume (ac.ft.)	Depth (ft)	
2 Year - 1 Hour	24.414	0.5905	27.801	0.8252	0.256	0.813	1.09	-99.0%
2 Year - 3 Hour	12.271	0.5324	15.090	1.0911	0.390	1.056	1.38	-96.8%
2 Year - 6 Hour	10.748	0.5686	13.584	1.4087	0.542	1.333	1.72	-95.0%
2 Year - 24 Hour	0.883	0.4084	3.455	2.0108	0.665	1.556	1.99	-24.7%
5 Year - 1 Hour	36.052	0.9826	39.589	1.2294	0.474	1.208	1.57	-98.7%
5 Year - 3 Hour	18.915	0.9607	21.675	1.6091	0.664	1.553	1.99	-96.5%
5 Year - 6 Hour	17.784	1.1262	20.558	2.1615	1.113	2.030	2.52	-93.7%
5 Year - 24 Hour	3.631	0.8560	6.203	3.0093	1.345	2.274	2.80	-63.0%
10 Year - 1 Hour	48.345	1.5864	50.425	1.7037	0.770	1.669	2.12	-98.4%
10 Year - 3 Hour	27.430	2.1065	28.574	2.4556	1.410	2.343	2.87	-94.9%
10 Year - 6 Hour	26.594	2.6586	27.752	3.3486	23.440	2.639	3.19	-11.9%
10 Year - 24 Hour	8.712	3.1005	9.934	4.8202	9.515	2.523	3.07	9.2%
100 Year - 1 Hour	77.592	2.6354	80.047	2.7527	12.283	2.546	3.09	-84.2%
100 Year - 3 Hour	44.128	3.6740	45.122	4.0260	39.828	2.776	3.34	-9.7%
100 Year - 6 Hour	44.275	5.1335	45.277	5.8312	40.883	2.785	3.35	-7.7%
100 Year - 24 Hour	15.619	6.3679	16.840	8.5048	16.714	2.583	3.13	7.0%

**Table 23-2
Tract 38605– Extended Detention Basin No. 2 Outflow Comparison**

Storm Event	Pre-Developed		Post-Developed		Post-Developed with Basin			Pre vs. Post Percent Difference (10% Max)
	Flow (cfs)	Volume (ac.ft.)	Flow (cfs)	Volume (ac.ft.)	Routed Basin Out Flow (cfs)	Storage Volume (ac.ft.)	Depth (ft)	
2 Year - 1 Hour	49.310	1.1435	47.194	1.3402	0.815	1.305	2.73	-98.3%
2 Year - 3 Hour	22.628	1.0312	20.084	1.7706	1.146	3.360	1.67	-94.9%
2 Year - 6 Hour	18.407	1.1012	17.339	2.3931	1.470	2.161	4.17	-92.0%
2 Year - 24 Hour	1.661	0.7911	6.393	3.8846	1.728	2.705	4.99	4.0%
5 Year - 1 Hour	72.605	1.9029	68.734	1.9445	1.302	1.887	3.73	-98.2%
5 Year - 3 Hour	35.099	1.8606	32.327	2.5395	1.579	2.390	4.51	-95.5%
5 Year - 6 Hour	31.060	2.1813	29.939	3.4998	11.484	3.003	5.41	-63.0%
5 Year - 24 Hour	6.892	1.6579	9.054	5.5022	6.944	2.949	5.33	0.8%
10 Year - 1 Hour	96.988	3.0723	91.590	2.7128	1.694	2.634	4.88	-98.3%
10 Year - 3 Hour	51.290	4.0800	47.348	3.4814	14.837	3.043	5.46	-71.1%
10 Year - 6 Hour	47.388	5.1495	45.795	4.8167	43.521	3.117	5.56	-8.2%
10 Year - 24 Hour	16.731	6.0058	12.911	6.7994	12.489	3.015	5.43	-25.4%
100 Year - 1 Hour	155.539	5.1040	149.688	4.7239	125.746	3.264	5.76	-19.2%
100 Year - 3 Hour	82.628	7.1162	79.045	6.1264	79.141	3.181	5.65	-4.2%
100 Year - 6 Hour	79.183	9.9433	79.376	8.6580	76.226	3.175	5.64	-3.7%
100 Year - 24 Hour	30.032	12.3348	26.289	12.2882	26.244	3.085	5.52	-12.6%

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 23-3
Tract 38605– Extended Detention Basin No. 3 Outflow Comparison**

Storm Event	Pre-Developed		Post-Developed		Post-Developed with Basin			Pre vs. Post Percent Difference (10% Max)
	Flow (cfs)	Volume (ac.ft.)	Flow (cfs)	Volume (ac.ft.)	Routed Basin Out Flow (cfs)	Storage Volume (ac.ft.)	Depth (ft)	
2 Year - 1 Hour	7.278	0.1721	6.894	0.2016	0.059	0.199	0.65	-99.2%
2 Year - 3 Hour	3.502	0.1551	3.105	0.2663	0.076	0.258	0.85	-97.8%
2 Year - 6 Hour	3.066	0.1657	2.682	0.3599	0.119	0.340	1.10	-96.1%
2 Year - 24 Hour	0.256	0.1190	0.961	0.5842	0.207	0.453	1.39	-19.1%
5 Year - 1 Hour	10.731	0.2863	10.025	0.2926	0.085	0.288	0.95	-99.2%
5 Year - 3 Hour	5.413	0.2799	5.001	0.3820	0.141	0.369	1.17	-97.4%
5 Year - 6 Hour	5.089	0.3281	4.638	0.5264	0.240	0.494	1.50	-95.3%
5 Year - 24 Hour	1.057	0.2494	1.362	0.8275	0.341	0.623	1.84	-67.7%
10 Year - 1 Hour	14.359	0.2623	13.398	0.4082	0.166	0.401	1.26	-98.8%
10 Year - 3 Hour	7.874	0.6137	7.299	0.5237	0.248	0.504	1.53	-96.9%
10 Year - 6 Hour	7.636	0.7746	7.055	0.7245	0.384	0.678	1.99	-95.0%
10 Year - 24 Hour	2.538	0.9033	1.943	1.0226	1.176	0.692	2.02	-53.7%
100 Year - 1 Hour	23.036	0.7679	21.922	0.7108	0.917	0.690	2.02	-96.0%
100 Year - 3 Hour	12.675	1.0704	12.163	0.9216	6.777	0.761	2.19	-46.5%
100 Year - 6 Hour	12.721	1.4956	12.206	1.3023	10.360	0.806	2.29	-18.6%
100 Year - 24 Hour	4.550	1.8552	3.955	1.8482	3.864	0.726	2.10	-15.1%

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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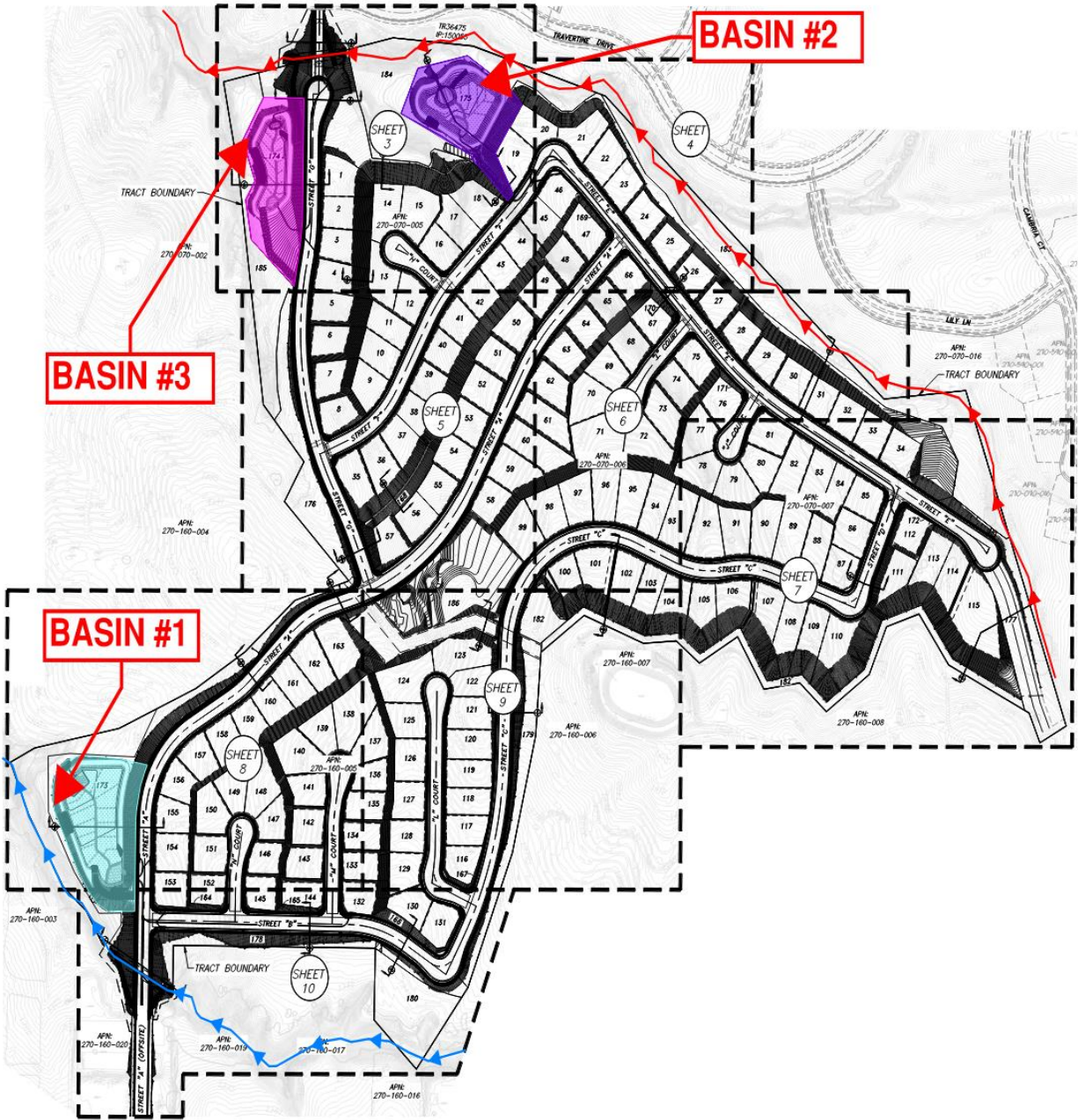


Figure 23.1 - Extended Basin Locations

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The Project site is not located within a Groundwater Management Zone. However, runoff from the Project site ultimately would be conveyed to the north towards the Arlington GMZ. Because the total amount of runoff from the site following development would be similar to existing conditions, the Project would have no potential to interfere substantially with groundwater recharge and impacts would be less than significant.
- c) The existing Project site is bisected by a ridgeline running from east to west close to the center of the property assemblage. The ridgeline can also be defined by an unpaved road seen within aerial imagery providing a means of maintenance access for an existing reservoir owned by Western Municipal Water District (WMWD). From the ridge line the existing flows travel north and south into two natural drainage courses that bound the north and south edges of the project site. The drainage courses have been deeply incised and defined throughout time, and in many locations exhibit exposed bedrock limiting the potential for future erosion. Each of these two natural drainage courses convey flows northwesterly to a point of confluence westerly of the project site before being conveyed through a development to the north of the project site, known as Tramonte, and finally into the Harrison Dam facility. (Adkan 2023a, pp. 6)

The proposed project site has been design in such a manner to respect the existing ridgeline that bisects the project from east to west. This was also done to protect the existing unpaved road seen within aerial imagery providing a means of maintenance access for an existing reservoir owned by WMWD. To mitigate the impacts from additional of impervious surface added by the development, an increase of approximately 50% of the overall project site, the storm flows for the project development north of the ridgeline will be conveyed into two extended detention basins (Basin 2 and 3, see Figure 23.1 above) each treating approximately half of project area north of the ridgeline which is then released into the northern drainage course. The storm flows from the project development south of the ridgeline are conveyed into a single extended detention basin (Basin 1, see Figure 23.1above) which is released into the southern drainage course. (Adkan 2023a, pp. 7).

The two natural drainage courses located north and south of the project development will be protected and will not be altered as part of the project. Within these drainage courses will two culvert crossings proposed. There will be one culvert crossings are located in the northerly existing drainage course and the on culvert southerly existing drainage course and allow the development to provide access and utilities over the existing drainage courses. The culverts have been designed in accordance with the California Department of Fish and Wildlife (CDFW) to have a minimum size of 72” for the purposes of providing a downstream and upstream connection for habitat and wildlife within the drainage corridor. This results in culverts larger than necessary to convey the actual flow experience by a 100-year storm event. The culverts also contain the necessary headwalls, cutoff walls, and rip-rap energy dissipaters to reduce the storm flow velocities to a non-erosive level protecting the downstream drainage courses. (Adkan 2023a, pp. 7)

As discussed within the Existing Drainage Condition section, it was determined through discussion with RCFC that additional post development increased storm water runoff mitigation would be necessary beyond the 2-, 5-, and 10-year storm events, and therefore the extended detention basins for the project have been designed designed with the capacity to mitigate the 100-year storm events. These calculations were performed utilizing the Synthetic Unit Hydrograph Method and a summary of the results are included within the tables above within Section 25(a) “Hydrology and Water Quality”, for Basin 1, 2 and 3

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comparing the existing flow rates with the proposed flow rates when mitigated through attenuation of storm runoff within proposed extended detention basins. (Adkan 2023a, pp. 7).

Because the proposed Project has been designed to attenuate post-development runoff from the site utilizing extended detention basins, Project-related runoff would not substantially increase the rate or amount of surface runoff in downstream areas in a manner that would result in flooding on- or off-site and the downstream water courses would not be impacted due to the addition of impervious areas. Additionally, by the protection and conservation of the two natural drainage courses located north and south of the project development the existing drainage course will be respected and downstream flows would not be affected or diverted. Accordingly, a less-than-significant impact would occur.

- d) All runoff from proposed development areas within the tributary drainage areas would be treated by extended detention basins prior to runoff, which would remove sediments, and because peak flow rates would also be decreased, as discussed within Section 25(a) "Hydrology and Water Quality", above, the Project would not substantially alter the existing drainage velocities of the site or area, including the alteration of the velocities of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site, thus the impacts would be less than significant.
- e) As discussed within Section 25(c) "Hydrology and Water Quality", above, the Project would result in a net decrease in the rate of runoff from the site under 100 year, 10-year and 2-year storm conditions. Because the proposed Project has been designed to attenuate post-development runoff from the site, Project-related runoff would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Furthermore, all onsite drainage facilities have been designed to convey the 100-year storm event per the requirements of the Riverside County Transportation Department and Riverside County Flood Control. Accordingly, the impacts would be less than significant.
- f) As discussed within within Section 25(c) "Hydrology and Water Quality", above, the Project would result in a net decrease in the rate of runoff from the site under 100-year, 10-year and 2-year storm conditions. Because the proposed Project has been designed to attenuate post-development runoff from the site, Project-related runoff would not substantially increase the rate or amount of surface runoff in downstream. Additionally, the downstream facilities, "Harrison Dam", were design by Riverside County Flood Control based on the land use designation of the project site. The Project is not proposing to increase the density and impervious areas associated with the underlying land use, therefore the assumption for offsite run-off to the Harrison Dam facility have not increased and the Project would not exceed the downstream capacity, thus the impacts would be less than significant.

Furthermore, all sources of pollutants associated with a residential development have been identified within the Project Specific Water Quality Management Plan (WQMP). The WQMP identifies non-structural and structural source controls as well as Project design features and BMPs to treat the pollutants identified as a source of contamination. In this case the Project is proposing to treat the expected pollutants of concern with three extended detention basins, locations shown within Figure 23.1. The Extended Detention Basin (EDB) is designed to detain the design volume of stormwater, VBMP, and maximize opportunities for volume losses through infiltration, evaporation, evapotranspiration and surface wetting. Additional pollutant removal is provided through sedimentation, in which pollutants can attach to sediment accumulated in the basin through the process of settling. Stormwater enters the EDB through a forebay where any trash, debris, and sediment accumulate for easy removal. Flows from the

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forebay enter the basin which is vegetated with native grasses that enhance infiltration and evapotranspiration, and which is interspersed with gravel-filled trenches that help further enhance infiltration. Water that does not get infiltrated or evapotranspired is conveyed to the bottom stage of the basin. At the bottom stage of the basin, low or incidental dry weather flows will be treated through a sand filter and collected in a subdrain structure. Any additional flows will be detained in the basin for an extended period by incorporating an outlet structure that is more restrictive than a traditional detention basin outlet. The restrictive outlet structure extends the drawdown time of the basin which further allows particles and associated pollutants to settle out before exiting the basin, while maximizing opportunities for additional incidental volume losses. Accordingly with the incorporation of the extended detention basins, the Project would not generate substantial additional sources of polluted runoff, therefore the impacts would be less than significant.

- g) According to FEMA Flood Insurance Rate Map (FIRM) Map No. 06065C1385G, the Project site is located within “Zone X (unshaded),” which is defined as an area not subject to 100- year flood hazards (FEMA, 2008). Accordingly, the Project has no potential to place housing or structures within a flood hazard zone that would potentially impede or redirect flood flows. Additionally, the proposed project contains two existing drainage courses. The project is proposing to conserve both drainage courses as discussed within Section 7, “Biological Resources”, and no grading and or obstructions are proposed within the existing drainage courses with the exception of the two 72” culvert crossings which have been designed to convey the 100-year storm event. Furthermore, all other proposed drainage crossings have been designed to convey the 100-year storm events and will allow all run-on flows to continue downstream without impeding or redirecting flood flows. Accordingly, impacts would be less than significant.
- h) As discussed within within Section 25(f) “Hydrology and Water Quality”, above, according to FEMA Flood Insurance Rate Map (FIRM) Map No. 06065C1385G, the Project site is located within “Zone X (unshaded),” which is defined as an area not subject to 100- year flood hazards (FEMA, 2008). Accordingly, the project is not within a flood hazard area and does not have the risk of inundation. Additionally, without the risk of inundation and pollutants from the Project will be conveyed the project design features and BMP’s as identified with the project specific WQMP for treatment and removal. Thus, impacts would be less than significant

A seiche is a free-standing wave oscillation on the surface of water in an enclosed or semi-enclosed basin. The wave can be initiated by an earthquake and can vary in height from several centimeters to a few meters. The Project site is located 0.5 mile north of Lake Mathews; however, and as noted by EIR No. 441, which addresses the County’s 2021 update to the General Plan, only two water bodies in Riverside County have the potential to result in a seismically-induced seiche that could affect occupied property; Lake Elsinore and Lake Perris Reservoir (Riverside County, 2020b), and there would be no impacts.

The County of Riverside is not located within a Tsunami Hazard Area as identified by the California Department of Conservation. and there would be no impacts.

- i) The Project is consistent with the County’s NPDES permit requirements, as stipulated in the CWA, and would reduce impacts to water quality associated with Project-related activities. The project is not located within a regional water quality management plan, however the Project under the NPDES permit requires the preparation of a site-specific post-construction management program, such as a WQMP, to ensure ongoing protection of the watershed basin by requiring structural and programmatic controls. A WQMP

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was prepared for the proposed Project and identifies non-structural and structural source controls as well as Project design features and BMPs. Additionally, the Project site is not located within a Groundwater Management Zone and/or Plan and has no potential to interfere substantially with groundwater recharge. Accordingly, there would be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE AND PLANNING Would the project:

24. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials; Riverside County General Plan (Riverside County, 2020a); Lake Mathews / Woodcrest Area Plan (Riverside County, 2020c); City of Riverside General Plan Land Use Element (City of Riverside, 2021)

Findings of Fact:

- a) The Project site consists of approximately 95.96 acres of land which is predominantly undeveloped under existing conditions. Development of the Project site by the proposed construction and operation of residential, recreational, and open space uses would not physically disrupt or divide the arrangement of an established community. Existing and proposed residential communities surround the Project site to the north, east, and southwest; however, there are no components of the proposed Project with the potential to physically divide any of these existing or planned communities. Upon completion of the proposed Project, pedestrian pathways and public roadways would be accommodated in portions of the development, which would ensure that access to and between surrounding residential neighborhoods would not be affected. Therefore, the Project would not physically divide an established or planned community and thus impacts would be less than significant.
- b) The Project would not conflict with any applicable General Plan policies adopted for the purpose of avoiding or reducing significant environmental effects. As part of its review of the proposed Project, Riverside County evaluated the Project’s consistency with applicable General Plan policies and determined that the Project conforms to all applicable General Plan policies, including the policies listed within the LMWAP and the LMWAP El Sobrante Policy Area. The current land use is a mixture of Low Density Residential (LDR), 67.02 acres, and Very Low Density Residential (VLDR), 28.94 acres. The densities outlined within the general plan specify two units per acre for LDR and one unit per acre for VLDR. Based on the Project acreages the maximum unit count is 163 total residential units, consist with the proposed Projects subdivision map. Furthermore, per the LMWAP El Sobrante Policy Areas the lot sizes are a minimum of 10,000 square feet, consistent with the Projects proposed lot sizes.

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Additionally, the project site is located within an Agricultural Preserve (El Sobrante No. 1). The agricultural preserve precludes use of the Project site for any use other than agriculture uses. The Project proposes an Agricultural Preserve Diminishment to remove the Project site from the El Sobrante No. 1 Agricultural Preserve area (APD240004). Approval of APD240004 by the Riverside County Board of Supervisors would eliminate any potential General Plan land use inconsistency that may result from future development of the subject property with residential land uses.

Based on the Project’s consistency with the General Plan Policies, impacts due to an inconsistency with the land use designations and/or policies of the General Plan adopted for the purpose of reducing or avoiding significant environmental effects would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources

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

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area” (Riverside County 2020a); Riverside County General Plan EIR No. 441, Figure 4.12.1 (Riverside County, 2020b); Riverside County Information Technology – Map My County (RCIT, 2023); Google Earth Pro (Google Earth, 2023); California Department of Conservation, Mineral Resources Maps for the Temescal Valley (CDC, 1991)

Findings of Fact:

- a) According to mapping information from the California Department of Conservation (CDC), the Project site is located within the “MRZ-3” Mineral Resource Zone. This category represents “Areas containing known or inferred mineral occurrences of undetermined mineral resource significance” (CDC, 1991, Plates 2A, 3A, 4A, 5A, and 6A). Accordingly, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, and no impact would occur.
- b) Neither the County’s General Plan nor the LMWAP identify the Project site as comprising a locally important mineral resources recovery site, and there are no other plans applicable to the Project site that designate it for mineral resources recovery. Accordingly, no impact would occur

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c) According to Riverside County GIS records, there have been no surface mining permits issued within the Project vicinity, indicating that there are no existing surface mines in the Project vicinity (RCIT, 2023). Additionally, there are no State classified or designated areas for mineral resources within the Project vicinity. There are no mines or quarries proposed by the Project nor are any existing or former mines known to exist on the site or in the surrounding area (Google Earth, 2023). Due to the lack of surface mines in the Project vicinity, the Project would not expose people or property to hazards resulting from past or present mining activities, nor would the Project be an incompatible use with any proposed or existing surface mines. As such, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-20 “Airport Locations” (Riverside County, 2020a); Riverside County Information Technology – Map My County (RCIT, 2023); Google Earth Pro (Google Earth, 2023)

Findings of Fact:

- a) The Project site is located approximately 5.2 miles southwest of the nearest runway at the Riverside Municipal Airport, which is the nearest public airport facility. The Project site is not located within any known Airport Influence Area or Airport Safety Zone for any public airports. A small, private airstrip is located approximately 0.5-mile south of the Project site (north of Lake Mathews); however, based on aerial photographs from Google Earth, this airstrip has not been operational since at least 2011. The Project site is not located within the vicinity of any active private airports or heliports. (RCIT, 2016; Google Earth, 2016) Accordingly, implementation of the project does not have the potential to result in an inconsistency with an Airport Master Plan and the Project would not expose people residing or working in or near an airport/airstrip in the vicinity of the Project site to excessive noise levels. Further analysis of airport-related impacts will not be required.
- b) As discussed within Section 26(a) “Airport Noise”, above, the project is nor located within the vicinity of a private airstrip exposing people residing or working in the project to excessive noise levels and therefore no impact would occur.

Mitigation: No mitigation is required.

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Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”) (Riverside County, 2020a); Project Application Materials; Noise Impact Analysis (Vista Environmental, 2023a)

Findings of Fact:

a) The proposed project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The following section calculates the potential noise emissions associated with the temporary construction activities and long-term operations of the proposed project and compares the noise levels to the County standards. (Vista Environmental, 2023a, p. 28)

Construction-Related Noise

The construction activities for the proposed project are anticipated to include site preparation and grading up to 85.34 acres of the 96.96-acre project site plus up to 2.8 acres of offsite area, building construction of 163 single-family homes and a Park, paving of the onsite roads and offsite access roads, sidewalks and hardscapes, and application of architectural coatings. Noise impacts from construction activities associated with the proposed project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. The nearest sensitive receptors to the project site are residents at the single-family homes located as near as 140 feet east of the project site and 200 feet north of the project site. There is also a ranch home as near as 100 feet west of the proposed access road on the south side of the project site. (Vista Environmental, 2023a, p. 26)

General Plan Policy N 13.1 requires that construction noise impacts to be minimized on adjacent uses through acceptable practices. General Plan Policy N 13.2 requires that construction activities are limited to established hours of operation in order to mitigate the generation of excessive or adverse noise impacts on the surrounding community. Riverside County Ordinance No. 847 provides the established hours of construction operations, and details that construction activities that occurs between 6:00 a.m. and 6:00 p.m. during the months of June through September and between 7:00 a.m. and 6:00 p.m. during the months of October through May are exempt from the Noise Ordinance. General Plan Policy N 13.3 requires construction of subdivisions that are adjacent to occupied noise sensitive land uses to submit a construction-related noise mitigation plan to the County that depicts how construction noise will be mitigated through use of temporary noise fences, preferred location of equipment and use of current noise suppression technology and equipment. Project Design Feature 1 has been included in this analysis to ensure compliance with General Plan Policy N 13.3 that requires the County to review and approve a

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construction-related noise mitigation plan, prior to issuance of the grading permit for the proposed project. General Plan Policy 13.4 requires that all construction equipment utilize noise reduction features (e.g. mufflers and engine shrouds) that are no less effectively than what was originally installed by the manufacturer. As detailed above, through implementation of Project Design Feature 1, construction of the proposed project would not exceed the applicable standards in the General Plan and Municipal Code. (Vista Environmental, 2023a, p. 28-29)

However, the County construction noise standards do not provide any limits to the noise levels that may be created from construction activities and even with adherence to the County standards, the resultant construction noise levels may result in a significant substantial temporary noise increase to the nearby residents. In order to determine if the proposed construction activities would create a significant substantial temporary noise increase, the FTA construction noise criteria thresholds have been utilized, which shows that a significant construction noise impact would occur if construction noise exceeds 80 dBA during the daytime at any of the nearby homes. (Vista Environmental, 2023a, p. 29)

Construction noise levels to the nearby homes have been calculated through use of the RCNM and the parameters and assumptions detailed for Construction Equipment Noise Emissions and Usage Factors. The results are shown below in Table 27.1:

Table 27.1 – Construction Noise Levels at the Nearby Homes

Construction Phase	Construction Noise Level (dBA Leq) at Nearest:	
	Homes to Project Site ¹	Home to Street A ²
Site Preparation	63	74
Grading	62	75
Building Construction	61	74
Paving	56	68
Painting	48	65
FTA Construction Noise Threshold³	80	80
Exceed Thresholds?	No	No

¹ The nearest homes to the project site are located as near as 1,000 feet northeast from the center of project site and as near as 250 feet from potential blasting areas.

² The nearest home to Street A is located as near as 130 feet west of the center of Street A.

³ The FTA Construction noise thresholds for Residential Land Uses

Source: RCNM, Federal Highway Administration, 2006

Table 27.1 shows that the greatest noise impacts would occur at the nearest home to the project site during the site preparation phase, with noise levels as high as 63 dBA Leq and at the nearest homes to Street “A” during the grading phase, with noise levels as high as 75 dBA. All calculated construction noise levels shown in Table 27.1 are within the FTA daytime construction noise standard of 80 dBA averaged over eight hours. Therefore, through adherence to the allowable construction times detailed in Section 9.52.020(I) of the Municipal Code and through implementation of Project Design Feature 1, that requires the preparation of a construction-related noise mitigation plan, prior to the issuance of the grading plan for the proposed project, the proposed project would not create a substantial temporary increase in ambient noise levels from construction of the proposed project. Impacts would be less than significant. (Vista Environmental, 2023a, p. 29)

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Operational-Related Noise

The proposed project would consist of the development of 163 single-family detached homes and a Park. Potential noise impacts associated with the operations of the proposed project would be from project-generated vehicular traffic on the nearby roadways and from activities at the proposed Park that may create exterior and interior noise levels in excess of County standards at the proposed homes. It should be noted that the proposed homes would be located over a 1,000 feet away from El Sobrante Road, which is the nearest major roadway to the project site. As such, the proposed homes would not be exposed to excessive roadway noise level impacts. The noise impacts to the nearby homes from roadway noise and from the proposed Park have been analyzed separately below. (Vista Environmental, 2023a, p. 29)

Roadway Vehicular Noise Impacts to Nearby Homes

Vehicle noise is a combination of the noise produced by the engine, exhaust and tires. The level of traffic noise depends on three primary factors (1) the volume of traffic, (2) the speed of traffic, and (3) the number of trucks in the flow of traffic. The proposed project does not propose any uses that would require a substantial number of truck trips and the proposed project would not alter the speed limit on any existing roadway so the proposed project’s potential offsite noise impacts have been focused on the noise impacts associated with the change of volume of traffic that would occur with development of the proposed project. (Vista Environmental, 2023a, p. 30)

Neither the General Plan nor the Municipal Code defines what constitutes a “substantial permanent increase to ambient noise levels”. As such, this impact analysis has utilized guidance from the Federal Transit Administration for a moderate impact that shows that the project contribution to the noise environment can range between 0 and 7 dB, which is dependent on the existing roadway noise levels. (Vista Environmental, 2023a, p. 30)

The potential offsite traffic noise impacts created by the on-going operations of the proposed project have been analyzed through utilization of the FHWA model and the FHWA model traffic noise calculation spreadsheets are provided in Appendix D. The proposed project’s potential offsite traffic noise impacts have been analyzed for the existing year, existing plus ambient year 2028, and existing plus ambient year 2028 plus cumulative projects scenarios that are discussed separately below. (Vista Environmental, 2023a, p. 30)

Existing Year Conditions

The proposed project’s potential offsite traffic noise impacts have been calculated through a comparison of the Existing scenario to the Existing With Project scenario. The results of this comparison are shown in Table 27.2.

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Table 27.2 – Existing Year Project Traffic Noise Contributions

Roadway	Segment	dBA CNEL at Nearest Receptor ¹			Increase Threshold ²
		Existing	Existing Plus Project	Project Contribution	
La Sierra Avenue	North of SR-91 Westbound Ramps	68.5	68.5	+0.0	+1 dBA
La Sierra Avenue	South of Indiana Avenue	67.0	67.1	+0.1	+1 dBA
La Sierra Avenue	South of Victoria Avenue	68.6	68.8	+0.2	+1 dBA
La Sierra Avenue	South of McAllister Parkway	69.3	69.5	+0.2	+1 dBA
La Sierra Avenue	North of El Sobrante Road	65.0	65.2	+0.2	+1 dBA
El Sobrante Road	West of McAllister Parkway	63.7	64.1	+0.4	+2 dBA
El Sobrante Road	West of Street A	65.0	65.5	+0.5	+1 dBA
El Sobrante Road	East of Street A	66.3	66.4	+0.1	+1 dBA

Notes:

¹ Distance to nearest sensitive receptors based on Speed per PHWA Model Roadway Parameters, does not take into account existing noise barriers.

² Increase Threshold obtained from the FTA’s allowable noise impact exposures.

Source: FHWA Traffic Noise Prediction Model FHWA-RD-77-108.

Table 27.2 shows that the proposed project’s permanent noise increases to the nearby homes from the generation of additional vehicular traffic would not exceed the FTA’s allowable traffic noise increase thresholds detailed above. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels for the existing conditions. Impacts would be less than significant. (Vista Environmental, 2023a, p. 31)

Existing Plus Ambient Growth Year 2028 Conditions

The proposed project’s potential offsite traffic noise impacts have been calculated through a comparison of the existing plus ambient growth year 2028 scenario to the existing plus ambient growth year 2028 with project scenario. The results of this comparison are shown in Table 27.3.

Table 27.3 – Existing Plus Ambient Growth Plus Cumulative Projects Traffic Noise Contributions

Roadway	Segment	dBA CNEL at Nearest Receptor ¹			Increase Threshold ²
		Cumulative Without Project	Cumulative With Project	Project Contribution	
La Sierra Avenue	North of SR-91 Westbound Ramps	69.4	69.5	+0.1	+1 dBA
La Sierra Avenue	South of Indiana Avenue	67.8	67.9	+0.1	+1 dBA
La Sierra Avenue	South of Victoria Avenue	69.5	69.7	+0.2	+1 dBA
La Sierra Avenue	South of McAllister Parkway	70.1	70.2	+0.1	+1 dBA
La Sierra Avenue	North of El Sobrante Road	65.8	66.0	+0.2	+1 dBA
El Sobrante Road	West of McAllister Parkway	64.9	65.2	+0.3	+1 dBA
El Sobrante Road	West of Street A	65.6	66.1	+0.5	+1 dBA
El Sobrante Road	East of Street A	67.0	67.1	+0.1	+1 dBA

Notes:

¹ Distance to nearest sensitive receptors based on Speed per PHWA Model Roadway Parameters, does not take into account existing noise barriers.

² Increase Threshold obtained from the FTA’s allowable noise impact exposures.

Source: FHWA Traffic Noise Prediction Model FHWA-RD-77-108.

Table 27.3 shows that the proposed project’s permanent noise increases to the nearby homes from the generation of additional vehicular traffic would not exceed the FTA’s allowable traffic noise increase

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thresholds detailed above. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels for the existing plus ambient growth plus cumulative projects year 2028 conditions. Impacts would be less than significant. (Vista Environmental, 2023a, p. 32)

Proposed Onsite Park Noise Impacts

The proposed project includes development of a Park that would contain a grass playfield, a disc golf course, a walking trail with slides and sitting areas with possible shade structures. Section 9.52.040 of the County’s Municipal Code limits noise created at the Park onto the proposed residential properties to 55 dBA between 7 a.m. and 10 p.m. and to 45 dBA between 10 p.m. and 7 a.m.. It should be noted that the proposed Park would be located as near as 1,300 feet to the existing homes, as such, no Park noise impacts are anticipated to occur at the nearby existing homes. (Vista Environmental, 2023a, p. 32)

Table 27.4 provides a summary of the reference noise levels and the anticipated noise level from each source at the nearest proposed home to each noise source. Since the nearest home to each noise source in the Park would be located on different side of the Park, it is unlikely that any single home would be impacted by multiple noise sources from the proposed park and as such each noise source has been analyzed separately. The noise levels at the nearby homes were calculated based on standard geometric spreading of noise, which provides an attenuation rate of 6 dB per doubling the distance between source and receptor. (Vista Environmental, 2023a, p. 32)

Table 27.4 – Proposed Park Operational Noise Levels at the Nearest Homes

Noise Source	Reference Noise Measurements		Calculated Noise Levels		County Day/ Night Standards (dBA Leq)	Exceed County Standards?
	Distance to Source (feet)	Reference Noise Level (dBA Leq)	Nearest Home (feet)	Noise Level ¹ (dBA Leq)		
Disc Golf ¹	5	49.5	20	37	55/45	No/No
Grass Playfields ²	5	58.9	50	39	55/45	No/No
Shade Structures ³	10	45.7	55	31	55/45	No/No
Walking Trails ⁴	5	45.0	40	27	55/45	No/No

Notes:

¹ Based on a reference measurement of a 9 hole golf course.

² Based on a reference measurement of a soccer game.

³ Based on a reference measurement of a park with a lunch shelter.

⁴ Based on a reference measurement of a nature trail.

Source: Vista Environmental (see Appendix E)

Table 27.4 shows that that noise from all of the proposed Park activity areas noise sources would be within both the County’s daytime residential exterior noise standards of 55 dBA Leq during the daytime and 45 dBA Leq during the nighttime at the nearest home to each noise source. It should be noted that the nearby existing homes are all located further away to each source than the proposed homes, and as such the impacts to the nearby existing homes would be lower than what is shown in Table 27.4. Therefore, the proposed Park operational noise levels would result in a less than significant impact. (Vista Environmental, 2023a, p. 33)

- b) The following section analyzes the potential vibration impacts associated with the construction and operations of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction-Related Vibration Impacts

The construction activities for the proposed project are anticipated to include site preparation and grading up to 85.34 acres of the 96.96-acre project site plus up to 2.8 acres of offsite area, building construction of 163 single-family homes and a Park, paving of the onsite roads and offsite access roads, sidewalks and hardscapes, and application of architectural coatings. Vibration impacts from construction activities associated with the proposed project would typically be created from the operation of heavy off-road equipment and from blasting activities. The nearest sensitive receptor to the off-road equipment construction activities associated with the proposed project is a ranch home as near as 100 feet west of the proposed Street A on the south side of the project site. The nearest sensitive receptor to possible areas to be blasted are the single-family homes located as near as 250 feet east of the potential areas to be blasted. (Vista Environmental, 2023a, p. 33)

Since neither the Municipal nor the General Plan provide a quantifiable vibration threshold for temporary construction activities, guidance from the Transportation and Construction-Induced Vibration Guidance Manual, prepared by Caltrans, April 2020, has been utilized, which defines the threshold of perception from transient sources such as off-road construction equipment at 0.25 inch per second peak particle velocity (PPV). (Vista Environmental, 2023a, p. 33)

The primary source of off-road equipment vibration during construction would be from the operation of a bulldozer. From Table K above a large bulldozer would create a vibration level of 0.089 inch per second PPV at 25 feet. Based on typical propagation rates, the vibration level at the nearest home to construction activities (100 feet away) would be 0.019 inch per second PPV. The vibration level at the nearest home would be below the 0.25 inch per second PPV threshold detailed above. Off-road equipment vibration impacts would be less than significant. (Vista Environmental, 2023a, p. 32)

The project applicant has stated that limited blasting may be required to remove rock outcroppings on the project site. There are the single-family homes located as near as 250 feet away from the potential areas to be blasted. According to Figure 6 from the Transportation and Construction-Induced Vibration Guidance Manual, prepared by Caltrans, April 2020 (see Figure 5, above), at 250 feet away from blasting the vibration level would range between 0.005 and 0.1 inch per second PPV. The vibration level at the nearest home would be below the 0.25 inch per second PPV threshold detailed above. In addition, all blasting activities would be required to adhere to all applicable regulations, including Title 8 Section 5291 of the California Code of Regulations that requires the blaster to be licensed as well as provides the procedures to be followed before, during and after a blasting event to ensure safety as well as minimize blasting impacts to the nearby homes. For these reasons, blasting vibration impacts would be less than significant. (Vista Environmental, 2023a, p. 34)

Operations-Related Vibration Impacts

The proposed project would consist of the development of a residential community with 163 single-family detached homes and a Park. The on-going operation of the proposed project would not include the operation of any known vibration sources other than typical onsite vehicle operations for a residential development. Therefore, a less than significant vibration impact is anticipated from operation of the proposed project. (Vista Environmental, 2023a, p. 34)

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity” (Riverside County, 2020a); Riverside County Information Technology – Map My County (RCIT, 2023); Paleontological Assessment for the TR38605 Project (BFSa, 2023b)

Findings of Fact:

a) According to the Riverside County Land Information System, the Project site has “Low Potential” to yield nonrenewable paleontological resources. A field survey conducted by BFSa did not identify any fossils or sedimentary rock types that might have yielded any fossiliferous remains. In addition, based on the granitic nature of the mixed granodiorite and gabbro bedrock across the entire Project site, there is a minimal likelihood that any fossiliferous deposits would be present within the Project site. Furthermore, Holocene alluvial deposits in stream bottoms and along dry washes across the property are geologically too young to contain paleontological resources. (BFSa, 2023b, pp. 1-2) Based on the foregoing, the Project would not directly nor indirectly destroy a unique paleontological resource, or site, or unique geologic feature; therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Housing Element (Riverside County, 2020a); Riverside County Information Technology – Map My County (RCIT, 2023); Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Implementation of the Project would provide 163 residential units which would potentially result in the addition of up to 544 new residents to the area. Additionally, the Project would install infrastructural improvements such as paved roads and access to improved and expanded water and sewer lines which could indirectly induce growth in the local area. However, off-site improvements would merely upgrade existing facilities as needed to support development of the site, and would not accommodate any new growth in the area beyond what is already accommodated by existing facilities. Additionally, the majority of surrounding properties are either entitled for development or under construction, and there is no component of the project that would increase the rate of development on surrounding lands. Thus, the potential for the Project to induce substantial population growth would be less than significant.
- b) Under existing conditions, no housing units are located on the Project site. As such, implementation of the proposed Project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. Additionally, development of the proposed Project would increase the number of available housing units in Riverside County. Accordingly, no impact would occur.
- c) The Project proposes to develop the site with 95.96 acres of residential land uses and 45.57 acres of recreational land uses. The Project would provide new housing opportunities to the region and would not generate any demand for new affordable housing within the County. Additionally, the Project does not propose land uses that would generate employment (i.e., schools, commercial buildings, etc.) that would result in an increased demand for affordable housing. Implementation of the proposed Project would create 163 additional residential units in Riverside County, which would help meet housing demands for Riverside County. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element (Riverside County, 2020a); Riverside County General Plan EIR No. 441 – Public Facilities (Riverside County, 2020b)

Findings of Fact:

The Project’s proposal to develop 163 single-family residential homes, recreational areas, and open space would place additional demand on the County Fire Department and would cumulatively affect the Department’s ability to service the planned population. The Project would require an “Urban-Category III” level of service as defined by the Riverside County Fire Protection Master Plan. This classification requires a fire station be within three roadway miles of the Project site, and a full first alarm assignment team

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operating on the scene within 15 minutes of dispatch. The primary station serving the Project area (Station 82, Lake Hills) is located approximately 3.0 roadway miles from the Project site (Google Earth, 2023). Based on the travel distance between the Project site and Station 82, the first unit should arrive at the proposed Project site within approximately eight minutes after dispatch. The estimated response time is approximate but demonstrates that the RCFD would be able to meet the Urban-Category III Land Use protection goals of the Fire Protection Master Plan for the Project.

As a condition of Project approval, the proposed Project would be required to conform to all mandatory local, state, and federal laws, ordinances, and standards relating to fire safety. Among other items, these requirements include conformance with the Uniform Building Code Section 1503, which requires that all buildings be constructed with fire retardant roofing material, as well as standard Riverside County Fire Department conditions of approval (COAs) for specific plans, which prohibit flag lots and require alternative/secondary access routes to neighborhoods. The alternative/secondary access routes would be required to be maintained throughout construction and buildout of the Project.

The Project site is located in the State Responsibility Area “High Fire Hazard Severity Zone.” As a condition of Project approval, the Project would also be required to conform to the special construction provisions contained in Riverside County Ordinance 787.8, Title 14, the California Building Code, California Fire Code, Riverside County Land Division Ordinance, and Riverside County Fire Department Information Bulletin #08-05 Fuel Modification Standard. As part of the Project’s conditions of approval, plans would be required to be submitted for the Fire Department for review and approval prior to building permit issuance in order to demonstrate compliance with the applicable construction provisions.

Development of the proposed Project would impact fire services by placing an additional demand on existing County Fire Department resources and personnel. In accordance with the Riverside County Fire Protection Master Plan, a new fire station and/or appropriate fire company is required for the development of 2,000 dwelling units or more. The Project proposes the development of 163 dwelling units and recreational areas, and open space; therefore, the proposed Project would not directly result in the need for any new fire stations. However, the proposed Project would impact the fire department’s ability to provide an adequate level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic, and population. The Project is required to adhere to Riverside County Ordinance No. 659, which requires payment of a DIF to assist the County in providing for fire protection facilities, including fire stations. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and fire station construction. Accordingly, Project-related impacts to fire protection services are evaluated as less than significant and no mitigation beyond payment of DIF fees would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan (Riverside County, 2020a); Riverside County General Plan EIR No. 441 – Public Facilities (Riverside County, 2020b)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

The Project would result in an approximate population increase of 544 residents. The incremental increase in population to the region could result in an incremental increase in criminal activity such as burglaries, thefts, auto thefts, vandalism, etc. However, according to the Riverside Sheriff’s Department, there is not a direct correlation between population growth, the number of crimes committed, and the number of Sheriff’s Department personnel needed to respond to these increases. As the population and use of an area increases, however, additional financing of equipment and manpower needs are required to meet the increased demand. The proposed Project would result in an increase in the cumulative demand for services from the Riverside Sheriff’s Department.

Riverside County has set a minimum standard of 1 deputy per 1,000 people. This standard was adopted as part of the “Commitment to Public Safety and Citizens’ Option for Public Safety,” by the Board of Supervisors on September 17, 1996. The Sheriff’s Department has indicated that their desired staffing level is 1.2 deputies per 1,000 people. Additionally, Mitigation Measure 4.15.C of EIR No. 441 states that Riverside County shall meet and maintain a goal of 1.5 sworn peace officers per 1,000 population.

In order to maintain the desirable level of service established by EIR No. 441 Mitigation Measure 4.15.C, build-out of the proposed Project would generate a need for approximately two (2) additional sworn peace officers (1,129 total residents × 1.5 sworn peace officers/1,000 persons = 1.7 sworn peace officers), and two (2) additional patrol cars. Staff necessary to support the additional deputies would include an appropriate level of civilian, investigation, and supervisory personnel. The proposed Project would not, however, in and of itself result in the need for new or expanded sheriff facilities.

The Project’s impact to sheriff protection services would not be regarded as significant on a direct basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station to accommodate the additional personnel. However, the Project would be required to comply with Riverside County Ordinance No. 659, which requires a DIF payment to the County for impacts to public services and facilities, including sheriff facilities and services. Payment of the DIF fee would ensure that funds are available for either the purchase of new equipment and/or the hiring of additional sheriff personnel to maintain the County’s desired level of service for sheriff protection.

In addition, implementation of a Neighborhood Watch Program between the Project’s Home Owner Association and the Sheriff’s Department, as would occur through the County’s implementation of EIR No. 441 Mitigation Measure 4.15.2B, would further reduce impacts on sheriff resources.

Therefore, implementation of the Project would not result in the need for new or expanded sheriff facilities, and impacts would be less than significant. The Project’s incremental demand for sheriff protection services also would be less than significant because the Project would be required to contribute DIF fees. Accordingly, a less-than-significant impact would occur with respect to sheriff protection services or facilities as a result of implementation of the proposed Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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32. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County Information Technology – Map My County (RCIT, 2023); Riverside County General Plan (Riverside County, 2020a); Riverside County General Plan EIR No. 441 – Public Facilities (Riverside County, 2020b)

Findings of Fact:

The Project proposes to develop the site with 163 single-family residences. The Project would be required to contribute fees to the RUSD in accordance with Public Education Code § 17072.10-18. Pursuant to the Leroy F. Greene School Facilities Act of 1998, payment of school impact fees constitutes full and complete mitigation for project-related impacts to school services. Accordingly, Project impacts to school services would not occur and no mitigation beyond payment of fees would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan (Riverside County, 2020a); Riverside County General Plan EIR No. 441 – Public Facilities (Riverside County, 2020b)

Findings of Fact:

Development of the Project would increase the region’s population, creating an additional demand for library facilities and services. Upon development of the site, the site would consist of single-family residential land uses, recreational area, and open space, which would result in an increase in the area’s population by approximately 359 new residents.

Although use of the internet has resulted in decreased demand being placed on library services nationwide, the County continues to maintain its standards for book titles and library square footage. To attain the level of service standard specified in the County’s General Plan and EIR No. 441 of 0.5 square feet (s.f.) of library space and 2.5 titles per capita, the Project-generated population would require an additional 565 s.f. of library space and 2,822 book titles. (Riverside County, 2020b)

Although the Project ultimately would contribute to the need for expanded library space, the provision of such additional library space would be addressed through the County’s compliance with EIR No. 441 Mitigation Measure 4.15.6.A. The Project would contribute funding towards the cost of new facilities through property taxes and payment of fees pursuant to Riverside County Ordinance No. 659. Although new library facilities could be considered for construction in the Lake Matthews/Woodcrest area, it is not possible to identify environmental impacts that may be associated with the construction of new or expanded library facilities until a specific proposal and design for the facility is prepared by Riverside County and/or the RCPLS. Accordingly, impacts due to the construction of new or expanded library facilities are too speculative for evaluation in this Initial Study. Environmental effects of such library facilities and any associated mitigation would be identified through a future CEQA process required in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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association with any future proposals for new or expanded library facilities. Any mitigation measures required for new or expanded library facilities could be funded, in part, from property taxes and/or DIF fees allocated by Riverside County to such purposes. As such, Project impacts to library facilities and resources are evaluated as less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan (Riverside County, 2020a); Riverside County General Plan EIR No. 441 – Public Facilities (Riverside County, 2020b)

Findings of Fact:

The nearest medical facility to the Project site is Kaiser Permanente Riverside Medical Center, located approximately 3.5 miles northwest of the Project site at 10800 Magnolia Avenue in the City of Riverside. The Project would introduce approximately 359 new residents to the area. According to Section 4.17, Public Facilities, of EIR No. 441, a population of 1,000 persons generates the need for 1.9 hospital beds (Riverside County, 2020b). Using the 1.9 hospital beds per 1,000 persons generation factor, the Project would generate the need for approximately two (2) additional hospital beds (359 residents × 1.9 hospital beds / 1,000 residents = 0.7 hospital beds). The Project would remain consistent with the total amount of units and unit densities allowed on the site under the existing General Plan land use designations; therefore, medical needs accommodated by the General Plan would be sufficient for the Project site.

The provision of private health care is largely based on economic factors and demand and is beyond the scope of analysis required for Initial Study, EIR No. 441 concluded impacts associated with buildout of the General Plan would be less than significant, and further notes that: “compliance with...existing General Plan policy and existing Mitigation Measures 4.15.7A and 4.15.7B from EIR No. 441, would further reduce or avoid the insignificant impacts...” (Riverside County, 2020b). Mitigation Measure 4.15.7A requires the County to perform periodic medical needs assessments to evaluate the current medical demand and level of medical service provided within each Area Plan every three years. Mitigation Measure 4.15.7B requires the County to fund the new construction and/or expansion of existing medical facilities according to the level of demand for medical services based on the needs assessment required as part of Mitigation Measure 4.15.7A. Furthermore, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the project:				
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) (Riverside County, 2023); Ord. No. 659 (Establishing Development Impact Fees) (Riverside County, 2023); Riverside County Information Technology – Map My County (RCIT, 2023); Riverside County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) (Riverside County, 2023); Project Materials

Findings of Fact:

- a) The Project would generate a future population of approximately 359 persons. According to Riverside County Ordinance No. 460, a minimum of 3.0 acres of parkland is required for each 1,000 residents of the County. Therefore, the Project would generate a demand for approximately 1.1 acres of parkland (359 persons x 3.0 acres/1,000 persons = 1.1 acres) to meet the recreational demands of the Project’s future residents.

The Project proposes a community park within 2.76 acres. Thus, recreational facilities proposed by the Project would exceed the requirement to provide 1.1 acres of recreational use on site, pursuant to County Ordinance No. 460. Accordingly, the Project would comply with the parkland requirements of Ordinance No. 460. Additionally, the park would be available to all residents of public and would not be restricted only to residents of the Project.

Impacts due to the physical construction of on-site recreational facilities has been addressed under the relevant issue areas identified throughout this Initial Study (i.e., air quality, biological resources, cultural resources, etc.). Under each of these subsections, the Project’s impacts were determined to be less than significant, or mitigation measures were imposed to reduce impacts to below a level of significance. There are no components of the planned recreation facilities on-site that have not already been addressed within this Initial Study. Accordingly, Project impacts due to construction of recreational facilities on-site would be less than significant.

- b) In addition, because the Project would exceed the parkland demand of Ordinance No. 460, it is reasonable to conclude that future Project residents would not substantially contribute to the physical deterioration or accelerated deterioration of existing parks within the Project’s vicinity. Accordingly, the Project would not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) According to Riverside County GIS, the Project site is not located within a CSA (RCIT, 2023). The Project site also is not located within any adopted Community Parks and Recreation Plan. Park land requirements for the proposed Project would be governed by Riverside County Ordinance No. 460, which allows for the dedication of park land in lieu or the payment of park land fees (i.e., Quimby Fees). As described above under the discussion of Thresholds a. and b., the Project would exceed the parkland dedication requirements set forth by Ordinance No. 460. Accordingly, the Project would accommodate adequate areas of active recreational uses on-site, and in-lieu fees (Quimby fees) would not be required. A less than significant would occur and mitigation would not be necessary.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System (Riverside County 2020a); Lake Mathews / Woodcrest Area Plan, Figure 8 (Riverside County, 2020c); Project Application Materials

Findings of Fact:

a) The Project would accommodate the ten-foot wide Multi Purpose Trail identified as part of the LMWAP Trails and Bikeways System through the Project site. In addition, the Project would accommodate ten-foot wide Private Trail segments along the Project’s main backbone roadways internal to the Project. These trail alignments substantially conform to the LMWAP’s planned alignment for these facilities; as such, there would be no conflict with the LMWAP’s planned Community Trail segment through the Project site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37. Transportation				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; Project Application Materials; Greentree (TTM No. 38605) Traffic Analysis (Urban, 2023a); Greenhouse Gas Emissions Memorandum (Vista Environmental, 2023c); Riverside County Information Technology – Map My County (RCIT, 2023)

Findings of Fact:

- a) The analysis of the Project to conflict with a program, plan, ordinance, or policy addressing the circulation system including transit, roadway, bicycle, and pedestrian facilities, focuses on potential impacts to local roadway intersections and roadway segments, based on acceptable standards established by the County of Riverside and City of Riverside. The analysis in this section also includes an evaluation of potential impacts to CMP facilities under the jurisdiction of Caltrans, which include potential impacts to ramp junctions with SR-91. Traffic during the Project's construction phase is not analyzed herein because based on the construction characteristics, the volume of construction-related traffic would result in fewer peak hour and daily trips than would result from operation of either phase of the Project; thus, the analyses of the Project's operational traffic covers any impacts that could occur from construction-related traffic.

Analysis Scenarios

For the purposes of this traffic study, potential deficiencies to traffic and circulation have been assessed for each of the following conditions (Urban, 2023a, p. 3):

- Existing (2023) Conditions
- Existing plus Ambient Growth plus Project (EAP) (2028) Conditions
- Existing plus Ambient Growth plus Project plus Cumulative (EAPC) (2028) Conditions

Existing 2023 Conditions

Information for Existing (2023) conditions is disclosed to represent the baseline traffic conditions as they existed at the time this report was prepared. (Urban, 2023a, p. 3)

EAP 2028 Conditions

The EAP (2028) conditions analysis determines the potential circulation system deficiencies based on a comparison of the EAP traffic conditions to Existing conditions. The roadway network is similar to Existing conditions except for new connections to be constructed by the Project. To account for background traffic growth, an ambient growth factor from Existing (2023) conditions of 10.41% (2 percent per year, compounded over 5 years) is included for EAP (2028) traffic conditions. The assumed ambient growth factor is based on the requirements per the County of Riverside traffic study guidelines. Consistent with Riverside County traffic study guidelines, the EAP analysis is intended to identify "Opening Year" deficiencies associated with the development of the proposed Project based on the expected background growth within the study area. (Urban, 2023a, p. 4)

EAPC 2028 Conditions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The EAPC (2028) traffic conditions analysis determines the potential near-term cumulative circulation system deficiencies. The roadway network is similar to Existing conditions except for new connections to be constructed by the Project. To account for background traffic growth, an ambient growth factor from Existing (2023) conditions of 10.41% (2 percent per year, compounded over 5 years) is included for EAPC (2028) traffic. Conservatively, this TA estimates the area ambient traffic growth and then adds traffic generated by other known or probable related projects. These related projects are at least in part already accounted for in the assumed ambient growth rates; and some of these related projects may not be implemented and operational within the 2028 Opening Year time frame assumed for the Project. The resulting traffic growth utilized in the TA (ambient growth factor plus traffic generated by related projects) would therefore tend to overstate rather than understate background cumulative traffic deficiencies under 2028 conditions. (Urban, 2023a, p. 5)

Study Area

The 8 study area intersections were selected (Table 37.1) for evaluation in this TA based on consultation with County of Riverside staff. At a minimum, the study area includes intersections where the Project is anticipated to contribute 50 or more peak hour trips per the County’s Guidelines. (1) The “50 peak hour trip” criterion represents a minimum number of trips at which a typical intersection would have the potential to be affected by a given development proposal. The 50 peak hour trip criterion is a traffic engineering rule of thumb that is accepted and used throughout the County for the purposes of estimating a potential area of influence (i.e., study area). (Urban, 2023a, p. 5)

TABLE 37.1: INTERSECTION ANALYSIS LOCATIONS

#	Intersection	Jurisdiction	CMP?
1	La Sierra Av. & SR-91 WB Ramps	City of Riverside, Caltrans	No
2	La Sierra Av. & SR-91 EB Ramps	City of Riverside, Caltrans	No
3	La Sierra Av. & Indiana Av.	City of Riverside	No
4	La Sierra Av. & Victoria Av.	County of Riverside, City of Riverside	No
5	La Sierra Av. & McAllister Pkwy.	County of Riverside	No
6	La Sierra Av. & El Sobrante Rd.	County of Riverside	No
7	McAllister Pkwy. & El Sobrante Rd.	County of Riverside	No
8	Street A & El Sobrante Rd.	County of Riverside	No

There are no study area intersections identified as a Riverside County CMP intersection. (Urban, 2023a, p.7)

This section provides a summary of deficiencies by analysis scenario. Section 2 Methodologies provides information on the methodologies used in the analysis and Section 5 EAP (2028) Traffic Conditions and Section 6 EAPC (2028) Traffic Conditions include the detailed analysis. A summary of LOS results for all analysis scenarios is presented in Table 37.2 (Urban, 2023a, p.7).

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

TABLE 37.2: SUMMARY OF LOS

# Intersection	Existing		EAP		EAPC	
	AM	PM	AM	PM	A M	PM
1 La Sierra Av. & SR-91 WB Ramps	●	●	●	●	●	●
2 La Sierra Av. & SR-91 EB Ramps	●	●	●	●	●	●
3 La Sierra Av. & Indiana Av.	●	●	●	●	●	●
4 La Sierra Av. & Victoria Av.	●	●	●	●	●	●
5 La Sierra Av. & McAllister Pkwy.	●	●	●	●	●	●
6 La Sierra Av. & El Sobrante Rd.	●	●	●	●	●	●
7 McAllister Pkwy. & El Sobrante Rd.	●	●	●	●	●	●
8 Street A & El Sobrante Rd.	N/A	N/A				

On-Site Recommendations

The following recommendations are based on the minimum improvements needed to accommodate site access and maintain acceptable peak hour operations for the proposed Project.

Recommendation 1 – Street A & El Sobrante Road (#8) – The following improvements are necessary to accommodate site access (Urban, 2023a, p. 9):

- Project to install a stop control on the southbound approach (Street A) to implement a cross-street stop- controlled intersection and construct a shared left-right turn lane.
- Project to construct an eastbound left turn lane with a minimum of 100-feet of storage.

Recommendation 2 – Street A is a north-south oriented roadway located south of the Project site, providing primary Project access to El Sobrante Road. Project to construct Street A at its ultimate full-section width as a Local roadway (60-foot right-of-way), from El Sobrante Road to the Project’s southern boundary, consistent with the County’s standards. (Urban, 2023a, p. 11)

On-site traffic signing and striping should be implemented agreeable with the provisions of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and in conjunction with detailed construction plans for the Project site. (Urban, 2023a, p. 11)

Sight distance at each project access point should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans. (Urban, 2023a, p. 11)

Off-Site Riverside County Recommendations within the County of Riverside

The recommended improvements needed to address the deficiencies identified under Existing (2023), EAP (2028), and EAPC (2028) traffic conditions are shown in Table 37.3. Improvements that appear under EAP (2028) that are not also identified for Existing (2023) traffic conditions would be the Project’s responsibility to implement/construct in order to maintain acceptable LOS. For those remaining improvements listed in Table 37.3 and not constructed as part of the Project, the Project Applicant’s responsibility for the Project’s contributions towards deficient intersections is fulfilled through payment

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

of fair share that would be assigned to construction of the identified recommended improvements. The Project Applicant would be required to pay fair share fees and participate in pre-existing fee programs consistent with the County’s requirements. (Urban, 2023a, p. 11)

TABLE 37.3: SUMMARY OF IMPROVEMENTS BY ANALYSIS SCENARIO

#	Intersection Location	Jurisdiction	Analysis Scenario			Improvements in DIF, TUMF, etc. ¹	Project Responsibility ²	Project Fair Share ³
			Existing (2023)	EAP (2028)	EAPC (2028)			
6	La Sierra Av. & El Sobrante Rd.	County of Riverside	Install a Traffic Signal	Same	Same	No	Fair Share	21.7%

¹ Improvements included in TUMF Nexus or County DIF programs have been identified as such.

² Program improvements constructed by Project may be eligible for fee credit. In lieu fee payment is at discretion of County.

Represents the fair share percentage for the Project during the most impacted peak hour. Identifies the Project's responsibility to construct an off-site improvement, contribute fair share, or fee payment towards the improvements shown. If identified as a Project construct obligation/in a fee program, then no fair share percentage has been identified.

³ Total project fair share is applicable to the improvements which are not already included in the County DIF/TUMF for those intersections wholly or partially within the County.

Therefore, with the implementation of **Mitigation Measures TRA-1 and TRA-2**, by incorporating the recommendation with thin the traffic analyses, any conflict with a program, plan, ordinance, or policy addressing the circulation system including transit, roadway, bicycle, and pedestrian facilities would be mitigated and the impacts would be less than significant.

- b) Riverside County adopted the Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled (December 2020) to be compliant with CEQA Guidelines section 15064.3, subdivision (b) and provide screening criteria and methodology for vehicle miles traveled (VMT) analysis. The Vehicle Miles Traveled assessment prepared for the Project identified that the Project falls within the VMT screening criteria “Small Projects” because the Project does not exceed the threshold for Annual Greenhouse Gas Emissions. Therefore, this project will screen out from a VMT analysis, and is therefore consistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts will be less than significant.
- c) The Project proposes a network of internal roadways that would be constructed within the Project site. During the County’s review process for the Project’s proposed Tentative Tract Map, the County of Riverside reviewed the proposed design plans to ensure that no hazardous roadway features would be implemented. The proposed community would not include any components that would result in incompatible uses on roadways, including heavy equipment, etc. Accordingly, the proposed Project would not create or substantially increase safety hazards due to a design feature or incompatible use. Impacts associated with this issue would be less than significant.
- d) Implementation of the proposed Project would result in the establishment of several new roadways within the Project site; however, including a connection between the southern community entry and El Sobrante Road. Thus, with implementation of the Project, Riverside County would be responsible for maintaining the on-site streets and the connection between the southern community entry and El Sobrante Road. Maintenance of these facilities would be funded through the Project Applicant’s payment of DIF fees and future Project residents’ payment of property taxes, while maintenance of roadway landscape planned on site would be the responsibility of the Project’s Homeowners’ Association (HOA) or a Project Specific Community Facilities District (CFD). Therefore, the maintenance of roadways proposed by the Project would not deplete the County’s general fund to the extent that programs protecting the environment cannot be funded, and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) During the Project’s construction phase and based on the Project description, the volume of construction-related traffic would result in fewer peak hour and daily trips than would result from the operation of the Project, as traffic only would be associated with construction workers arriving and leaving, and construction materials delivery. Additionally, there are no improved roadways on the Project site under existing conditions. The Project would construct a new roadway connecting the Project site to El Sobrante Road. These improvements could temporarily disrupt traffic on these roadways; however, any construction-related traffic impacts resulting from the Project would be addressed through the requirement to comply with a temporary traffic control plan that meets the applicable requirements of the California Manual on Uniform Traffic Control Devices. Accordingly impacts during construction are to be less than significant.
- f) The Project proposes a network of internal roadways that would be constructed within the Project site. During Riverside County’s review of the Project’s proposed Tentative Tract Map, the County reviewed the proposed design plans to ensure that adequate emergency access would be available at the site. Accordingly, the proposed Project would not result in inadequate emergency access during long-term operation of the Project. Impacts associated with this issue would be less than significant.

Due to temporary lane closures that may occur during the Project’s construction phase, Project-related construction activities may conflict with emergency access routes and access to nearby uses during construction of the new roadway intersection with El Sobrante Road. Project-related construction traffic would be required to comply with a temporary traffic control plan that meets the applicable requirements of the California Manual on Uniform Traffic Control Devices. With the requirement to implement a temporary traffic control plan reviewed and approved by the County of Riverside Transportation Department a less than significant impact is identified.

Mitigation: The following **TRA Mitigation Measures** are required:

TRA-1

The following improvements shall be constructed or installed at the intersection of Street A & El Sobrante Road:

- Project to install a stop control on the southbound approach (Street A) to implement a cross-street stop- controlled intersection and construct a shared left-right turn lane.
- Project to construct an eastbound left turn lane with a minimum of 100-feet of storage.
- Street “A’ shall be constructed at its ultimate width as a Local roadway (60-foot right-of-way), from El Sobrante Road to the Project’s southern boundary, consistent with the County’s standards.
- On-site traffic signing and striping should be installed in accordance with the Manual on Uniform Traffic Control Devices (CA MUTCD) and in conjunction with detailed construction plans for the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Sight distance at the intersection of Street A & El Sobrante Road shall comply Caltrans and County of Riverside sight distance standards.

TRA-2

The developer shall make at fair share contribution for the installation of a traffic signal at the intersection of La Sierra Ave and El Sobrante Road in the amount of 21.7% of total cost of the traffic signal. The total cost of the traffic signal shall be determined by licensed Civil Engineer.

Monitoring:

Street Improvement Plans and Signing and Striping Plans shall be prepared by a licensed Civil Engineer and submitted to the County of Riverside Transportation Department (RCTD) for review and approval. The Street Improvements plans shall be reviewed for compliance with Caltrans Standards, Riverside County Transportation Standards, and CA MUTCD. Improvement Plans shall be reviewed and approved prior to the recordation of the final map. Street Improvements for Street A and the improvements at the intersection of Street A and El Sobrante Road shall be completed prior to the first building occupancy, excluding model home temporary occupancy. Fair share contributions per a cost estimated prepared by licensed Civil Engineer, reviewed and approved by the Riverside County Transportation Department, shall be paid prior to the first building occupancy, excluding model home temporary occupancy.

38. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Lake Mathews / Woodcrest Area Plan, Figure 8 (Riverside County, 2020c)

Findings of Fact:

- a) According to Figure 8 of the LMWAP, a Class I Bike Path is planned along El Sobrante Road, which is located 0.58-mile south of the Project site (Riverside County, 2020c, Figure 8). The Project would accommodate the portion of the Class I Bike Path along the El Sobrante Project frontage. These bike trail alignments substantially conform to the LMWAP’s planned alignment for these facilities; as such, there would be no conflict with the LMWAP’s planned Community Trail segment through the Project site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): County Archaeologist; AB52 Tribal Consultation; CA Senate Bill 18 (SB 18, 2004); CA Assembly Bill 52 (AB 52, 2014); Phase I/II Cultural Resources Assessment Update for the TR38605 Project (BFSA, 2023a)

Findings of Fact:

- a) Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes.

After consultation the Pechanga Band of Indians and the Soboba Band of Luiseno Indians requested that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner.

A Phase I/II Cultural Resource Investigation Report was conducted for the proposed Project site. The Phase I and II Cultural Resources Survey identified two prehistoric archaeological sites at the Project site, which include one prehistoric quartz lithic artifact scatters (P-33-26654/RIV-12553) and one (1) bedrock milling feature site (P-33-26658/RIV-12,557). Due to a lack of unique elements, minimal research potential, and based on the criteria listed in CEQA Guidelines § 15064.5, it is likely the two (2) sites do not comprise significant pre-historic archeological resources. However, with the sites being documented cultural resources all attempts to avoid and protect should be implemented, therefore with the implementation of **Mitigation Measure CUL-1** for the avoidance and relocation of these identified resources the impacts would be less than significant

Although no known other significant archaeological resource sites would be impacted by the Project, there is a possibility that archaeological resources may be present beneath the site’s subsurface, and may

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be impacted by future ground-disturbing construction activities associated with the Project. Due to the potential to discover significant archaeological resources within the Project boundaries, which could be significantly impacted if not properly identified and treated, a potentially significant impact to subsurface prehistoric resources would occur, however with the implementation of **Mitigation Measure CUL-1** the impacts would be less than significant.

- b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes. Consultation with the Pechanga Band of Indians and the Soboba Band of Luiseno Indians occurred, including a site investigation with the Lead Agency and the consulting tribes. Upon conclusion of the site investigation the consulting tribes identified two prehistoric archaeological sites at the Project site, which include one prehistoric quartz lithic artifact scatters (P-33-26654/RIV-12553) and one (1) bedrock milling feature site (P-33-26658/RIV-12,557). Discussion with the requesting tribes and Lead Agency set forth all attempts to avoid and protect the cultural resources should be implemented. It should be noted that due physical constraints associated with the prehistoric quartz lithic artifact scatters (P-33-26654/RIV-12553) full avoidance would be impractical, and therefore prior to the disturbance of the prehistoric quartz lithic artifact scatters, any identified significant cultural resources by the consulting tribes during monitoring would be subject to relocation. Therefore, with the implementation of **Mitigation Measure CUL-1** for the avoidance and relocation of these identified resources the impacts would be less than significant.

Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on June 05, 2023. No response was received from the Santa Rosa Band of Cahuilla Indians, Ramona Band of Cahuilla Mission Indians, Pala Band of Mission Indians, Quechan Indian Nation, Agua Caliente Band of Cahuilla Indians, Cahuilla Band of Indians or the Colorado River Indian Tribe.

The Rincon Band of Luiseno Indians responded in a letter dated June 20, 2023. The letter stated, "...the Rincon Band of Luiseño Indians ("Rincon Band" or "Tribe"), a federally recognized Indian Tribe and sovereign government. We have received your notification regarding the above-mentioned project. The identified location is within the Traditional Use Area (TUA) of the Luiseño people. As such, the Rincon Band is traditionally and culturally affiliated to the project area. We kindly ask to be provided with copies of existing documents pertaining to the project such as the cultural survey including the archaeological site records, shape files, archaeological record search results, geotechnical report, and the grading plans. Upon receipt and review, the Rincon Band will determine if AB52 consultation is needed.

Planning provided the cultural report and the project conditions of approval on July 05, 2023. This project was discussed during a meeting held on August 30, 2023. No specific impacts to Tribal Cultural Resources were identified by Rincon. Consultation was concluded by Rincon on September 01, 2023.

The Soboba Band of Luiseno Indians responded in a letter dated June 06, 2023, requesting consultation. Project documents were provided to the tribe on June 19, 2023. This project was discussed during a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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meeting held on February 14, 2024. Follow-up emails were sent on February 15, 2024, and May 14, 2024. Consultation was concluded on September 6, 2024.

The Pechanga Band of Mission Indians responded in an emailed letter dated June 27, 2023, requesting consultation. In the letter the Pechanga Tribe told Planning that “the Project area is part of 'Ataaxum (Luisefio), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, t6ota yixelval (rock art, pictographs, petroglyphs), and an extensive 'Ataaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luisefio Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area”. Project documents were provided to the tribe on June 27, 2023, with an offer to meet to discuss the project. A follow up email was sent to the tribe on November 15,2023. This project was discussed during a meeting held on February 21, 2024, and a site visit was made by Planning and Pechanga on April 24, 2024. During consultation Pechanga provided information that the project was within a landscape identified for an adjacent project. The tribe considers the bedrock milling features situated on the current project to be contributors to the landscape. Because the features will be avoided by project design and will be in an open space area protected from impacts in the future there would not be a physical impact to the features. Consultation was concluded on September 9, 2024.

The consulting tribes expressed concerns that the project has the potential for as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner.

The project will be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made.

CEQA also requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project.

With the inclusion of the **Mitigation Measure TCR-01 through TCR-03**, as shown below, impacts to any as yet unidentified resources would be mitigated to a level less than significant.

Mitigation:

See **Mitigation Measure CUL-1** outlined within Section 9, “Archaeological Resources”. In additional to cultural resource monitoring during construction by a qualified archaeologist, the developer shall provide for a representative of both the Pechanga Band of Indians and the Soboba Band of Luiseno Indians to be present and monitor for any known and potential cultural resources during any native ground disturbances.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following **TCR Mitigation Measures** are required:

TCR-01 - Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

TCR-02 - Planning-CUL. 3 Unanticipated Resource

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

- All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource.
- A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.
- Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

TCR-03 - 060 - Planning-CUL. 3 Native American Monitor

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

Activities will be documented in Tribal Monitoring Notes which will be required to be submitted to the County Archaeologist prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Monitoring:

A representative from Pechanga Band of Indians and the Soboba Band of Luiseno Indians will be retained under contract and will provide for any monitoring during construction deemed necessary as identified during the AB523 Tribal Consultation, any unanticipated finds will be handled in a timely and culturally appropriate manner.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Western Municipal Water District – 2015 Urban Water Management Plan (WMWD, 2015); Project Application Materials, Western Municipal Water District – Water and Sewer Availability Letter (WMWD, 2023); WMWD System Analysis Greentree Ranch Analysis (Adkan, 2023d)

Findings of Fact:

a) The Project proposes a number of improvements to provide potable and non-potable water service to the site. Environmental impacts associated with the construction of these proposed facilities have been evaluated throughout this initial study (e.g., air quality, biological resources, greenhouse gases, noise, etc.), and where impacts have been identified mitigation is proposed, where feasible, to reduce potential impacts to the greatest possible extent. Accordingly, the discussion in the following analysis focuses on whether the proposed Project would result in or require new or expanded water treatment facilities, and whether the Project would result in a need for new or expanded entitlements for water supply.

WMWD is responsible for supplying the region with its potable and non-potable water needs. As discussed in WMWD’s UWMP, adequate water supplies are projected to be available to meet estimated water demand until at least the Year 2040 in all types of climate conditions, including normal, dry, and multiple dry-weather years. WMWD forecasts for projected water demand are based on the adopted land use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designations contained within the general plans for the respective cities and unincorporated areas of Riverside County contained within the WMWD’s service area. Under existing conditions, the Project site is planned for development with up to 163 residential dwelling units by the Riverside County General Plan, and development of the site has therefore been previously assumed by the WMWD in its projects of future water supply and demand.

To assess the ultimate effect of the Project’s water demands and service needs, Adkan Engineers has prepared a water analysis for the proposed Project. The water analysis has determined that adequate water supplies, sufficient flow rates and minimum pressures are available to service the proposed development. The water system analysis was also performed to establish the water system infrastructure improvements required to provide service to the Project. The backbone onsite and off-site recommended water system improvements have been established based on the WMWD North and South AFC Water Master Plan criteria (WMWD, 2015).

The water system was analyzed for the peak hour demand verifying the flow at each location is a minimum of 40 PSI and a maximum of 120 PSI. A minimum of 40 psi pressure for peak hour demand flow is established at the location of the meter using the pad elevation of the water tank, at half full, as the starting hydraulic grade line. Fire hydrants are to be verified at a minimum of 20 PSI. The system has also been analyzed for the maximum day demand plus fire flow at the worst-case scenario (highest and furthest fire hydrant located from the distribution source) verifying the pressure at each location is a minimum of 20 PSI and maximum velocity being 7.5 feet per second. (Adkan, 2023d, pp.11)

A hydraulic model was set up to analyze the 1515 Pressure Zone system, this zone will serve the entire project. The supply for this zone originates from the existing offsite 1515 Zone Reservoir. The project will be supplied by the connection and extension of the 18” the transmission line within El Sobrante Avenue, currently being extended easterly by the adjacent development, Tract 36730. (Adkan, 2023d, pp.12)

Based on data provided by WMWD, the 1515 Zone reservoir is constructed at a Pad Elevation of 1468. For the purposes of this analysis, an available gradeline of 1,483 feet at the point of connection was assumed during average day demands and during peak hour and fire flow scenarios. This represents a tank operating at half-full as the La Sierra tank has a vertical capacity of 30 feet. The existing 18” transmission line within El Sobrante Avenue was modeled as a source of flow from the 1515 La Sierra tank. (Adkan, 2023d, pp.12)

The computer modeling output in the water system analysis verifies that the proposed infrastructure as part of the Project is adequate to meet all demand conditions considered and that sufficient flow rates and minimum pressures can be achieved, the minimum static pressure analyzing Peak Hour Demand (PHD) being 40.38PSI at a pad elevation of 1376.00, and the Minimum Maximum Day Demand plus Fire Flow (MDD+FF) at the highest possible fire hydrant location being 24.95 PSI at an elevation of 1389.00. (Adkan, 2023d)

Accordingly, sufficient water infrastructure is available to serve the Project and implementation of the Project would not require any new or expanded water entitlements outside of those analyzed as part of the Project. The Project also would not require new or expanded water treatment facilities. Accordingly, impacts due to the need for new or expanded water treatment facilities would be less than significant. Additionally, because no new or expanded entitlements would be needed, impacts due to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction or expansion of existing entitlements and resources also would be less than significant. (WMWD, 2016a, pp. 52-53)

- b) As discussed within Section 40(a) "Water", above, the 1515 Pressure Zone system will serve the entire Project site. The existing 1515 Pressure Zone is supplied by the La Sierra 10 MG reservoir. Based on information provided by WMWD, Table 40.1 below provides a calculation to evaluate the ability of the La Sierra tank to meet the storage needs of existing and near-term developments. As shown, there is approximately 6.1 MG of surplus storage, assuming existing development plus all known near-term buildout of adjacent Tracts 36390, 36730, and 36475. Thus, there is adequate existing storage and supply to serve the proposed Project. Accordingly, sufficient water supplies are available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and would be a less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 40.1 – 1515 Pressure Zone Capacity Analysis

1515 Zone Development Summary

Description	Units
Existing Service Area as of 2016 ¹	2862
Final Tract 36390 (Citrus Heights) - Completed Community	282
Final Tract 36475 (Tramonte) - Completed Community	171
Tract 36730 (Highland Grove 1) - Partially Completed Community	272
Tract 38605 (Greentree) - Proposed Community	163
Tentative Tract No. 38910 (Highland Grove 2) – Future Community	128
Tentative Tract No. 38927 (Willow Creek)) – Future Community	206
Total 1515 PZ Units	4,084

¹ Based on information provided by Albert A. Webb Associates, 2016

Proposed Demand Projections by Unit

Average Day Demand, (gpd)	4,655,760	Based on 1,140gpd/unit
Maximum Day Demand, (gpd)	8,147,580	Based on 1.75xADD

1515 Pressure Zone Storage Summary

Required Equalizing Storage, MG	2.04	0.25 x MDD
Required Emergency Storage, MG	4.08	0.50 x MDD
Fire Flow, MG	0.30	1500 gpm at 2 hours
Total Storage, MG	6.42	

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Western Municipal Water District – 2015 Urban Water Management Plan (WMWD, 2015); Project Application Materials, Western Municipal Water District – Water and Sewer Availability Letter (WMWD, 2023); El Sobrante Property Assemblage WMWD Sewer Analysis (Adkan, 2023c)

Findings of Fact:

- a) The Project proposes a number of improvements to provide sewer services to the site. Impacts associated with the construction of the proposed on-site sewer facilities are evaluated throughout this initial study, and mitigation has been provided to reduce such effects to the maximum feasible extent. Therefore, the Project's proposal to construct new sewer facilities would not result in any impacts to the environment that are not already addressed by this Initial Study. Accordingly, the discussion and analysis below focuses on whether the Project would result in or require new or expanded wastewater treatment facilities that could result in significant environmental effects, as well as an analysis of whether WMWD has adequate capacity to serve the Project's projected demand in addition to WMWD's existing commitments.

Wastewater generated by the proposed Project would be treated by the WRCRWTP. The WRCRWTP currently has a total treatment capacity of 8 mgd, and the WMWD currently has capacity rights of 1.93 mgd. The WRCRWTP treated 936 AFY (approximately 835,607 gpd) of wastewater from the WMWD in 2015. Therefore, the remaining existing WMWD capacity of the WRCRWTP is estimated to be approximately 1,064,393 gpd, or 1.06 mgd (equal to the difference between the existing treatment capacity rights of 1.93 mgd and the 835,607 gpd of wastewater treatment at the facility in 2015).

The Project Wastewater Generation, the proposed Project would generate an average of 32,600 gpd of wastewater requiring treatment at the WRCRWTP. In order to convert the average wastewater flows to peak wet weather flows, a WMWF peaking factor of 1.62 was utilized, resulting in a worst- case maximum Project generation of 52,812 gpd of wastewater requiring treatment at the WRCRWTP. Therefore, using the existing available 2015 capacity for WRCRWTP, the treatment plant would have a worst- case remaining available capacity for sewer treatment of approximately 1,007,188 gpd after implementation of the proposed Project (equal to the difference between the existing remaining treatment capacity rights [1.06 mgd] and the maximum peak wastewater demand generated by the Project [52,812 gpd]). Thus, because the existing WMWD capacity entitlements at the WRCRWTP facility are adequate to serve the proposed Project, the Project would not result in or require the need for new or expanded wastewater treatment facilities that could result in significant environmental effects. Furthermore, because traditional sewer facilities are available and the project has the ability to flow via gravity to the treatment facility, septic facilities are not being considered as part of the Project, further contributing to a less than significant impact. (Adkan, 2023c, p. 8-9)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As discussed within Section 41(a) "Sewer", above, the Project has resulted in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Using the existing available 2015 capacity for WRCRWTP, the treatment plant would have a surplus of remaining available capacity for sewer treatment of approximately 1,007,188 gpd after implementation of the proposed Project. Thus, given the remaining available capacity for sewer treatment after implementation of the proposed Project any impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials; Riverside County General Plan EIR No. 441 – Public Facilities (Riverside County, 2020b); Riverside County Countywide Integrated Waste Management Plan (Riverside County, 1996); Waste Management Will Serve Letter (WM, 2023)

Findings of Fact:

a) As shown below in Table 42.1, Project Solid Waste Generation, buildout and occupancy of the Project is estimated to produce approximately 66.83 tons of solid waste per year, which represents approximately 0.18 tons per day. Per the Riverside Countywide Integrated Waste Management Plan (CIWMP), up to 50 percent of its solid waste would need to be diverted from area landfills. In conformance with the CIWMP, the Project Applicant is required to work with future contract refuse haulers to implement recycling and waste reduction programs for solid wastes. Solid waste generated by the Project would be transported to one of two (2) local solid waste transfer facilities, the MVTs and/or PTS. At full buildout, waste generated by the Project would represent approximately 0.009 percent of the permitted daily capacity at the MVTs (2,000 tpd) and 0.006 percent of the permitted daily capacity at the PTS (3,000 tpd). Given the estimated volume of solid waste generated by the Project on a daily basis during the buildout condition, it is anticipated that the MVTs and/or the PTS would have sufficient capacity to accept solid waste to be disposed by the proposed Project. As noted above, the CIWMP would require that up to 50 percent of the solid waste be diverted from area landfills, which would further ensure the Project's solid waste generation does not exceed available landfill capacity, thereby having a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 42.1 – Project Solid Waste Generation

Land Use	Units/Acreage	Wastewater Generation Rate	Total Wastewater Generated	Average Solid Waste per Day
Residential	163 DU	0.41 tons/unit/yr	66.83 tons/yr	0.18 tons/day

- b) The proposed Project would be regulated by the RCDWR and would be required to comply with the CIWMP’s requirement to divert up to 50 percent of its solid waste from area landfills. In conformance with the CIWMP, the Project Applicant is required to work with future contract refuse haulers to implement recycling and waste reduction programs for solid wastes. Implementation of a waste disposal strategy for the proposed Project would assist Riverside County in achieving the mandated goals of the Integrated Waste Management Act by developing feasible waste programs that encourage source reduction, recycling, and composting. The RCDWR is specifically charged with the responsibility of implementing programs that ensure that unincorporated Riverside County achieves 50% diversion of solid waste from landfill disposal as well as monitoring and reporting unincorporated Riverside County’s compliance with CIWMB and AB 939. With mandatory compliance to AB 939, AB 341, and RCDWR’s programs and policies, the Project would not result in a significant impact due to noncompliance with regulations related to solid waste. A less-than-significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Project Application Materials, Utility Service Providers, Riverside County Ordinance No 460 (Riverside County, 2023); Riverside County Ordinance No. 460 (Riverside County, 2023)

Findings of Fact:

- a) Electric service is currently available to the proposed Project site through Southern California Edison, although existing facilities would need to be expanded as necessary to provide service to the Project’s planned 163 residential dwelling units. However, several existing transmission lines occur adjacent to the western boundary of the site (along McAllister Road), and adjacent to the northeastern boundary of the site (along Blackburn Road); therefore, the construction of electricity facilities as necessary to serve the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed Project would occur within the on-site areas already planned for impact by the Project. Therefore, the construction of electrical facilities necessary to serve the proposed Project would not result in a less than significant impact to the environment.

- b) There are no anticipated capacity restrictions which could limit the ability of the Southern California Gas Company to provide service to the proposed Project. Points of connection to Southern California Gas main lines would be resolved as the proposed Project and other projects planned for the area commence their utility design and interconnection plans. It is anticipated that construction of any off-site natural gas utility connections would occur within existing disturbed public rights-of-way. As such, the construction of these utility connections would not result in a less than significant impact to the environment. Furthermore, the use of natural gas will be prohibited by 2026 California Building Code, and may not be utilized at the time of construction subject to project timing, further reducing any impacts.
- c) Points of connection to AT&T communication facilities would be resolved as the proposed Project and other projects planned for the area commence their utility design and interconnection plans. It is anticipated that any off-site construction of communication utility connections would occur within existing disturbed public rights-of-way. As such, the construction of communication utility connections is evaluated under the appropriate subject headings within this Initial Study. No environmental impacts would occur from the provision of these utilities, as all lines would be installed within the disturbance areas of existing roadway rights-of-way.
- d) The Project would provide street lighting as required by the County in accordance with Ordinance No. 461 (Roadway Standards) and Ordinance No. 460 (Subdivision of the Land). All physical environmental impacts associated with street lighting and maintenance would occur within the boundaries of the Project site and off-site improvement areas, the impacts of which are described throughout this Initial Study. Therefore, no new impacts to the environment would occur, and street lighting would result in a less than significant impact to the environment.
- e) Implementation of the proposed Project would result in the establishment of new public roadways within the Project site that would require maintenance by the County. Maintenance of the public roadways within the proposed Project would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this Initial Study, and any identified impacts have been mitigated to the maximum feasible extent. Maintenance of the major roadway facilities within the Project site would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project residents' payment of property taxes. Therefore, the maintenance of roadways proposed by the Project would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this Initial Study, and a less-than-significant impact would occur.
- f) Based on the foregoing analysis, impacts associated with the construction or expansion of other governmental or municipal utilities would be less than significant or otherwise mitigated to the maximum feasible extent by this Initial Study. No additional mitigation would be required and impacts would be less than significant.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility” (Riverside County, 2020a), Riverside County Information Technology – Map My County (RCIT, 2023); Fire Behavior Report Tentative Tract 38605 (Firesafe, 2024); Project Application Materials

Findings of Fact:

a) The Riverside County Sheriff’s Department, California Highway Patrol, and other cooperating fire service providers such as County of Riverside Fire Dept and Cal Fire have primary responsibility for evacuations. These agencies work together to assess fire behavior and spread, which ultimately influence evacuation decisions. Evacuation routes are generally identified by fire protection and law enforcement personnel, are determined based on the location and extent of the incident and include as many pre-designated transportation routes as possible. The Project is served by an existing surrounding circulation system that provides access to the Project Site and facilitates vehicular circulation throughout the project area in accordance with Riverside County standards. Depending on the nature of the emergency requiring evacuation, it is anticipated that the majority of the Project residents would exit the Project area via the existing surrounding roadway circulation system. Project implementation would not impair access to these roadways should an evacuation be required. Furthermore, the project when completed will provide for an additional means of access into the existing community to the North from El Sobrante Road improving the existing modes for emergency evacuation and emergency response.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and will improve response routes to the northerly community. Impacts will be less than significant.

- b) State law requires development in State Responsibility Area (SRA) within any fire hazard zone to comply with the WUI (Wildland Urban Interface) codes contained in the California Residential Code (Chapter 3, Section R337), California Building Code (Chapter 7A) and California Fire Code (Chapter 49).

The Project site is located completely in a Moderate Fire Hazard Severity Zone on the current map (adopted in 2007) and mostly in Moderate for the proposed hazard map, circulated for public comment in 2023. All portions of the site are within a hazard zone and required to comply with the WUI codes cited above.

A fire behavior analysis was completed by Firesafe Planning Solutions predicting wildland fire behavior. The fire behavior analysis includes the analysis of Fuels, Slope Height, Slope Ration, Slope Aspect, Wind Patterns and Weather Inputs. Based on the fire behavior analysis on a “worst-case” scenario the maximum flame length of 40 (39.4) feet is possible at the head of the fire when the fire is running directly upslope with a continuous fuel bed that is consistent enough to produce a self-sustaining, self-propagating fire. (Firesafe, 2024, p. 25)

The Public Resources Code (PRC) Section requires all areas with the development have a minimum defensible space of that begins with the structure and moves outward to a minimum distance of 100 feet or to the property line. Fuel Modification is a part of this defensible space. (Firesafe, 2024, p. 41)

The fire behavior analysis concluded that all modeling of the Project can achieve a minimum of 100 feet defensible distance without mitigation and has a less than significant impact with the exception of the following lots that do not have the minimum 100 feet defensible distance required by the PRC and will require additional mitigation to achieve the “same practical effect” as the 100 feet required:

- Lots 1, 14, and 15
- Lots 19-32
- Lots 33 and 34
- Lots 100-115 (Except Lot 112)

Firesafe Planning Solution modeled each of these specific locations individually changing their modeling inputs to reflect the unique characteristics of Fuels, Slope Height, Slope Ration, Slope Aspect, Wind Patterns and Weather Inputs to establish the mitigation necessary to achieve the “same practical effect”.

Lots 1, 14 and 15

The area north of Lots 1, 14 and 15 has a large riparian area which will remain unmanaged and contains California Sage Scrub and will likely remain in this condition. While the project will remove the palm trees and pampas grass within the riparian areas, native species will not be abated in any fashion. Aligned with the NE and NNE wind, this fuel is below the project site building pads. It is possible to have a fire burn the entire 350 foot of fuel prior to impacting these three lots. (Firesafe, 2024, p. 34)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The only change in the inputs for the model is the slope, which was reduced from 50% to 20% to reflect the actual location conditions. This resulted in the maximum Flame Length (FL) being reduced from 39.4 to 38.2, the Fireline Intensity (FI) calculating out at 54,084 kW/m and the Rate of Spread (ROS) being 229.1 feet per minute. A Radiant Heat Value of under 10 kW/m is achieved at a distance of 75 feet. (Firesafe, 2024, p. 34)

In order to protect these three lots, a combined distance of 75 feet (Zone 1 entirely) on and off the lot will be needed. The Lots will need to be deed-restricted for “no combustible construction” within this distance (75 feet). A radiant heat wall will be required at the top of the slope on the lots. (Firesafe, 2024, p. 34)

With the implementation of **Mitigation Measure WILDFIRE-1** the impacts to Lots 1, 14 and 15 will be less than significant.

Lots 19-32

The riparian north and east of Lots 19 through 32 is comprised of a single drainage with riparian at the bottom of the flowline. This unmanaged area varies from 75 feet to just over 200 feet in width but is generally 100 to 150 feet in width, with a significant change in elevation from the rim to the bottom and back up to the development on the opposite side. This area is connected to larger wildland areas only at the ends and not in the direction of the onshore or offshore winds. (Firesafe, 2024, p. 36)

Due to the limited amount of fuel in this area, a fire with a 40-foot flame length is simply not possible in the direction of the project site. It could occur running parallel to the project site but not in the direction of the project site. The reason for this is that a fire cannot burn into this area as an established “line of fire” but instead must burn from the ends or a fire must start from an ember or brand that land in a receptive fuel bed and accelerates to a fire burning in equilibrium to achieve a maximum flame length. Because of this factor, the area simply does not have the quantity of fuel necessary to accelerate and burn to the maximum flame length modeled in the Behave assumptions for this site. Therefore, in order to protect these lots a radiant heat wall will be required at the top of the slope on the lots. (Firesafe, 2024, p. 36)

With the implementation of **Mitigation Measure WILDFIRE-1** the impacts to Lots 19-32 will be less than significant.

Lots 33 and 34

Lots 33 and 34 are more problematic in that they do have a large upwind riparian area, and they also have less fuel modification area available between the lot and the riparian. On these two lots, the distance will need to be provided on the lot (similar to Lot 1) OR a physical barrier will need to be provided to shield the proposed structure from the fire OR a combination of the two approaches. (Firesafe, 2024, p. 38)

There are three options for achieving this protection. The first option is to manage the slope and distance to achieve the desired heat shield using a radiant heat wall at the top of the slope. Option 2 restricts the height of the proposed structure when the slope is not steep enough to provide the needed difference in elevation to allow the radiant heat wall to function as intended. Option 3 utilizes a boulder wall or second radiant heat wall to create the heat shield needed for shorter distances or when the slope cannot be used effectively. (Firesafe, 2024, p. 38)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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All three approaches are valid and can be used in combination to achieve the needed results. Details will need to be provided in the Final/Precise Fuel Modification Plan that justifies the alternative selected for each of the two lots when the details regarding the building footprints and building profiles are known. (Firesafe, 2024, p. 38)

With the implementation of **Mitigation Measure WILDFIRE-1** the impacts to Lots 33 and 34 will be less than significant.

Lots 100-115 (Except Lot 112)

Lots 100 through 115 (except Lot 112) will need to have a distance of 65 feet from the native fuels to the structures. This is two times the maximum flame length of the fuel (32.5 feet) with an onshore wind at 30 mph. These lots will have a radiant heat wall at the top of the slope, and Zone 2 areas do not have to be irrigated, but the Zone 1 areas will need to be extended to the radiant heat wall or 30 feet, whichever is greater. If the slope areas of these lots are to be irrigated, they must conform to the spacing and thinning requirements of the fuel modification guideline. Lot 112 is not included as it does not have an interface issue. The Zone 1 standards can be extended to the entire fuel modification zone without issue. (Firesafe, 2024, p. 40)

With the implementation of **Mitigation Measure WILDFIRE-1** the impacts to Lots 33 and 34 will be less than significant.

- c) A fire behavior analysis was completed by Firesafe Planning Solutions predicting wildland fire behavior. The fire behavior analysis includes the analysis of Fuels, Slope Height, Slope Ration, Slope Aspect, Wind Patterns and Weather Inputs. Based on the fire behavior analysis on a “worst-case” scenario the maximum flame length of 40 (39.4) feet is possible at the head of the fire when the fire is running directly upslope with a continuous fuel bed that is consistent enough to produce a self-sustaining, self-propagating fire. (Firesafe, 2024, p. 25)

The fire behavior analysis concluded that with the exception of several lots, the Project can achieve a minimum of 100 feet distance without mitigation and has a less than significant impact. However, the following lots would require the installation and maintenance of Radiant Heat Walls, Irrigated Landscape Areas, and Fuel Modification Areas to achieve the “same practical effect” as the 100 feet minimum defensible space as required by the PRC.

- Lots 1, 14, and 15
- Lots 19-32
- Lots 33 and 34
- Lots 100-115 (Except Lot 112)

Refer to the discussion in Section 44(b) “Wildfire”, above.

Therefore, with the implementation of **Mitigation Measure WILDFIRE-1** the impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The topography of the project is such that the project is lying between two drainage courses, one drainage course along the northerly boundary and one drainage course along the southerly boundary. The project site is higher in elevation than the two drainage courses, and any run-on flows are contained within the surrounding drainage courses. The drainage courses are well defined and exhibit in most cases exposed granitic bedrock and outcroppings. The ridgeline of the project, where most of the slopes are located, is composed mostly of granitic rock that is not susceptible to landslides, mudflow and post-fire instability. Additionally, the slopes surrounding and tributary to the structures within the Project are part of the defensible areas as determined by the fire behavior analysis and will be required to be irrigated and landscaped and not susceptible to wildfire damage. Accordingly, the impacts will be less than significant.
- e) A fire behavior analysis was completed by Firesafe Planning Solutions predicting wildland fire behavior. The fire behavior analysis includes the analysis of Fuels, Slope Height, Slope Ratio, Slope Aspect, Wind Patterns and Weather Inputs. Based on the fire behavior analysis on a “worst-case” scenario the maximum flame length of 40 (39.4) feet is possible at the head of the fire when the fire is running directly upslope with a continuous fuel bed that is consistent enough to produce a self-sustaining, self-propagating fire. (Firesafe, 2024, p. 25)

The fire behavior analysis concluded that with the exception of several lots, the Project can achieve a minimum of 100 feet distance without mitigation and has a less than significant impact. However, the following lots without mitigation to achieve the “same practical effect” as the 100 feet minimum defensible space as required by the PRC could potentially expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires:

- Lots 1, 14, and 15
- Lots 19-32
- Lots 33 and 34
- Lots 100-115 (Except Lot 112)

Refer to the discussion in Section 44(b) “Wildfire”, above.

Therefore, with the implementation of **Mitigation Measure WILDFIRE-1** the impacts will be less than significant.

Mitigation: The following **WILDFIRE Mitigation Measures** are required:

WILDFIRE-1

The developer shall prepare a Final/Precise Fuel Modification Plan for the following lots that do not meet the minimum 100 feet defensible distance to the structure as required by the PRC in accordance with the Fuel Behavior Analysis prepared by Firesafe Planning Solutions (Firesafe, 2024):

- Lots 1, 14, and 15
- Lots 19-32
- Lots 33 and 34
- Lots 100-115 (Except Lot 112)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Final/Precise Fuel Modification Plan shall outline the specific recommended methods to achieve the "same practical effect" as the minimum 100 feet required by the PRC, including but not limited to, the use of radiant heat walls, irrigated landscaping buffers, deed restrictions for combustible structure setbacks or building heights, boulder walls, or maintaining a minimum 100 feet defensible distance.

These recommended methods shall be incorporated into the final engineering and construction drawings prior to the issuance of building permits.

Monitoring:

A qualified Fire Protection Analyst shall be retained under contract for the preparation of a Final/Precise Fuel Modification Plan. The Final/Precise Fuel Modification Plan will be reviewed and approved by the Riverside County Fire Department. A copy of the approved Final/Precise Fuel Modification Plan shall be submitted concurrently with review of the final engineering and construction plans for confirmation of the implementation of the recommendations outlined within the Final/Precise Fuel Modification Plan prior to plan approval and building permit issuance.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Staff Review; Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Accordingly, no impact would occur.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Staff Review; Project Application Materials

Findings of Fact: The Project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in each subsection of this Environmental Assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as traffic impacts that consider the existing and currently planned near term development of the area and the specific respective traffic impacts to the overall area in a cumulative manner, no significant impacts were identified. As illustrated in the Environmental Assessment, the Project will not have any impacts that cannot be reduced to less than significant with the incorporation of mitigation, Project design features, and/or conditions of approval. This Project is consistent with the County wide General Plan Land Use designation for the area and is consistent with the per the LMWAP El Sobrante Policy Areas. Accordingly, no cumulatively considerable impacts would occur.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Staff Review; Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Accordingly, no impact would occur.

VII. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None

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

Location: County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. References

The following information sources were used during the preparation of this environmental assessment:

AB 52, 2014	State of California, 2014. <i>Assembly Bill 52, Public Availability</i>
Adkan, 2023	Adkan Engineers, 2023. <i>Site photography and reconnaissance during August, 2023</i>
Adkan, 2023a	Adkan Engineers, 2023. <i>Preliminary Hydrology Study Tentative Tract 38605, (See Appendix "A")</i>
Adkan, 2023b	Adkan Engineers, 2023. <i>Site Specific Preliminary Water Quality Management Plan Tract 38605, (See Appendix, "B")</i>
Adkan, 2023c	Adkan Engineers, 2023. <i>El Sobrante Property Assemblage WMWD Sewer Analysis, (See Appendix, "C")</i>
Adkan, 2023d	Adkan Engineers, 2023. <i>WMWD System Analysis Greentree Ranch – TTM38605, (See Appendix, "S")</i>
AGS, 2018	Advanced Geotechnical Solutions, 2018. <i>Updated Preliminary Geotechnical Report (See Appendix, "D")</i>
BFSA, 2023a	Brian F. Smith and Associates, <i>Phase I/II Cultural Resources Assessment Update for the TR38605 Project, (See Appendix "E")</i>
BFSA 2023b	Brian F. Smith and Associates, <i>Paleontological Assessment for the TR38605 Project, (See Appendix "F")</i>
Caltrans, 2019	California Department of Transportation, 2019. <i>Scenic Highways Map, Public Availability</i>
CARB, 2022	California Air Resources Board. 2022, <i>Designation maps of California for all Criteria Pollutants that are Designated for the State and National Standards, Public Availability</i>
CDC, 1991	California Department of Conservation, 1991. <i>Mineral Resources Maps for the Temescal Valley, Public Availability</i>
CDC, 2020	California Department of Conservation, 2020. <i>California Important Farmland Series Maps (on-line website), Public Availability</i>
CDC, 2023	California Department of Conservation, 2023. <i>California Williamson Act Enrollment Finder (on-line website), Public Availability</i>

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CDWR, 2023	California Department of Water Resources, 2023, <i>Groundwater Basin Maps (on-line website), Public Availability</i>				
City of Riverside, 2021	City of Riverside, 2021. <i>City of Riverside General Plan Land Use Element, Public Availability</i>				
DTSC, 2023	California Department of Toxic Substances Control, 2023. <i>Envirostor Cleanup Site Map (on-line website), Public Availability</i>				
FEMA, 2008	Federal Emergency Management Agency, 2008. <i>FEMA Flood Insurance Rate Map (FIRM) Map No. 06065C1385G, Public Availability</i>				
Firesafe, 2024	Firesafe Planning Solutions, 2024. <i>Fire Behavior Report Tentative Tract 38605, (See Appendix "G")</i>				
GeoScience, 2023	McAllister GeoScience, 2023. <i>Phase I/II Environmental Site Assessment Update Report, (See Appendix "H")</i>				
GLA, 2023	Glen Lukos and Associates, 2023. <i>Jurisdictional Delineation, (See Appendix "I")</i>				
GLA, 2024a	Glen Lukos and Associates, 2024. <i>Determination of Biologically Equivalent or Superior Preservation Report, (See Appendix "J")</i>				
GLA, 2024b	Glen Lukos and Associates, 2024. <i>Biological Technical Report, (See Appendix "K")</i>				
Google Earth, 2023	Google Earth Pro, 2023. <i>Aerial Imagery for Project Site and Surrounding Areas, Public Availability</i>				
Leighton, 2023	Leighton, 2023. <i>Geotechnical Due Diligence Evaluation Proposed Highland Grove III Lake Mathews Area, Riverside County, California, (See Appendix "L")</i>				
NRCS, 2024	National Resources Conservation Service, U.S.D.A. <i>Soil Conservation Service Soil Surveys (on-line website), Public Availability</i>				
Project Application Materials, 2023	Tentative Tract Map 38605. <i>Project application to the County of Riverside for approval of a Tentative Tract Map, Change of Zone, Agricultural Preserve Notices of Non-Renewal, and Agricultural Preserve Diminishment</i>				
RCIT, 2023	Riverside County Information Technology, 2023. <i>Riverside County Geographic Information Systems – Map My County (on-line website), Public Availability</i>				
RCTLMA, 2004	Riverside County Transportation and Land Management Agency, 2004. <i>Western Riverside County Multiple Species Habitat Conservation Plan, Public Availability</i>				
RCTLMA, 2023	Riverside County Transportation and Land Management Agency, 2023.				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RCIP Conservation Summary Report Generator, Public Availability

Riverside County, 1996	Riverside County Department of Waste Resources, 1996. <i>Riverside County Countywide Integrated Waste Management Plan, Public Availability</i>
Riverside County, 2014	Riverside County Transportation and Land Management Agency, 2014. Planning Department, 2020. <i>Countywide Design Standards and Guidelines, Public Availability</i>
Riverside County, 2019	Riverside County Transportation and Land Management Agency, 2019, <i>Riverside County Climate Action Plan, Public Availability</i>
Riverside County, 2020a	Riverside County Transportation and Land Management Agency, Planning Department, 2021. <i>Comprehensive Riverside County General Plan Amendment No. 618, Public Availability</i>
Riverside County, 2020b	Riverside County Transportation and Land Management Agency, Planning Department, 2021. <i>Environmental Impact Report No. 441 (SCH No. 2002051143), Public Availability</i>
Riverside County, 2020c	Riverside County Transportation and Land Management Agency, Planning Department, 2021. <i>Lake Matthews/Woodcrest Area Plan, Public Availability</i>
Riverside County, 2023	Riverside County, 2023. <i>Riverside County Municipal Code, Public Availability</i>
RWQCB, 2010	Regional Water Quality Control Board, 2019. <i>Order No. R8-2010-0033, Public Availability</i>
RWQCB, 2019	Regional Water Quality Control Board, 2019. <i>SARWQCB Santa Ana Region Basin Plan, Public Availability</i>
SB 18, 2004	State of California, 2004. <i>Senate Bill 18, Public Availability</i>
SCAQMD, 1976	South Coast Air Quality Management District, 1976. <i>SCAQMD Rule 402, Public Availability</i>
SCAQMD, 2022	South Coast Air Quality Management District, 2022. <i>Final 2022 Air Quality Management Plan, Public Availability</i>
Urban 2023a	Urban Crossroads, 2023. <i>Greentree (TTM No. 38605) Traffic Analysis, (See Appendix "M")</i>
Vista Environmental, 2023	Vista Environmental 2023. <i>Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis, (See Appendix "N")</i>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Vista Environmental, 2023a	Vista Environmental 2023. <i>Noise Impact Analysis, (See Appendix "O")</i>
Vista Environmental, 2023b	Vista Environmental 2023. <i>Greenhouse Gas Emissions Memorandum, (See Appendix "P")</i>
WM, 2023	Waste Management, 2023. <i>Solid Waste Will Serve Letter, (See Appendix "Q")</i>
WMWD, 2015	Western Municipal Water District, 2015. <i>2015 Urban Water Management Plan, Public Availability</i>
WMWD, 2023	Western Municipal Water District, 2023. <i>Water and Sewer Will Serve Letter, (See Appendix "R")</i>

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Resources Code § 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

According to Public Resources Code § 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials. With mandatory compliance to California Health and Safety Code § 7050.5 and Public Resources Code § 5097.98, any potential impacts to human remains, including human remains of Native American descent, would be less than significant and mitigation is not required.

Mitigation: The following **CUL Mitigation Measures** are required:

CUL-1

The developer will avoid and protect in place during construction the bedrock milling feature (P-33-26658/RIV-12,557) located on the Project Site. Prior to disturbance of the prehistoric quartz lithic artifact scatters (P-33-26654/RIV-12553) located on the Project Site during grading, a qualified archaeologist and/or consulting tribe shall examine the area for any remnants of significance and relocate those items directly adjacent to the bedrock milling feature (P-33-26658/RIV-12,557) for permanent avoidance and protection in place during construction.

CUL-2

The developer will have prepared a Mitigation Monitoring and Reporting Program (MMRP) to mitigate potential impacts to undiscovered buried cultural resources within the Project area be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

- Prior to issuance of a grading permit, the applicant shall provide written verification in the form of a letter from the project archaeologist to the lead agency stating that a certified archaeologist has been retained to implement the monitoring program.
- The project applicant shall provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances, protect known cultural resources, and search for cultural materials. Specifically, a representative from [Pechanga Band of Indians and the Soboba Band of Luiseno Indians](#) [Native American tribes requesting monitoring during consultation](#) will be retained under contract and will provide for any monitoring during construction deemed necessary as identified during the AB523 Tribal Consultation, any unanticipated finds will be handled in a timely and culturally appropriate manner.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following **TCR Mitigation Measures** are required:

TCR-01 - Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". ~~No photographs are to be taken except by the coroner, with written approval by the Most Likely Descendent~~ without written approval by the Consulting Tribe(s). The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

TCR-02 - Planning-CUL. 3 Unanticipated Resource

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

- All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource.
- A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.
- Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

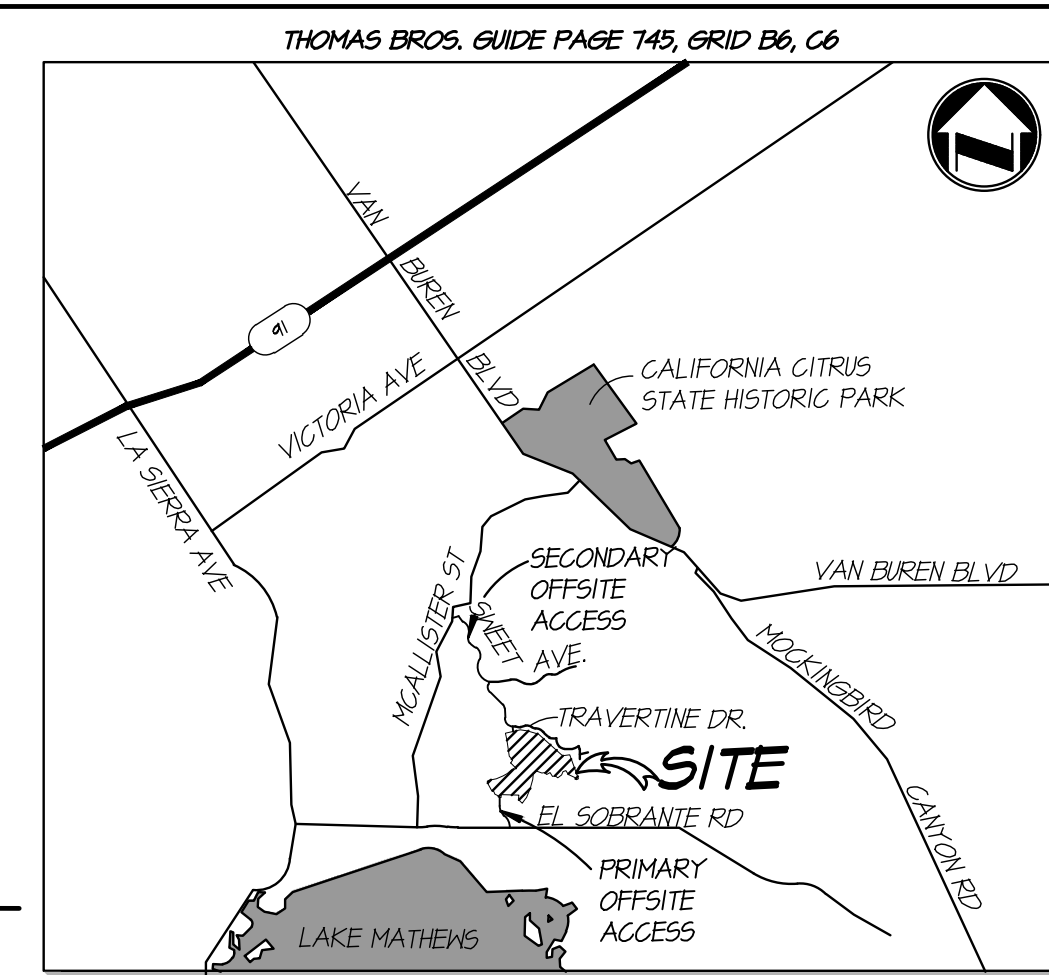
* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

TCR-03 - 060 - Planning-CUL. 3 Native American Monitor

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE TRACT MAP 38605 SCHEDULE "A"



APPLICANT
RANGERS DEVELOPMENT LLC
MITCH ADKINSON
ADKAN ENGINEERS
6874 AIRPORT DR.
RIVERSIDE, CA 92504
TEL: (951) 688-0241
EMAIL: MADKINSON@ADKAN.COM

ENGINEER
adkan ENGINEERS
6874 AIRPORT DR.
RIVERSIDE, CA 92504
TEL: (951) 688-0241
EMAIL: MADKINSON@ADKAN.COM

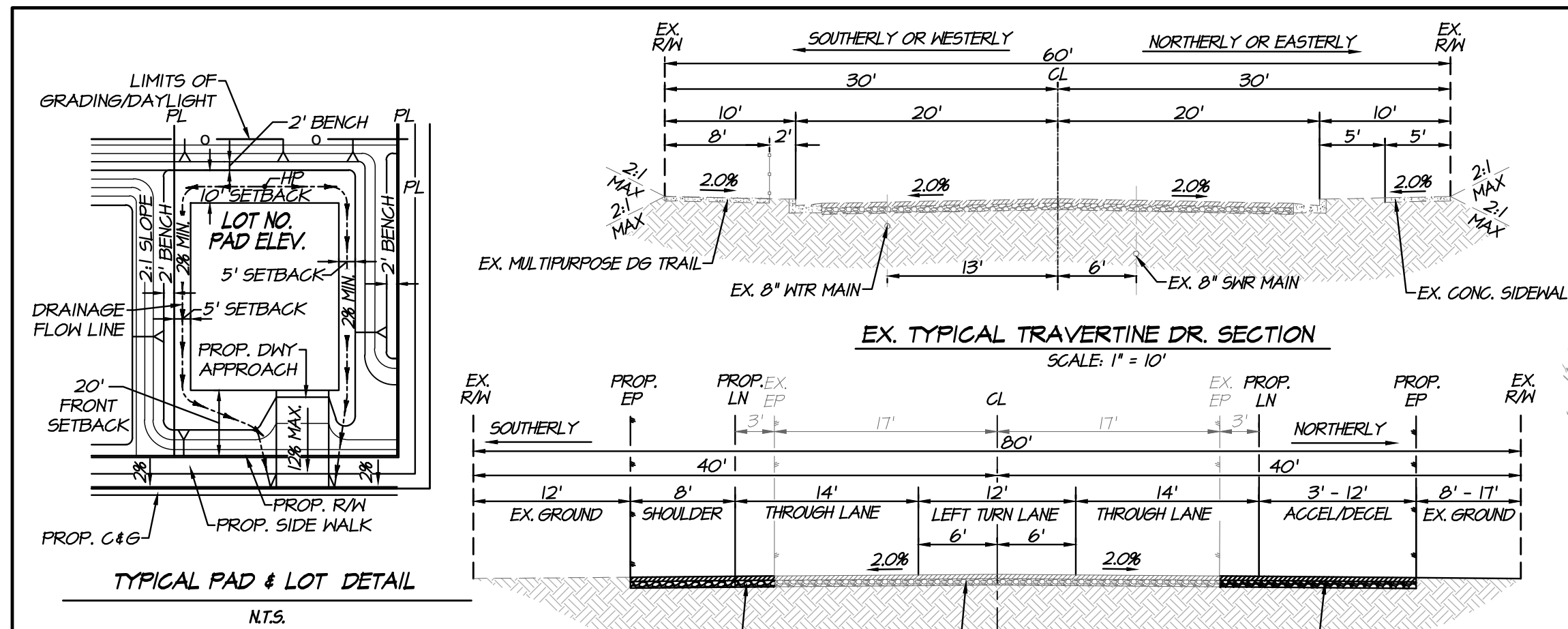
ASSESSORS PARCEL NUMBERS
210-070-008, 210-070-006, 210-070-007
210-060-003
PROJECT DENSITY TABLE
PROJECT AREA: 45.96 AC.

PROPERTY OWNERS
210-060-003: ANTHONY MICHAEL GREGORY, 550 N PLUMB LN #B330, RENO, NV 89504
210-070-008, 210-070-007: RONALD HOLDING LLC, 11863 GRANDIS CT, RIVERSIDE, CA 92508

ZONING/LAND USE
EXISTING ZONING: A-1-HO
PROPOSED ZONING: R-1-10-000
EXISTING LAND USE: RG-VLDR & RG-LDR

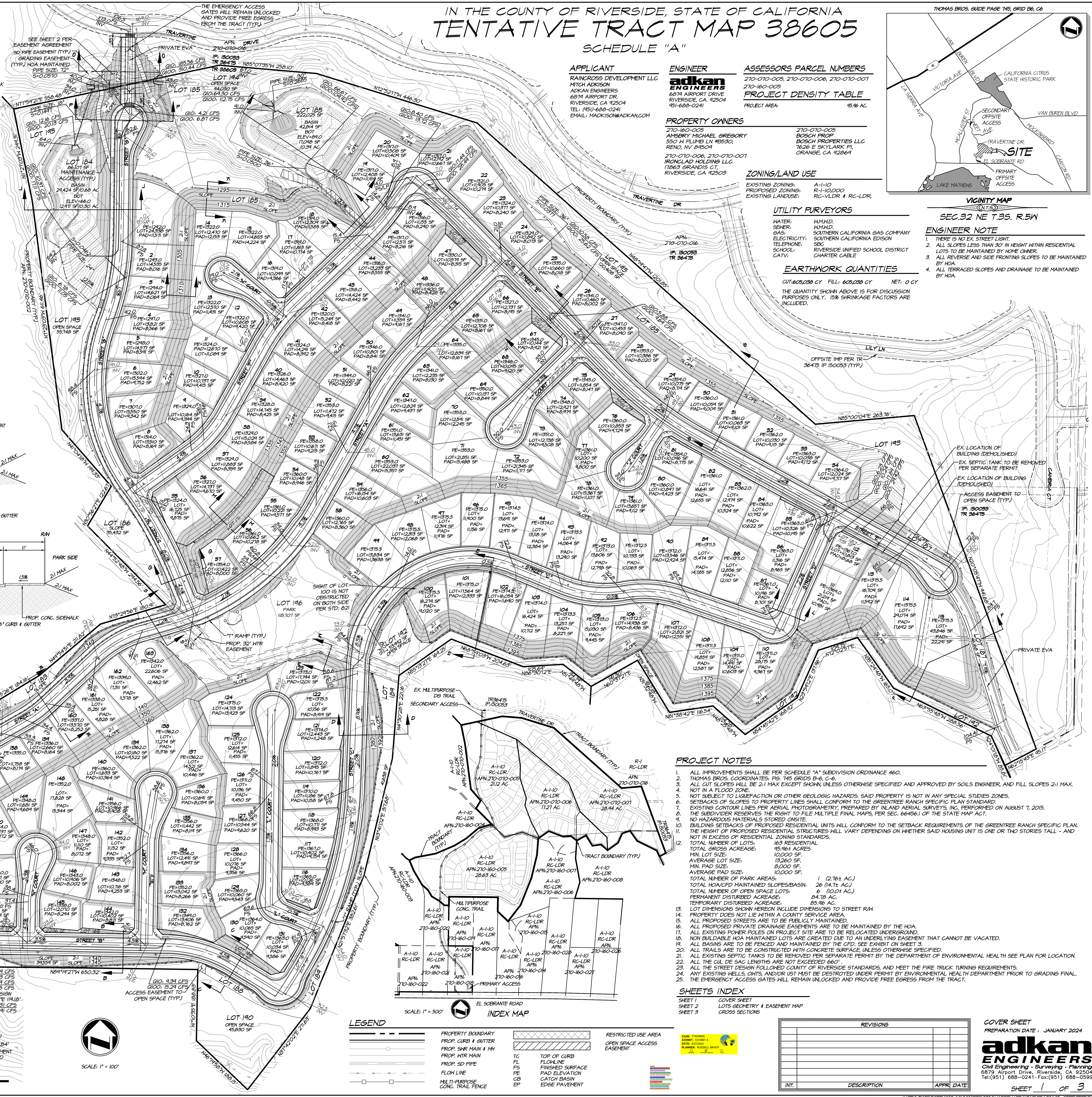
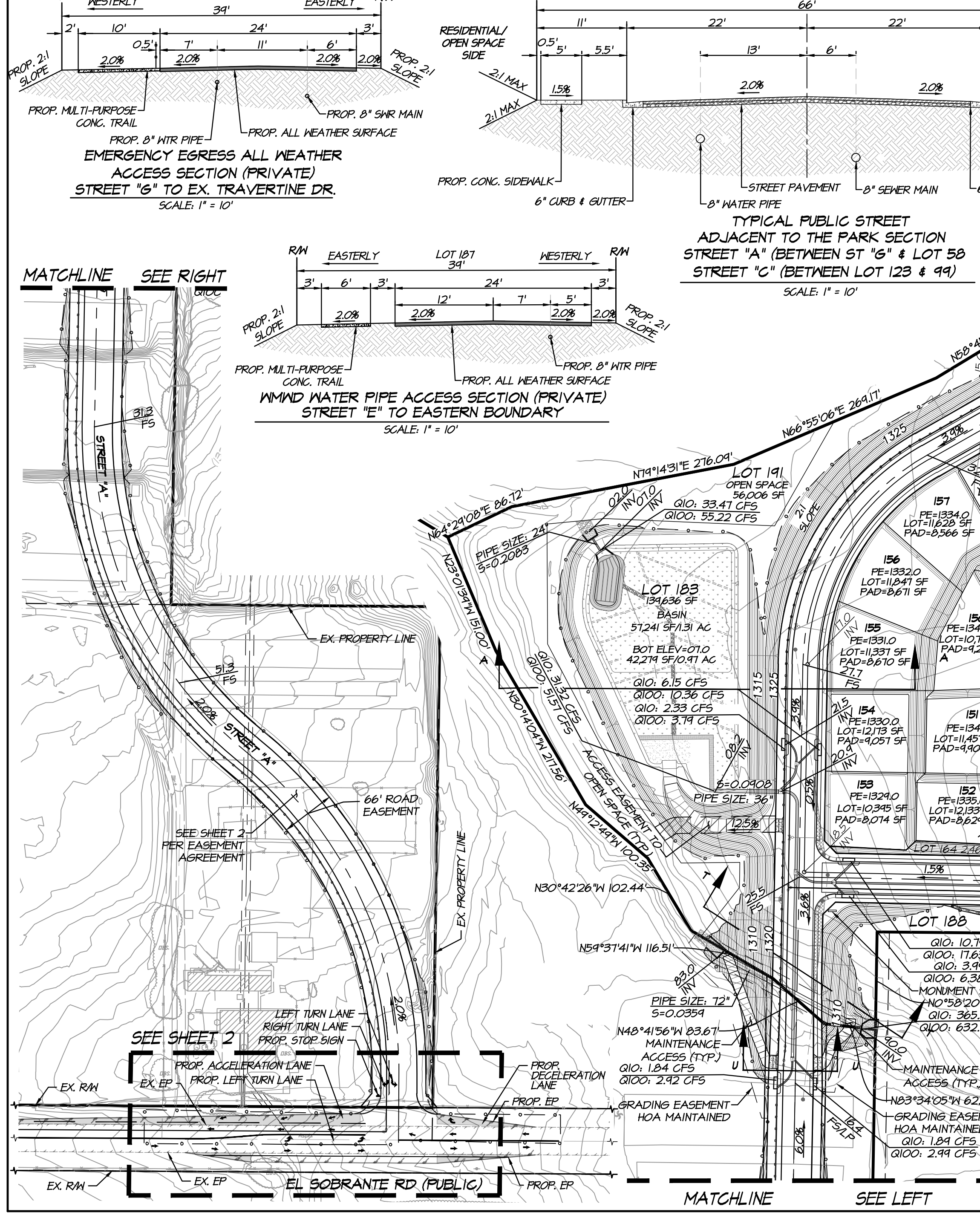
UTILITY PURVEYORS
WATER: MWD
SEWER: MWD
ELECTRICITY: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: SOUTHERN CALIFORNIA EDISON
SCHOOL: RIVERSIDE UNIFIED SCHOOL DISTRICT
GAS: CHARTER GAS

EARTHWORK QUANTITIES
CUT: 605,039 CY
FILL: 605,039 CY
NET: 0.00 CY
THE QUANTITY SHOWN ABOVE IS FOR DISCUSSION PURPOSES ONLY. 15% SHRINKAGE FACTORS ARE INCLUDED.



MAINTENANCE TABLE

LOT NO.	PURPOSE	LOT SIZE (SF)	MAINTENANCE
164		2,461	
165		2,236	
166		5,764	
167		604	
168		479	
169		3,161	
170		473	
171	DOWN SLOPE AT SIDEWALK OF THE LOT ADJACENT TO THE STREET	16,270	HOA
172		543	
173		414	
174		78	
175		3,149	
176		226	
177		2,542	
178		226	
179		2,191	
180		572	
181		535	
182		335	
183		134,836	
184		86,104	
185	BASEIN OR ADJACENT TO OPEN SPACE	222,025	HOA/CFD
186		35,432	
187		46,168	
188		34,554	
189		41,638	
190		45,930	
191		56,006	
192		53,942	
193	NON-DISTURBED OPEN SPACE	120,400	HOA
194		94,030	
195		55,748	
196	PARK	118,707	HOA



- PROJECT NOTES**
- ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 460.
 - THOMAS BROS. COORDINATES: PG 145 GRIDS B-6, C-6
 - ALL CUT SLOPES WILL BE 2:1 MAX EXCEPT WHERE SHOWN OTHERWISE AND APPROVED BY SOILS ENGINEER, AND FILL SLOPES 2:1 MAX.
 - NOT IN A FLOOD ZONE.
 - NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS SAID PROPERTY IS NOT IN ANY SPECIAL STUDIES ZONES.
 - SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO THE GREENLEE RANGH SPECIFIC PLAN STANDARDS.
 - EXISTING CONTOUR LINES PER AERIAL PHOTOGRAMMETRY, PREPARED BY INLAND AERIAL SURVEYS, INC. PERFORMED ON AUGUST 7, 2015.
 - THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS, PER SEC. 66456(1) OF THE STATE MAP ACT.
 - NO HAZARDOUS MATERIALS STORED ON-SITE.
 - BUILDING SETBACKS OF PROPOSED RESIDENTIAL UNITS WILL CONFORM TO THE SETBACK REQUIREMENTS OF THE GREENLEE RANGH SPECIFIC PLAN.
 - THE HEIGHT OF PROPOSED RESIDENTIAL STRUCTURES WILL VARY DEPENDING ON WHETHER SAID HOUSING UNIT IS ONE OR TWO STORIES TALL - AND NOT IN EXCESS OF RESIDENTIAL ZONING STANDARDS.
 - TOTAL NUMBER OF LOTS: 163 RESIDENTIAL
 - TOTAL GROSS ACRES: 45.96 ACRES
 - MIN. LOT SIZE: 10,000 SF
 - AVERAGE LOT SIZE: 13,260 SF
 - MIN. PAD SIZE: 6,200 SF
 - AVERAGE PAD SIZE: 10,000 SF
 - TOTAL NUMBER OF PARK AREAS: 1 (2.161 AC)
 - TOTAL HOA/CFD MAINTAINED SLOPES/BASIN: 26 (14.71 AC)
 - TOTAL NUMBER OF OPEN SPACES: 6 (10.01 AC)
 - PERMANENT DISTURBED ACRES: 84.78 AC
 - TEMPORARY DISTURBED ACRES: 85.96 AC
 - PROPERTY DOES NOT LIE WITHIN A COUNTY SERVICE AREA.
 - ALL PROPOSED STREETS ARE TO BE PUBLICLY MAINTAINED.
 - ALL PROPOSED PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOA.
 - ALL EXISTING POWER POLES ON PROJECT SITE ARE TO BE RELOCATED UNDERGROUND.
 - NON-BUILDABLE HOA MAINTAINED LOTS ARE CREATED DUE TO AN UNDERLYING EASEMENT THAT CANNOT BE VACATED.
 - ALL BASINS ARE TO BE FENCED AND MAINTAINED BY THE CFD. SEE EXHIBIT ON SHEET 3.
 - ALL TRAILS ARE TO BE CONSTRUCTED WITH CONCRETE SURFACE UNLESS OTHERWISE SPECIFIED.
 - ALL EXISTING SEPTIC TANKS TO BE REMOVED PER SEPARATE PERMIT BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH SEE PLAN FOR LOCATION.
 - ALL THE CUL DE SAC LENGTHS ARE NOT EXCEEDED 660'.
 - ALL EXISTING WELLS, CISTS, AND/OR UST MUST BE DESTROYED UNDER PERMIT BY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO GRADING FINAL.
 - THE EMERGENCY ACCESS GATES WILL REMAIN UNLOCKED AND PROVIDE FREE EGRESS FROM THE TRACT.

SHEETS INDEX

SHEET #	COVER SHEET	INDEX MAP
1	COVER SHEET	INDEX MAP
2	LOTS GEOMETRY & EASEMENT MAP	CROSS SECTIONS
3	CROSS SECTIONS	

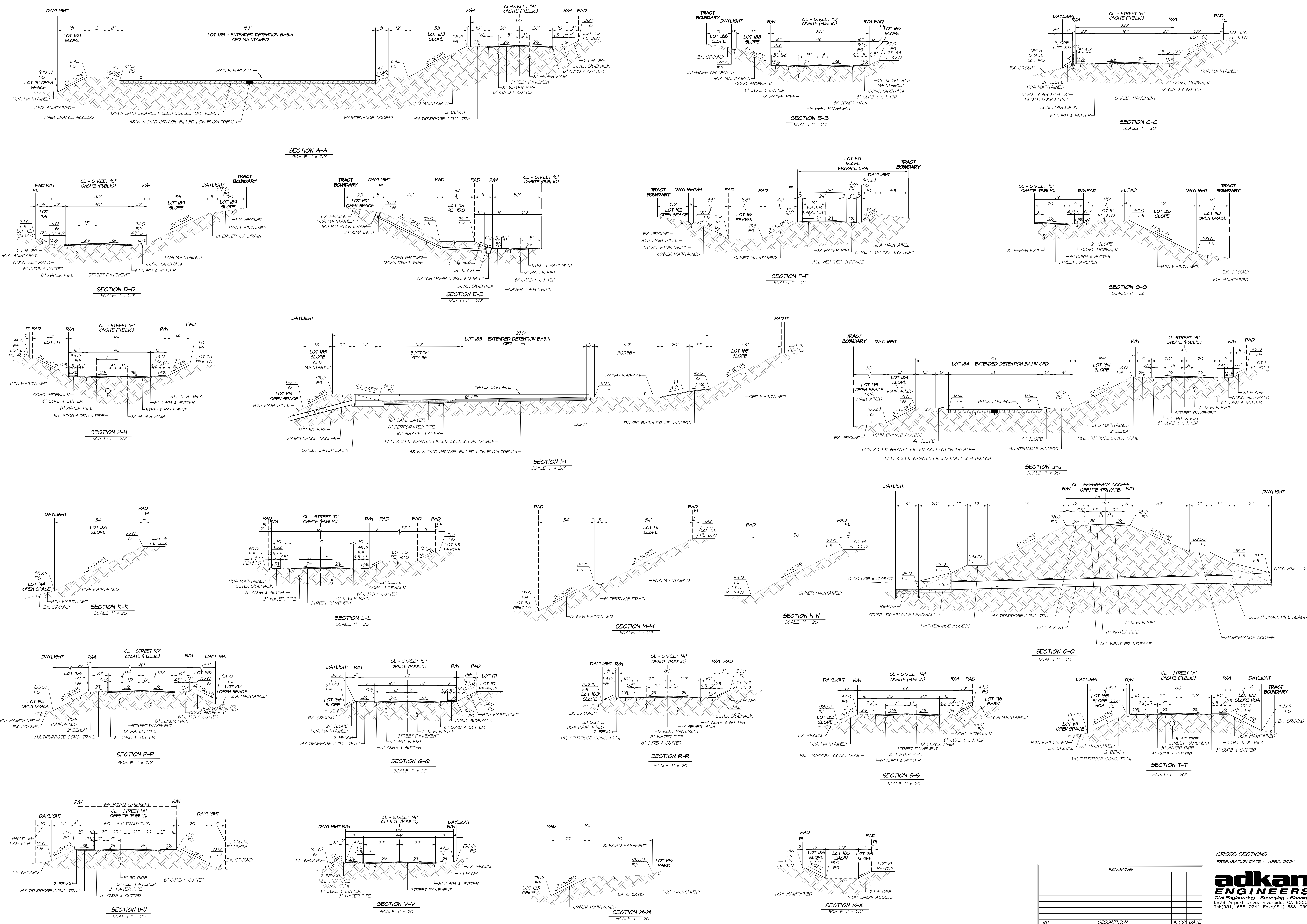
LEGEND

- PROPERTY BOUNDARY
- PROP. CURB & GUTTER
- PROP. SHR MAIN & MH
- PROP. WTR MAIN
- PROP. SD PIPE
- PROP. FLOW LINE
- PROP. FINISHED SURFACE
- PROP. PAD ELEVATION
- PROP. GUTTER
- PROP. EDGE PAVEMENT
- RESTRICTED USE AREA
- OPEN SPACE ACCESS EASEMENT
- TOP OF CURB
- FINISHED SURFACE
- PAD ELEVATION
- GUTTER
- EDGE PAVEMENT

REVISIONS

NO.	DESCRIPTION	DATE

COVER SHEET
PREPARATION DATE: JANUARY 2024
adkan ENGINEERS
Civil Engineering - Surveying - Planning
6874 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599
SHEET 1 OF 3



REVISIONS		
NO.	DESCRIPTION	APPR. DATE

CROSS SECTIONS
 PREPARATION DATE: APRIL 2024

adkan
ENGINEERS
 Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 • Fax: (951) 688-0599

Riverside County Ordinance 859 Landscape Water Use Calculations
Project Type Recycled
Highland Grove 3
 ETo allowance
 0.70

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 1,581,865 S.F.
 INPUT the Hist. ETo for the area = 56.60
 MAWA = 5,194,862 cu ft / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone #	Plant Type	Water Use
Hydrozone # 1 INPUT Square Foot Area of Hydrozone = 77,400 Hydrozone Irrigation Efficiency = 0.90 EAWU = 80,693 cu ft / yr	Trees / Mulch	Low
Hydrozone # 2 INPUT square footage of hydrozone = 1,445,686 Hydrozone Irrigation Efficiency = 0.75 EAWU = 1,808,628 cu ft / yr	Shrubs / Groundcover	Low
Hydrozone # 3 INPUT square footage of hydrozone = 57,131 Hydrozone Irrigation Efficiency = 0.85 EAWU = 63,065 cu ft / yr	Basin - Slopes	Low
Hydrozone # 4 INPUT square footage of hydrozone = 72,348 Hydrozone Irrigation Efficiency = 0.75 EAWU = 226,278 cu ft / yr	Basin - Bottom	Moderate
Hydrozone # 5 INPUT square footage of hydrozone = 5,467 Hydrozone Irrigation Efficiency = 0.75 EAWU = 27,358 cu ft / yr	Turf - Recreational	High
SubTotal EAWU = 2,206,022 cu ft / yr		
Input Irrigation System Operation Factor = 0.85		
Total EAWU = 2,595,320		
MAWA - EAWU = 2,599,542 cu ft / yr (this number must be positive)		

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 50%



STREET TREES:

BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	LOW
GINKGO BILOBA	MAINDENHAIR TREE	24" BOX	MOD
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MOD
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MOD
PINUS TORREYANA	TORREY PINE	24" BOX	MOD
PLATANUS RACEMOSA	WESTERN SYCAMORE	24" BOX	MOD
QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	LOW

PARKWAY PLANTING:

BOTANIC NAME	COMMON NAME	SIZE/SPACING	WUCOLS
AGAVE SCHIDIGERA	DURANGO DELIGHT	1 GAL/18" O.C.	LOW
CISTUS SALVIIFOLIUS	SAGELEAF ROCKROSE	1 GAL/6" O.C.	LOW
DESCHAMPSIA CAESPITOSA	TUFTED HAIR GRASS	1 GAL/2' O.C.	LOW
ELYMUS MAGELLANICUS	MAGELLAN WHEATGRASS	1 GAL/2' O.C.	LOW
VERBENA PERUVIANA	PERUVIAN VERBENA	1 GAL/3' O.C.	LOW



APPLICANT:
 RAINCROSS DEVELOPMENT LLC
 MITCH ADKISON
 ADKAN ENGINEERS
 6879 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: (951) 688-0241
 EMAIL: MADKISON@ADKAN.COM

PROPERTY OWNERS:
 270-160-005
 AMSBRY MICHAEL GREGORY
 550 W PLUMB LANE #B530
 RENO, NV 89509
 270-070-006, 270-070-007
 IRONCLAD HOLDING LLC
 17863 GRANDIS COURT
 RIVERSIDE, CA 92503
 270-070-005
 BOSCH PROPERTIES LLC
 7626 E SKYLARK PLACE
 ORANGE, CA 92869

NOTE:
 Prior to project construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of applicable ordinances, including but not necessarily limited to Ordinance No. 859.3; Ordinance 348, Ordinance 461; project Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, plans may be subject to change.

TENTATIVE TRACT MAP 38605
HIGHLAND GROVE 3
SCHEMATIC SITE PLAN

COMMUNITY WORKS DESIGN GROUP
 7111 Indiana Avenue, Suite 300
 Riverside, CA 92504
 (951) 369-0700 | www.cwgdg.fun
 DATE: 05/24/24

HOA MAINTAINED AREAS

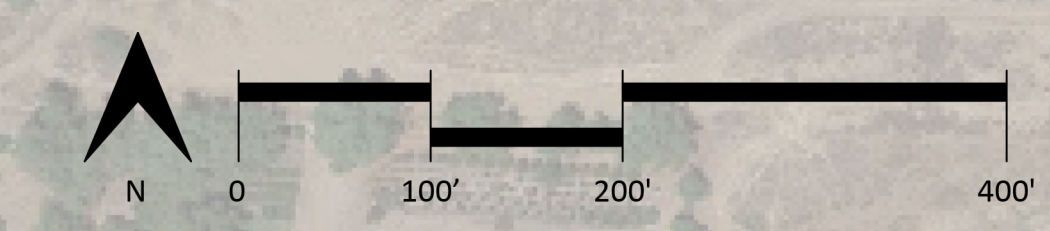
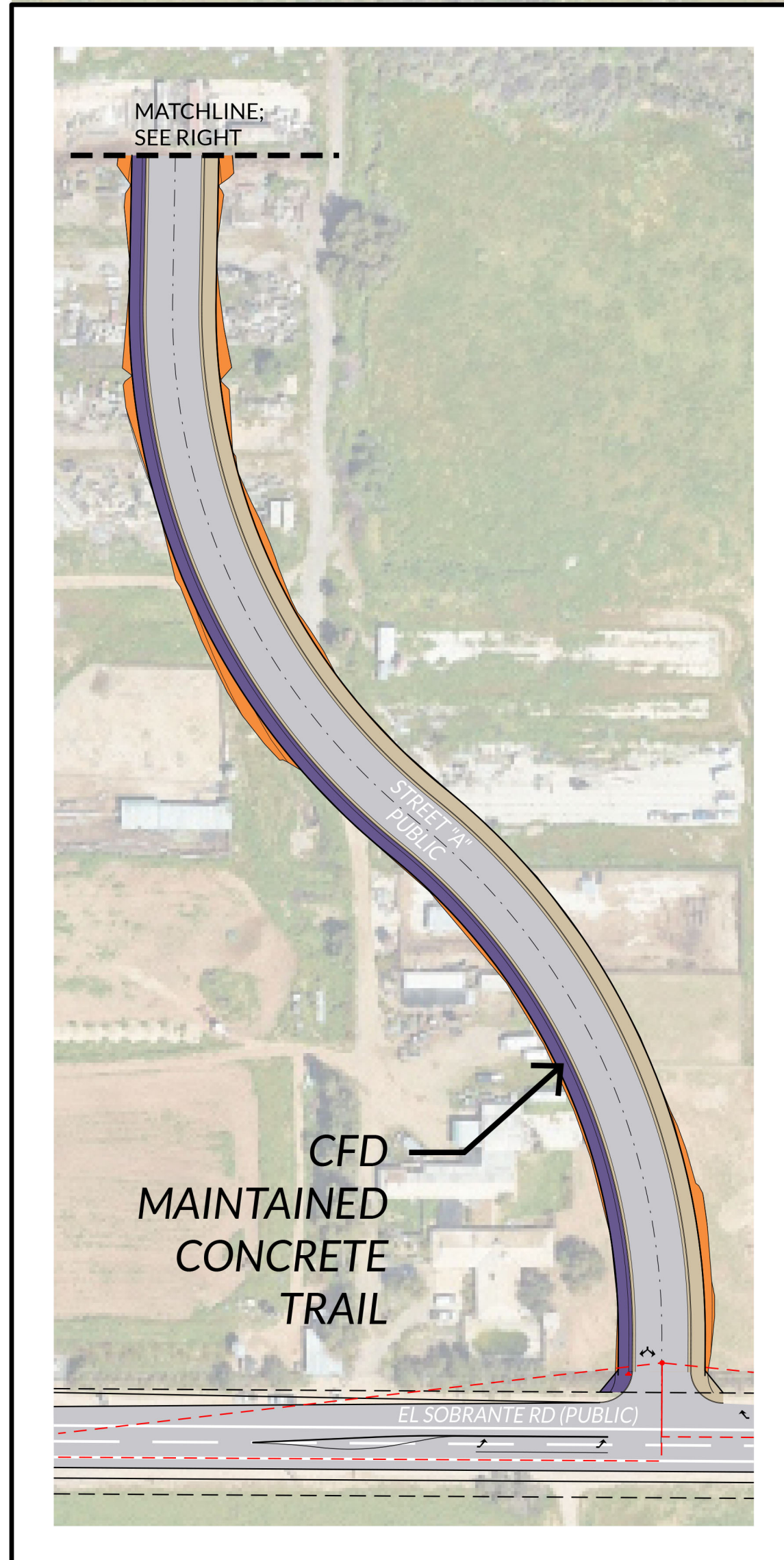
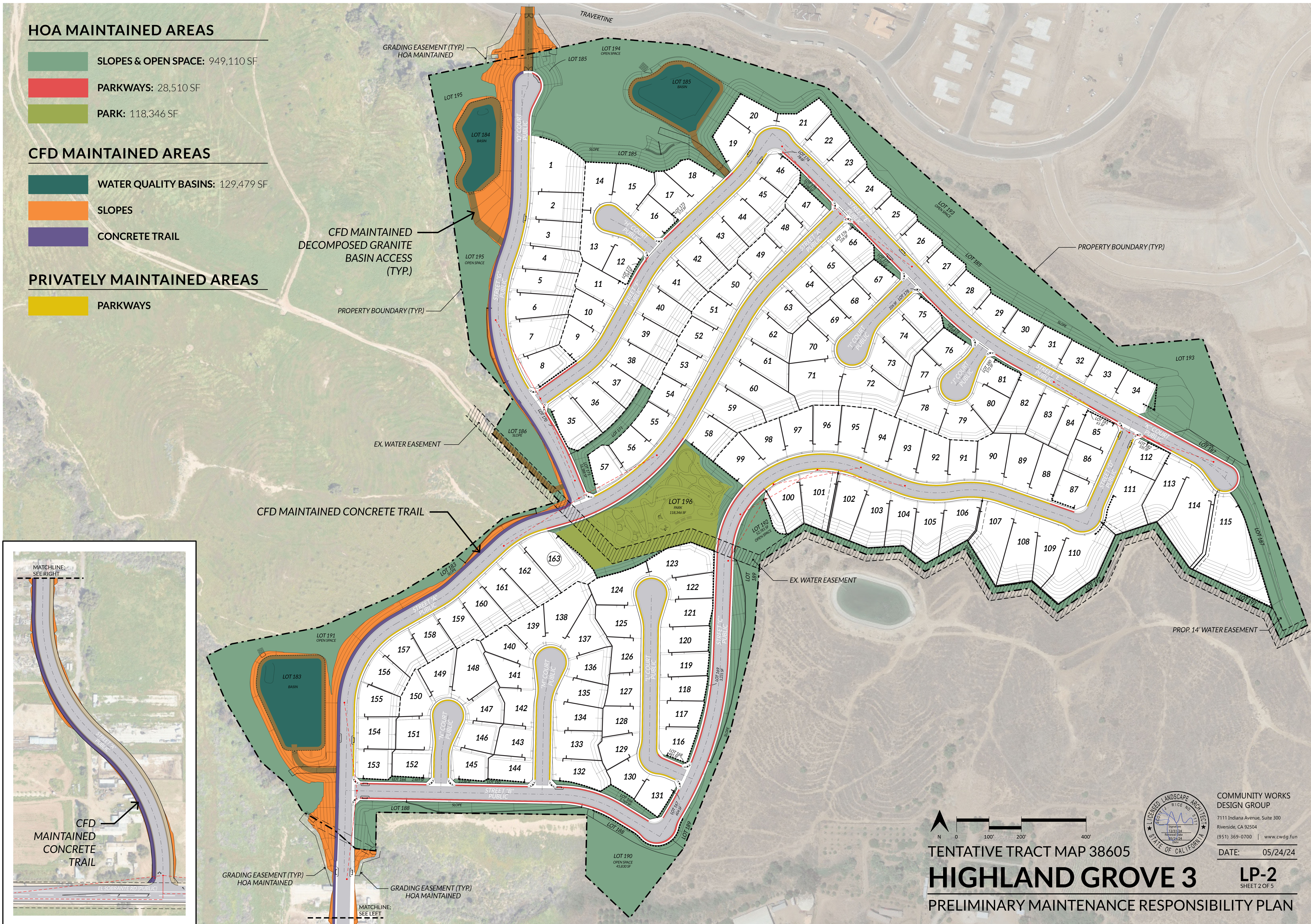
- SLOPES & OPEN SPACE: 949,110 SF
- PARKWAYS: 28,510 SF
- PARK: 118,346 SF

CFD MAINTAINED AREAS

- WATER QUALITY BASINS: 129,479 SF
- SLOPES
- CONCRETE TRAIL

PRIVATELY MAINTAINED AREAS

- PARKWAYS

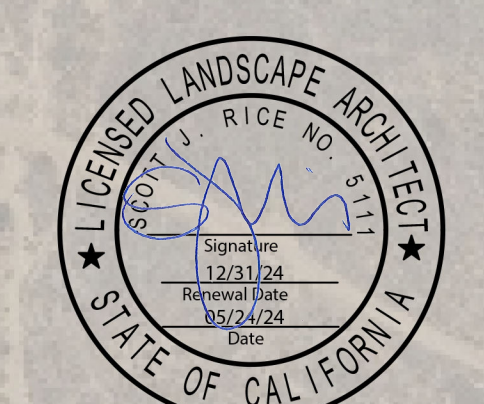


TENTATIVE TRACT MAP 38605
HIGHLAND GROVE 3
 PRELIMINARY MAINTENANCE RESPONSIBILITY PLAN

COMMUNITY WORKS DESIGN GROUP
 7111 Indiana Avenue, Suite 300
 Riverside, CA 92504
 (951) 369-0700 | www.cwdg.fun

DATE: 05/24/24

LP-2
 SHEET 2 OF 5


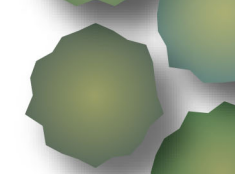
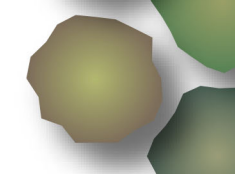














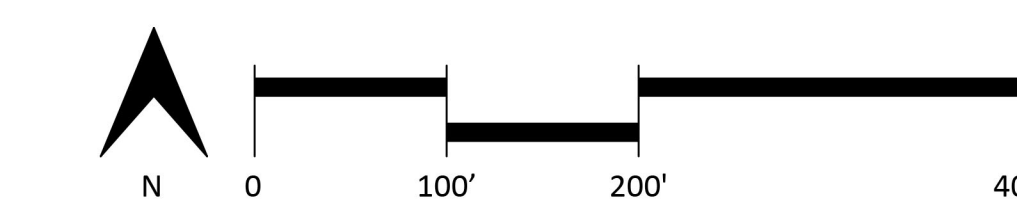
AMENITIES LEGEND:

- 1 CONCRETE WALKWAYS (MAX. SLOPE 4%)
- 2 EMBANKMENT SLIDES (TYP. 3)
- 3 BOULDER STEPS
- 4 TRELLIS WITH SWING GLIDERS (TYP. 3)
- 5 DISC GOLF (9 HOLES)
- 6 DECOMPOSED GRANITE TRAILS
- 7 TOT PLAY AREA
- 8 CHILD PLAY AREA
- 9 OPEN LAWN
- 10 PLANTED BUFFER BETWEEN TURF & HARDSCAPE
- 11 DECOMPOSED GRANITE BUFFER BETWEEN TURF & NATURALIZED LANDSCAPE
- 12 EXISTING ROCK OUTCROPPING

PLANT LEGEND:

TREES	BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	LOW
	PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX	MOD
	PINUS TORREYANA	TORREY PINE	24" BOX	MOD
	PLATANUS ACERIFOLIA	LONDON PLAN TREE	24" BOX	MOD
	PLATANUS RACEMOSA	WESTERN SYCAMORE	24" BOX	MOD
	QUERCUS ILEX	HOLLY OAK	24" BOX	MOD

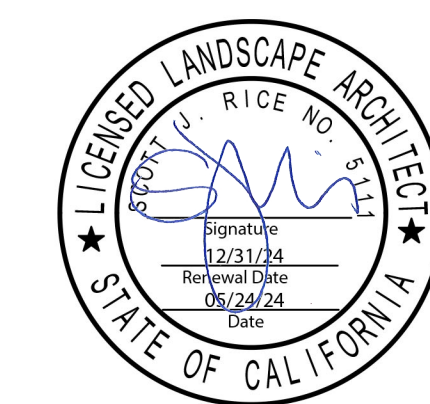
SHRUBS & GROUNDCOVERS	BOTANIC NAME	COMMON NAME	SIZE/SPACING	WUCOLS
	AGAVE AMERICANA	CENTURY PLANT	5 GAL./10' O.C.	LOW
	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL./8' O.C.	LOW
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	1 GAL./5' O.C.	LOW
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL./2' O.C.	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL./4' O.C.	LOW
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL./6' O.C.	LOW
	ROMNEYA COULTERI	MATILIJ POPPY	5 GAL./8' O.C.	LOW
	TEUCRIUM CHAMAEDRYIS	WALL GERMANDER	1 GAL./2' O.C.	LOW
	SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL./6' O.C.	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	1 GAL./3' O.C.	LOW
	YUCCA WHIPPLEI	OUR LORD'S CANDLE	5 GAL./6' O.C.	LOW
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	1 GAL./20' O.C.	LOW
	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	1 GAL./20' O.C.	LOW



TENTATIVE TRACT MAP 38605

HIGHLAND GROVE 3

PARK ENLARGEMENT



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DATE: 05/24/24

LP-3
SHEET 3 OF 5

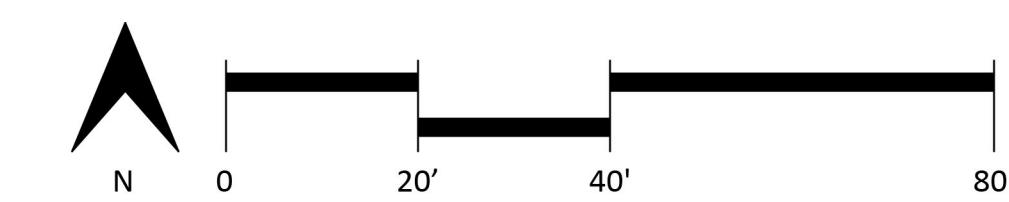


PLANT LEGEND:

TREES	BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	LOW
	QUERCUS ENGELMANNII	ENGELMANN OAK	15 GAL	LOW
SHRUBS				
	CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	5 GAL	LOW
	RHAMNUS CALIFORNICA	COFFEEBEERY	1 GAL	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	LOW
	RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	LOW

GROUNDCOVERS	BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	FLATS @ 48" O.C.	LOW
	MYOPORUM PARVIFOLIUM	MYOPORUM	FLATS @ 48" O.C.	LOW

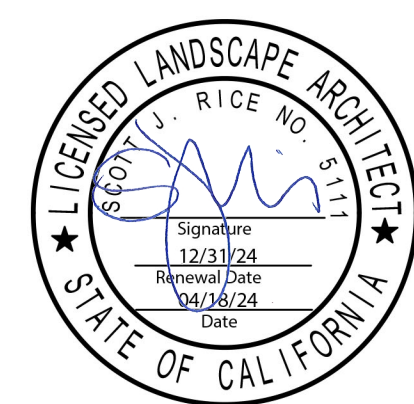
SLOPE TREATMENT NOTES
 SLOPES 0'-3' VERTICAL HEIGHT: NO TREATMENT
 SLOPES 3'-6' VERTICAL HEIGHT: RECEIVES GROUNDCOVER PLANTING ONLY
 SLOPES 6'-9' VERTICAL HEIGHT: RECEIVES SHRUB & GROUNDCOVER PLANTING
 SLOPES 9'+ VERTICAL HEIGHT: RECEIVES TREES, SHRUBS & GROUNDCOVER PLANTING



TENTATIVE TRACT MAP 38605

HIGHLAND GROVE 3

PRIVATELY MAINTAINED SLOPES ENLARGEMENT



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LP-4
 SHEET 4 OF 5

TRAVERTINE DRIVE



TYPICAL BASIN PLANTING LEGEND:

TREES	BOTANIC NAME	COMMON NAME	SIZE/SPACING	WUCOLS
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL. MULTI	MOD.
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	24" BOX	MOD.
	ARCTOSTAPHYLOS EDMUNSI	LITTLE SUR MANZANITA	1 GAL./72" O.C.	LOW
	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL./60" O.C.	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL./60" O.C.	LOW
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL./48" O.C.	LOW
	RHUS OVATA	SUGAR BUSH	5 GAL./72" O.C.	LOW
	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	1 GAL./60" O.C.	LOW
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL./24" O.C.	LOW
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL./24" O.C.	LOW
	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE	1 GAL./48" O.C.	LOW

TYPICAL PERIMETER SLOPE PLANTING LEGEND:

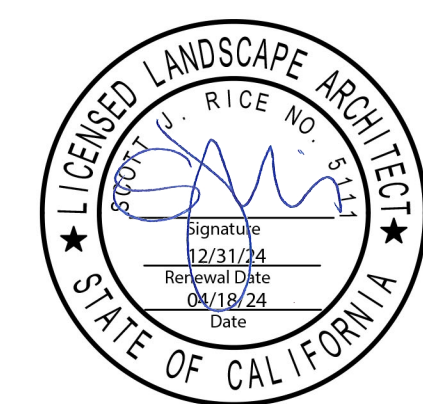
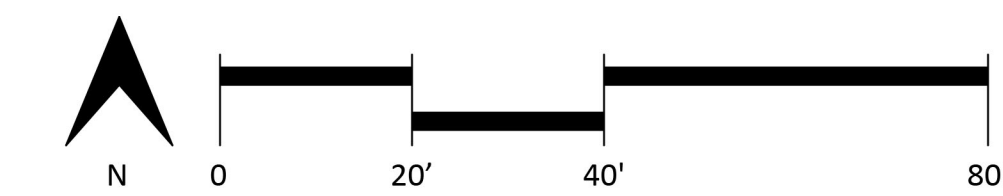
TREES	BOTANIC NAME	COMMON NAME	SIZE/SPACING	WUCOLS
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	LOW
	PINUS HALEPENSIS	ALEPPO PINE	24" BOX	LOW
	PINUS COULTERI	COULTER PINE	24" BOX	LOW
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	ARCTOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	1 GAL./6' O.C.	LOW
	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL./5' O.C.	LOW
	CONVOLVULUS SABATIUS	GROUND MORNING GLORY	1 GAL./3' O.C.	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL./8' O.C.	LOW
	LARREA TRIDENTATA	CREOSOTE BUSH	1 GAL./8' O.C.	LOW
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL./5' O.C.	LOW
	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	1 GAL./12' O.C.	LOW
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	1 GAL./20' O.C.	LOW
	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	1 GAL./20' O.C.	LOW

TYPICAL OPEN SPACE PLANTING LEGEND:

TREES	BOTANIC NAME	COMMON NAME	SIZE/SPACING	WUCOLS
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW
	QUERCUS ENGELMANNII	ENGELMANN OAK	24" BOX	LOW
	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL./10' O.C.	LOW
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GAL./7' O.C.	LOW
	BACCHARIS PILULARIS	COYOTE BRUSH	1 GAL./6' O.C.	LOW
	ENCELIA FARINOSA	BRITTLEBUSH	1 GAL./5' O.C.	LOW
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL./5' O.C.	LOW
	FREMONTODENDRON SPP.	FLANNEL BUSH	1 GAL./12' O.C.	LOW
	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GAL./8' O.C.	LOW
	RHUS OVATA	SUGAR BUSH	1 GAL./8' O.C.	LOW

NOTES:

- ALL SHRUB AND GROUND COVER AREAS TO RECEIVE 3" DEPTH SHREDDED HARDWOOD MULCH
- MULCH IS NOT TO BE INSTALLED ON THE BOTTOM 1/3 OF BASIN SLOPES OR ON THE BASIN BOTTOM
- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER
- PLANT WATERS USE VALUES ARE PER WUCOLS ZONE IV
- ALL PERIMETER SLOPES & BASINS SHALL RECEIVE THE LEVEL OF TREATMENT DESCRIBED HERE



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TENTATIVE TRACT MAP 38605

HIGHLAND GROVE 3

LP-5
SHEET 5 OF 5

TYPICAL BASIN, SLOPE & OPEN SPACE ENLARGEMENT

FENCE & WALL LEGEND:

- 6'-0" HEIGHT TAN SPLIT FACE (ONE SIDE) CMU WALL WITH TAN WALL CAP
- 6'-0" HEIGHT TAN VINYL LOT PRIVACY FENCING
- 6'-0" HEIGHT TUBULAR STEEL VIEW FENCING
- 6'-0" HEIGHT TUBULAR STEEL BASIN FENCING
- 6'-0" HEIGHT FULLY GROUTED CMU SOUND WALL
- 6'-6" HEIGHT TAN SPLIT FACE PILASTER WITH DECORATIVE CAP
(Typical along proposed block walls every three lots and at direction changes)



TENTATIVE TRACT MAP 38605
HIGHLAND GROVE 3
 FENCE & WALL PLAN



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 Riverside, CA 92504
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DATE: 08/15/24
WF-1
 SHEET 1 OF 1

CASE: TTM38605
EXHIBIT: MONUMENT
DATE: 6/27/2024
PLANNER: RUSSELL BRADY



Meeting
 Comment Agenda
 Final



CONCRETE SLAB WITH ETCHED LETTERING

STONE VENEER

ORCO 'WHEAT' SPLIT FACE BLOCK

KEY MAP



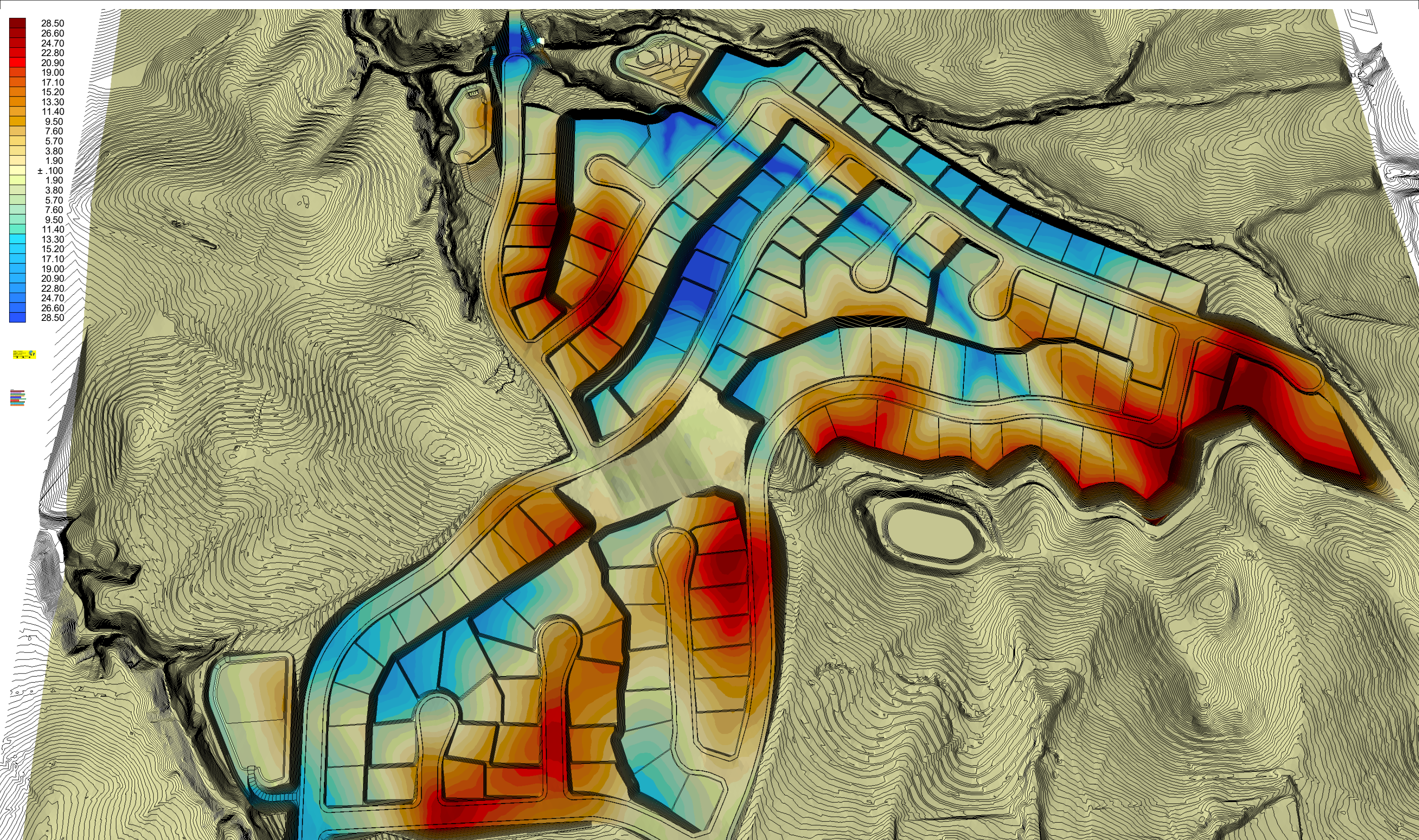
MONUMENT SIGN

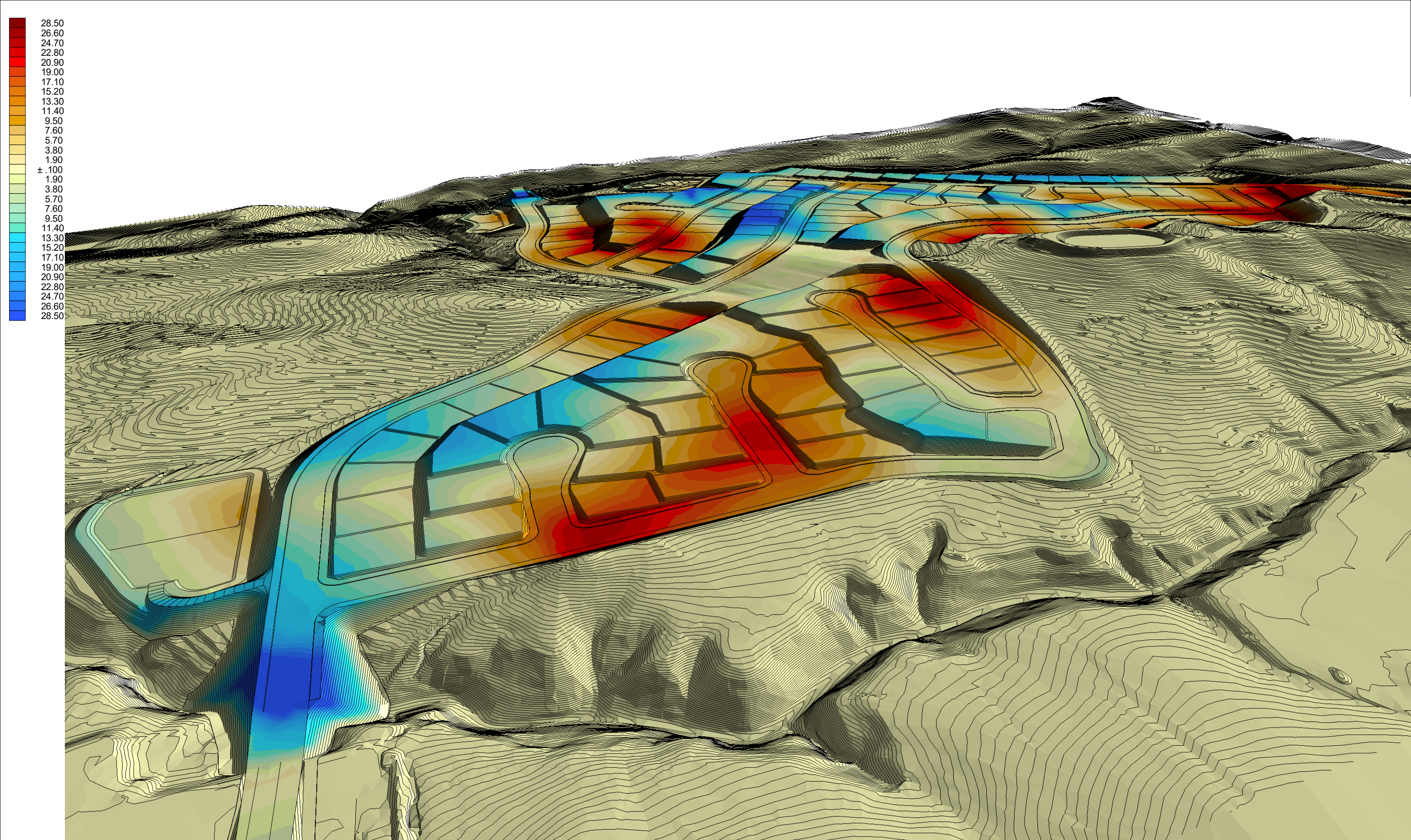
HIGHLAND GROVE 3

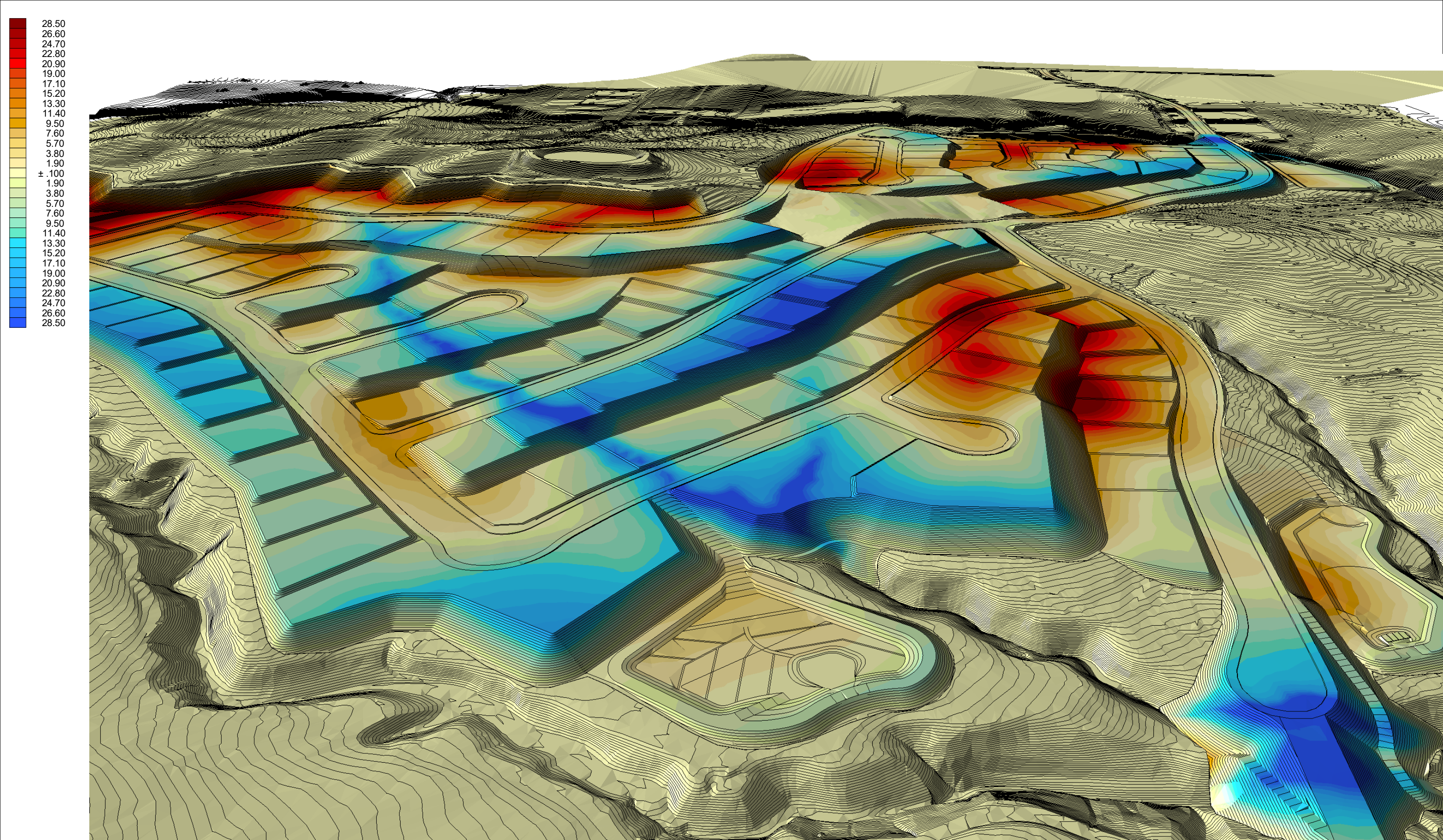
TENTATIVE TRACT MAP 38605

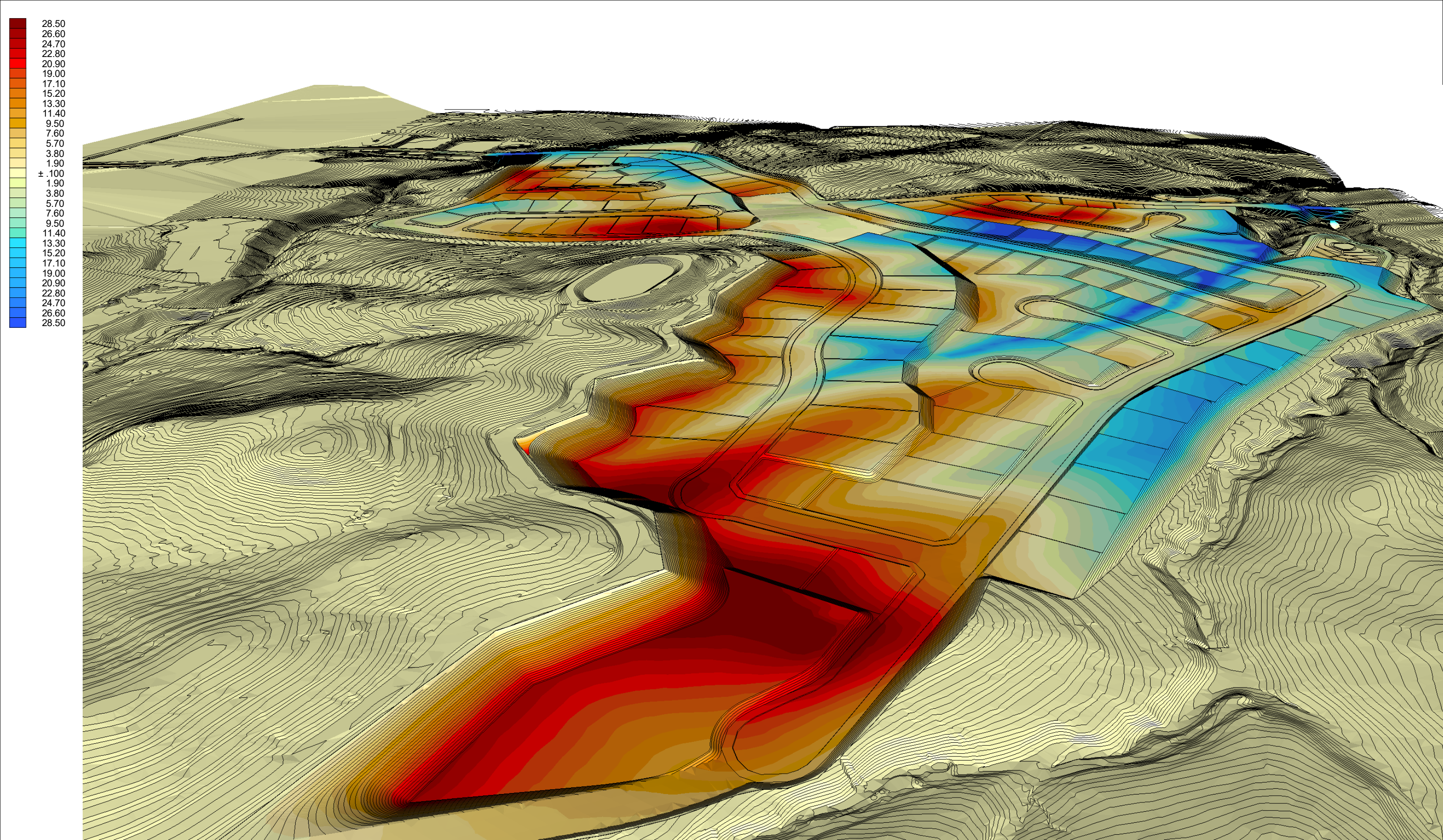
June 12, 2024

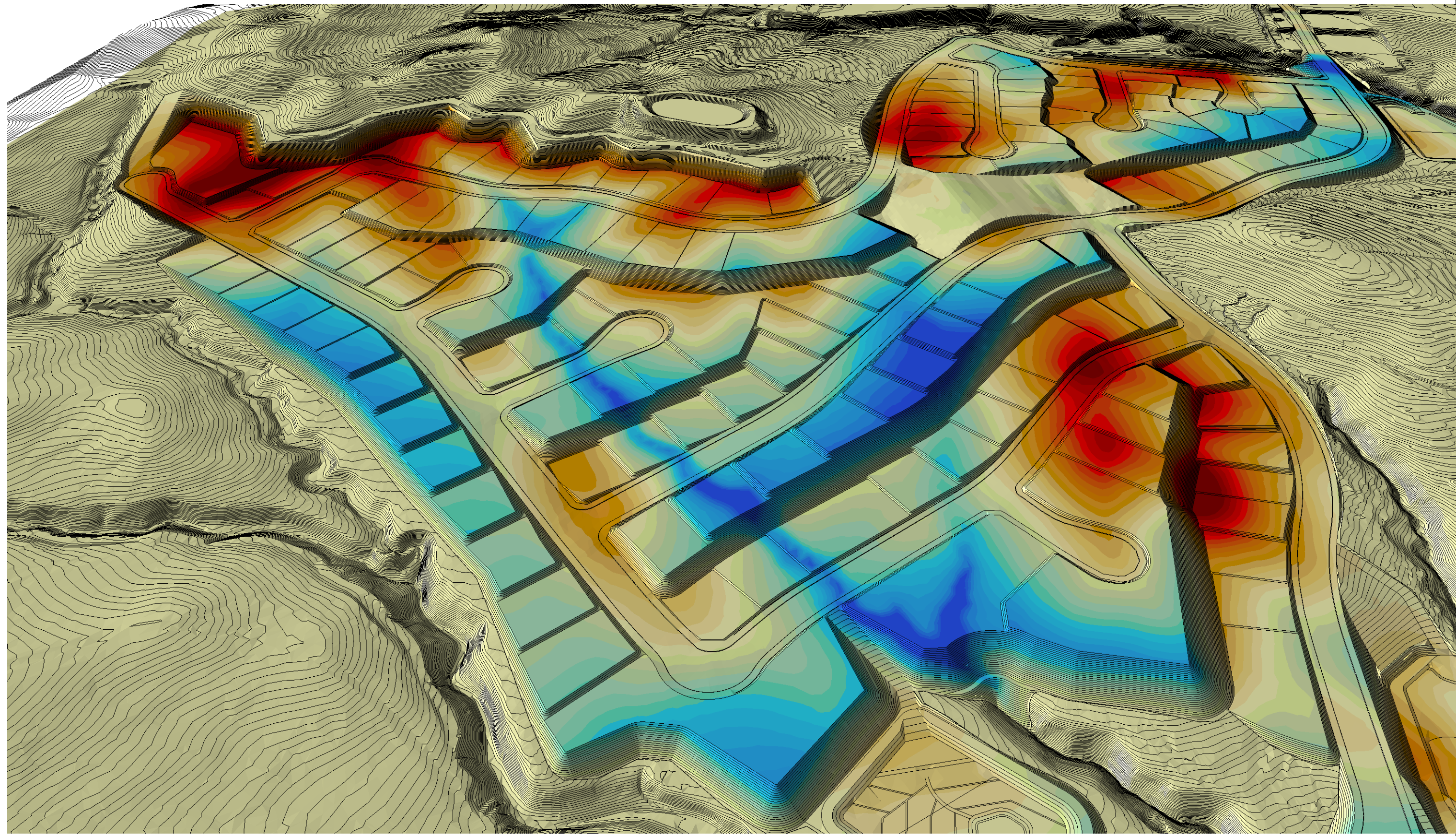
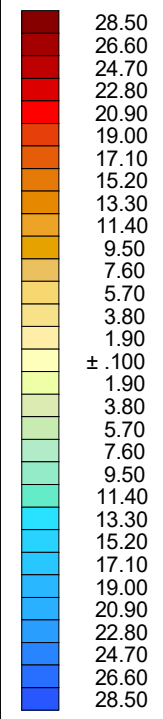














LAKE MATTHEWS

RIVERSIDE | CALIFORNIA

RAINCROSS DEVELOPMENT | 24-073

DATE 07 | 26 | 24





LAKE MATTHEWS

RIVERSIDE | CALIFORNIA

RAINCROSS DEVELOPMENT | 24-073

DATE 07 | 26 | 24





LAKE MATTHEWS

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LAKE MATTHEWS

RIVERSIDE | CALIFORNIA

RAINCROSS DEVELOPMENT | 24-073

DATE 07 | 26 | 24



2 **RESOLUTION NO. 2024-254**

3 **APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 240004**

4 **ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND**

5 **DIMINISHMENT OF EL SOBRANTE AGRICULTURAL PRESERVE NO. 1**

6 **(Government Code Section 51283.4)**

7
8 **WHEREAS**, the El Sobrante Agricultural Preserve No. 1 was established on February 24,
9 1969, pursuant to Map No. 18 (“Agricultural Preserve”); and,

10 **WHEREAS**, the Agricultural Preserve is generally located north of El Sobrante Road, south
11 of Van Buren Boulevard, east of Vista Del Lago, and west of McAllister Street; and,

12 **WHEREAS**, there have been the following amendments to the agricultural preserve to date:
13 Amendment No.1 (enlargement), February 9, 1970, Map No. 48, Amendment No.2 (enlargement), January
14 25, 1972, Map No. 163, Amendment No.3 (diminishment), December 9, 1975, Map No. 348, Amendment
15 No.4 (enlargement), January 13, 1981, Map No. 529, Amendment No.5 (diminishment), December 22,
16 1987, Map No. 558, Amendment No.6 (diminishment), May 7, 1985, Map No. 614, Amendment No.7
17 (diminishment), December 22, 1987, Map No. 637, Amendment No.8 (diminishment), January 23, 1990,
18 Map No. 666, Amendment No.9.1 (diminishment), February 23, 1999, Map No. 708, Amendment No.9.2
19 (diminishment), July 27, 1999, Map No. 708, Amendment No.10 (diminishment), no date, Map No. 712,
20 Amendment No.11 (diminishment), no date, Map No. 744, Amendment No.12 (diminishment), May 4,
21 1999, Map No. 791, Amendment No.13 (diminishment), December 22, 1998, Map No. 794, Amendment
22 No.14 (diminishment), no date, Map No. 819, Amendment No.15 (diminishment), May 9, 2000, Map No.
23 829, Amendment No.16 (diminishment), May 9, 2000, Map No. 830, Amendment No.17 (diminishment),
24 May 9, 2000, Map No. 831, Amendment No.18 (diminishment), May 9, 2000, Map No. 832, Amendment
25 No.19 (diminishment), February 27, 2001, Map No. 844, Amendment No.14.1 (diminishment), March 19,
26
27
28

FORM APPROVED COUNTY COUNSEL
BY:  11-21-24 DATE

1 2002, Map No. 819, Amendment No.20 (diminishment), August 6, 2002, Map No. 854, Amendment No.21
2 (diminishment), April 8, 2003, Map No. 889; and,

3 **WHEREAS**, there were two agreements, with Fred Amsbry and Velma Amsbry entering
4 into an agreement with the County of Riverside pursuant to the Land Conservation Act of 1965
5 (Government Code section 51200 et seq.) for land within the Agricultural Preserve, and which was recorded
6 on February 26, 1971 as Instrument No. 19488 in the Office of the County Recorder of Riverside County,
7 California, and which took effect on January 1, 1971 and J.A. Griesell, Kathryn Griesell, Werner Franz,
8 and Jean Franz entering into an agreement with the County of Riverside pursuant to the Land Conservation
9 Act of 1965 (Government Code section 51200 et seq.) for land within the Agricultural Preserve, and which
10 was recorded on February 26, 1971 as Instrument No. 19512, and which took effect on January 1, 1971
11 (“Land Conservation Contracts”); and,

12
13 **WHEREAS**, the Amsbry Trust (“Property Owner”) was granted ownership of property
14 identified as Assessor’s Parcel Number 270-160-005 (“Property”), within the unincorporated area of the
15 Riverside County, California, that is subject to the Land Conservation Contract, and which is within the
16 Agricultural Preserve; and,

17
18 **WHEREAS**, the Property is further described in the exhibit which is attached hereto and
19 incorporated herein by reference, and which contains the legal description of the Property; and,

20 **WHEREAS**, the area of the Properties are 28.63 acres (APN 270-160-005) and 17.27 acres
21 (270-070-006) per County Assessor’s records; and,

22
23 **WHEREAS**, on November 8, 2016, the Amsbry Trust (owner of APN 270-160-005) served
24 a notice of non-renewal on the Land Conservation Contract on the County of Riverside, which was recorded
25 on April 10, 2017, as Instrument No. 2017-0142992, in the Office of the County Recorder of Riverside
26 County, California (“Notice of Non-Renewals”); and,

1 **WHEREAS**, on November 8, 2016, Forestar Victoria, LLC (owner of APN 270-070-006)
2 served a notice of non-renewal on the Land Conservation Contract on the County of Riverside, which was
3 recorded on April 10, 2017, as Instrument No. 2017-0142993, in the Office of the County Recorder of
4 Riverside County, California (“Notice of Non-Renewals”); and

5 **WHEREAS**, Agricultural Preserve Diminishment No. 240004 is Amendment No. 22 to the
6 Agricultural Preserve and will amend the current Map No. 889 with Map No. 240004 as shown on Exhibit
7 B, attached hereto and incorporated herein; and,

8 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Rules
9 and Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been
10 satisfied; and,

11 **WHEREAS**, the purpose of the diminishment is to allow for a schedule “A” subdivision of
12 4 parcels totaling 95.95 acres into 163 single-family lots, 4 open space and drainage lots, and 1 remainder
13 parcel. The proposed alternative land use is located within the Lake Matthews/Woodcrest Area Plan, within
14 the El Sobrante Policy Area, with a land use designation of Agriculture and zoning classification of Light
15 Agriculture 10 acre minimum (A-1-10). The alternative land use must develop in compliance with the
16 Policy Area, General Plan Land Use Designation and the Zoning Classification. (“Alternative Land Use”);
17 and,

18 **WHEREAS**, according to the Natural Resource Conservation Service, the Soils Capability
19 Classification as indicated in the USDA Soil Survey for Riverside County indicates Farmland Mapping &
20 Monitoring Program the subject land is designated as CaD2 - Cajalco Fine Sandy Loam, 8-15% Slopes,
21 CbF2 - Cajalco Rocky Sandy Loam, 15-50% Slopes, BxC2 – Buren Loam, deep, 2-8% Slopes, FaD2 –
22 Fallbrook Sandy Loam, 8-15% Slopes, LaC – Las Posas Loam, 2-8% Slopes;
23
24
25
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1 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section
2 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be
3 \$168,201; and,

4
5 **WHEREAS**, a duly-noticed public hearing was held on this matter by the Comprehensive
6 Agricultural Technical Advisory Committee (“CAPTAC”) on April 18, 2024; and,

7 **WHEREAS**, at said hearing, discussion of the request was held and no public comments
8 were received; and,

9 **WHEREAS**, after discussion of the characteristics of the property and the surrounding area,
10 CAPTAC found the request consistent with the state and local regulations regarding agricultural preserves
11 and land conservation contracts. CAPTAC determined that the evidence presented substantiated the
12 required findings and recommended to the Board of Supervisors approval of the contract cancellation and
13 agricultural preserve diminishment, by a vote of 3-0; and,

14 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
15 Supervisors on December 3, 2024.

16 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
17 Supervisors of the County of Riverside, State of California, in regular session assembled on December 3,
18 2024, that:

- 19 1. The above recitals are incorporated herein by this reference.
- 20 2. The subject parcel affected by the proposed diminishment is included under the Land
21 Conservation Contract.
- 22 3. Pursuant to the Notice of Non-Renewals, the Land Conservation Contracts will expire on
23 December 31, 2026 (Government Code section 51245 and Revenue and Taxation Code section
24 426(c)).
- 25 4. The cancellation fee was determined by the Riverside County Assessor’s Office to be a total of
26 \$168,201.
27
28

1 5. The petition for cancellation and request for diminishment is authorized in conjunction with the
2 approval of Tentative Tract Map No. 38605 and which constitutes the proposed Alternative Land
3 Use for the area of diminishment.

4 6. The Alternative Land Use is consistent with the Riverside County General Plan, as tentative
5 tract map for 163 residential lots may be authorized in the proposed R-1-10,000 Zone with the
6 approval of a change of zone.
7

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 9 1. The cancellation is for land on which a Notice of Non-Renewals have been served.
- 10 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use is
11 proposing to cancel approximately 45.9 acres of contracted land, which is less than 1% of overall
12 area (929.39 gross acres) of the El Sobrante Agricultural Preserve No. 1 (El Sobrante).
13 Previously, El Sobrante has been diminished on 18 separate occasions since 1975 – the last being
14 recently on June 30, 2015 where the area directly to the north of the project site was removed.
15 This trend may continue as the area develops. Therefore, the diminishment of a portion of the
16 project site will not likely result in the removal of any agricultural use given the nature of the
17 request and the area. The soils survey and lack of water availability indicate that this region is
18 not well suited for agricultural uses in the future.
- 19 3. The cancellation is for an Alternative Land Use that is consistent with the applicable provisions
20 of the Riverside County General Plan. The proposed alternative use is Tentative Tract Map No.
21 38605 (TTM38605) which is a proposal for a schedule “A” subdivision of 4 parcels totaling 95.96
22 acres into 163 single-family lots and 32 open space and drainage lots. The proposed alternative
23 land use is currently located within the Lake Matthews/Woodcrest Area Plan, within the El
24 Sobrante Policy Area, with a land use designation of Rural Community: Low Density Residential
25 (RC: LDR) and Rural Community: Very Low Density Residential (RC:VLDR) and zoning
26
27
28

1 classification of Light Agriculture, 10-acre minimum (A-1-10). The alternative land use must
2 develop in compliance with the Policy Area, General Plan Land Use Designation, and the
3 proposed Zoning Classification. Therefore, with an approved entitlement, the proposed
4 alternative land use is consistent with the provisions of the Riverside County General Plan. The
5 proposed alternative use will be consistent with the Riverside County General Plan upon its
6 approval by the County Board of Supervisors according to provisions of Ordinance No. 348.
7

8 4. The cancellation will not result in discontinuous patterns of urban development as the alternative
9 land use is adjacent to existing tract housing zoned R-1 (Tramonte at Citrus Heights). The
10 alternative land use will be required to comply with policies in the El Sobrante Policy Area of
11 the Lake Mathews/Woodcrest Area Plan related to patterns of urban development, such as
12 LMWAP 1.6 (clustering) and LMWAP 1.9 (hillside development). The Cancellation Area is
13 surrounded by a single-family residential subdivision to the north, an undeveloped area to the
14 east, an agricultural area to the south and southeast, and an undeveloped area to the west. The
15 areas to the north and south (fronting on El Sobrante Road) have existing uses and areas to the
16 east and west are undeveloped. The existing developed areas will remain, and the undeveloped
17 areas to the west or east may be developed or used as agriculture or as open space in the future.
18 The proposed alternative land use reduces the undeveloped area but does not significantly alter
19 the existing pattern of urban development which is encroaching from the north and west.
20 Therefore, the existing pattern of development will be maintained and development is contiguous
21 with the existing urban areas.
22

23
24 5. There is no proximate noncontracted land which is both available and suitable for the use to which
25 it is proposed that the contracted land be put. The Cancellation Area (45.9 acres) makes up
26 slightly less than half of the overall Alternative Land Use Area (95.96 acres), and therefore all
27 available and suitable noncontracted land has been used for the purposes of the alternative land
28

1 use, which requires the area for the feasibility of the residential development. Other
2 noncontracted land is under separate ownership and is not available for this development.

3 6. Therefore, based on the above, the proposed cancellation is consistent with the purposes of the
4 Land Conservation Act of 1965 (Government Code section 51282 (a) (1)), and as a result, the
5 Board of Supervisors may grant the proposed diminishment.
6

7 7. The Board of Supervisors has considered the Mitigated Negative Declaration and based thereon,
8 determined that the proposed diminishment of the Agricultural Preserve will not have a
9 significant adverse impact upon the environment.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall
11 comply with the following conditions prior to issuance of a Certificate of Final Cancellation with respect
12 to the Property as outlined in Government Code section 51283.4:

- 13 1. The cancellation fee of \$168,201 shall be paid; and,
- 14 2. All conditions necessary for the County to issue grading permits for Tentative Tract Map No.
15 38605 have been met; and,
- 16 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies
17 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the
18 Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination
19 that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to
20 be executed and recorded a Certificate of Final Cancellation with respect to the Land
21 Conservation Contract.
22
23

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that upon fulfillment of all of
25 the conditions, the landowners will be entitled to a Certificate of Final Cancellation that provides as follows:
26
27
28

- 1 1. El Sobrante Agricultural Preserve No. 1, Map No. 889 is further amended by Map No. 240004,
2 deleting therefrom the area shown and described in Exhibit A, attached hereto, being on file in
3 the Office of the Clerk of the Board.
- 4 2. The Land Conservation Contract will be canceled to the extent said contract applies to the land
5 referenced in the petition for cancellation of the aforementioned property owner, thereby
6 removing from the effect of said contract the real property in the County of Riverside, State of
7 California, described in Exhibit A attached hereto.
8

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
10 cancellation fee of \$168,201 is not paid within one year following the recordation of this Certificate of
11 Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code section
12 51283.4(a), and the applicable landowner shall be required to pay the applicable portion of the recomputed
13 fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.
14

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the
16 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use
17 if the Board finds that such amendment is consistent with the findings made pursuant to Government Code
18 section 51282.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board
20 shall file and record copies of this resolution, Property description as shown in Exhibit A and Map No. 889,
21 El Sobrante Agricultural Preserve No. 1, as amended by Map No. 240004, as shown on Exhibit A, in the
22 Office of the County Recorder of Riverside County, California, and transmit copies thereof to the Director
23 of Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of Riverside
24 County.
25
26
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EXHIBIT "A"
EL SOBRANTE AGRICULTURAL PRESERVE NO. 1 (DIMINISHMENT)

THOSE PORTIONS OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M., AS SHOWN ON THE SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE RECORDED IN MAP BOOK 7, PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 32 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 26, PAGE 15 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE SOUTH 00°53'26" WEST ALONG THE EASTERLY LINE OF SAID SECTION 32, A DISTANCE OF 3265.28 FEET TO THE SOUTHEAST CORNER OF TRACT MAP NO. 36475, AS SHOWN BY MAP FILED IN BOOK 464 OF MAPS, AT PAGES 12 THROUGH 29, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 62°15'42" WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT NO. 36475 AND THE SOUTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 207.96 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 11 PER GRANT DEED RECORDED JUNE 6, 1965, AS INSTRUMENT NO. 71107, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE THE FOLLOWING SIX (6) COURSES, ALONG THE EASTERLY, NORTHEASTERLY, NORTHERLY, NORTHWESTERLY LINES OF SAID PARCEL 11:

- 1) NORTH 24°01'17" WEST, A DISTANCE OF 85.81 FEET;
- 2) NORTH 63°55'48" WEST, A DISTANCE OF 288.56 FEET;
- 3) NORTH 35°24'48" WEST, A DISTANCE OF 165.07 FEET;
- 4) SOUTH 72°02'57" WEST, A DISTANCE OF 109.75 FEET;
- 5) SOUTH 23°59'12" WEST, A DISTANCE OF 137.96 FEET;
- 6) SOUTH 54°45'42" WEST, A DISTANCE OF 168.92 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 3 PER GRANT DEED RECORDED NOVEMBER 5, 1963 AS INSTRUMENT NO. 117038, IN BOOK 3527, PAGE 443, OF OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING THE **TRUE POINT OF BEGINNING**.

THENCE THE FOLLOWING FOUR (4) COURSES, ALONG THE NORTHEASTERLY, NORTHERLY, NORTHWESTERLY LINES OF SAID PARCEL 11 AND ALONG THE SOUTHERLY, SOUTHWESTERLY AND SOUTHEASTERLY LINES OF SAID PARCEL 3:

- 1) NORTH 48°25'48" WEST, A DISTANCE OF 114.28 FEET;
- 2) SOUTH 81°38'42" WEST, A DISTANCE OF 116.54 FEET;

EXHIBIT "A"
EL SOBRANTE AGRICULTURAL PRESERVE NO. 1 (DIMINISHMENT)

- 3) NORTH 31°32'48" WEST, A DISTANCE OF 162.18 FEET;
- 4) SOUTH 60°37'27" WEST, A DISTANCE OF 141.30 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 1 PER SAID GRANT DEED RECORDED NOVEMBER 5, 1963 AS INSTRUMENT NO. 117038, IN BOOK 3527, PAGE 443, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE THE FOLLOWING FOUR (4) COURSES, ALONG THE SOUTHERLY, SOUTHWESTERLY AND SOUTHEASTERLY LINES OF SAID PARCEL 1:

- 1) NORTH 51°49'48" WEST, A DISTANCE OF 94.79 FEET;
- 2) SOUTH 86°30'12" WEST, A DISTANCE OF 105.69 FEET;
- 3) NORTH 68°59'03" WEST, A DISTANCE OF 204.63 FEET;
- 4) SOUTH 55°13'27" WEST, A DISTANCE OF 150.08 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 PER GRANT DEED RECORDED FEBRUARY 24, 1959, AS INSTRUMENT NO. 15150, IN BOOK 2419, PAGE 328, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 55°13'27" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 19.17 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 1 PER GRANT DEED RECORDED MAY 28, 1959 AS INSTRUMENT NO. 46134, IN BOOK 2480, PAGE 550, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE THE FOLLOWING TWENTY-TWO (22) COURSES, ALONG THE WESTERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY LINES OF SAID PARCEL 1:

- 1) SOUTH 04°30'28" WEST, A DISTANCE OF 221.16 FEET;
- 2) SOUTH 13°41'02" WEST, A DISTANCE OF 317.68 FEET;
- 3) SOUTH 21°57'32" WEST, A DISTANCE OF 382.61 FEET;
- 4) SOUTH 37°42'02" WEST, A DISTANCE OF 271.63 FEET;
- 5) NORTH 46°19'58" WEST, A DISTANCE OF 188.15 FEET;
- 6) NORTH 01°10'35" EAST, A DISTANCE OF 188.83 FEET;
- 7) NORTH 89°09'01" WEST, A DISTANCE OF 322.64 FEET;

EXHIBIT "A"
EL SOBRANTE AGRICULTURAL PRESERVE NO. 1 (DIMINISHMENT)

- 8) NORTH 89°29'42" WEST, A DISTANCE OF 327.68 FEET;
- 9) SOUTH 00°58'20" WEST, A DISTANCE OF 119.18 FEET;
- 10) NORTH 83°34'05" WEST, A DISTANCE OF 62.84 FEET;
- 11) NORTH 48°41'56" WEST, A DISTANCE OF 83.67 FEET;
- 12) NORTH 59°37'41" WEST, A DISTANCE OF 116.51 FEET;
- 13) NORTH 30°42'26" WEST, A DISTANCE OF 102.43 FEET;
- 14) NORTH 49°12'41" WEST, A DISTANCE OF 100.36 FEET;
- 15) NORTH 30°19'11" WEST, A DISTANCE OF 217.61 FEET;
- 16) NORTH 22°54'11" WEST, A DISTANCE OF 150.99 FEET;
- 17) NORTH 64°29'08" EAST, A DISTANCE OF 86.72 FEET;
- 18) NORTH 79°14'31" EAST, A DISTANCE OF 276.09 FEET;
- 19) NORTH 66°55'06" EAST, A DISTANCE OF 269.17 FEET;
- 20) NORTH 58°45'26" EAST, A DISTANCE OF 184.16 FEET;
- 21) NORTH 49°54'51" EAST, A DISTANCE OF 211.82 FEET;
- 22) NORTH 73°29'56" EAST, A DISTANCE OF 180.91 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1 PER GRANT DEED RECORDED FEBRUARY 24, 1959, AS INSTRUMENT NO. 15150, IN BOOK 2419, PAGE 328, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE THE FOLLOWING SEVEN (7) COURSES, ALONG THE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY LINES OF SAID PARCEL 1:

- 1) NORTH 44°52'48" WEST, A DISTANCE OF 294.56 FEET;
- 2) NORTH 30°56'27" EAST, A DISTANCE OF 122.67 FEET;
- 3) NORTH 41°04'18" WEST, A DISTANCE OF 199.33 FEET;
- 4) NORTH 07°23'03" WEST, A DISTANCE OF 611.46 FEET;

EXHIBIT "A"
EL SOBRANTE AGRICULTURAL PRESERVE NO. 1 (DIMINISHMENT)

- 5) NORTH 11°27'12" WEST, A DISTANCE OF 249.33 FEET;
- 6) NORTH 77°59'21" EAST, A DISTANCE OF 210.13 FEET;
- 7) SOUTH 66°09'51" EAST, A DISTANCE OF 577.67 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1 PER GRANT DEED RECORDED NOVEMBER 5, 1963 AS INSTRUMENT NO. 117038, IN BOOK 3527, PAGE 443, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 50°21'02" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 895.60 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 21°43'17" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 415.20 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 3;

THENCE SOUTH 46°13'02" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 493.12 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 02°47'32" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 171.58 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14.92 ACRES, MORE OR LESS.

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

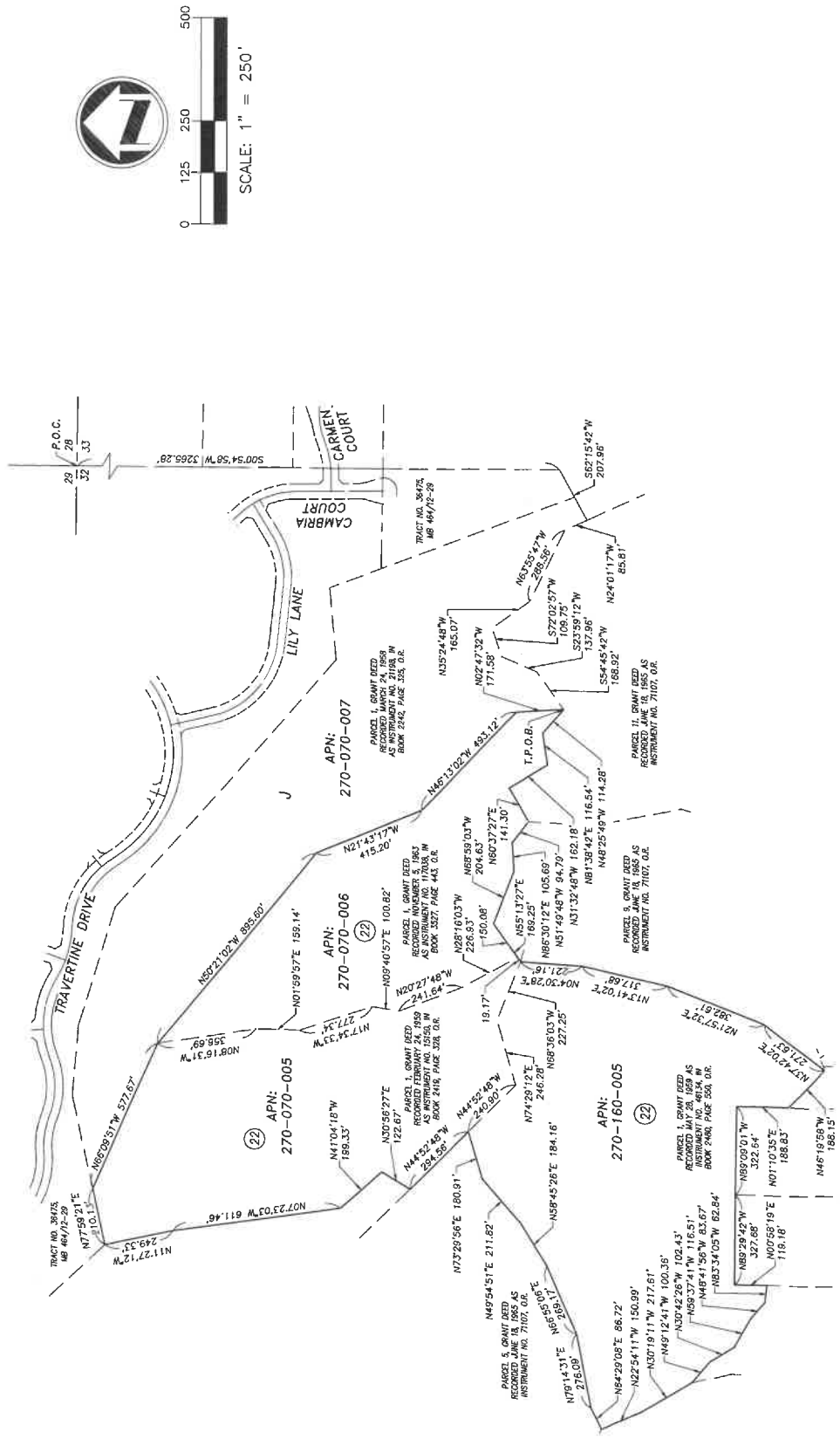
PREPARED BY ME OR UNDER MY SUPERVISION:

MICHAEL R. BRENDENCKE, PLS 9299



EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

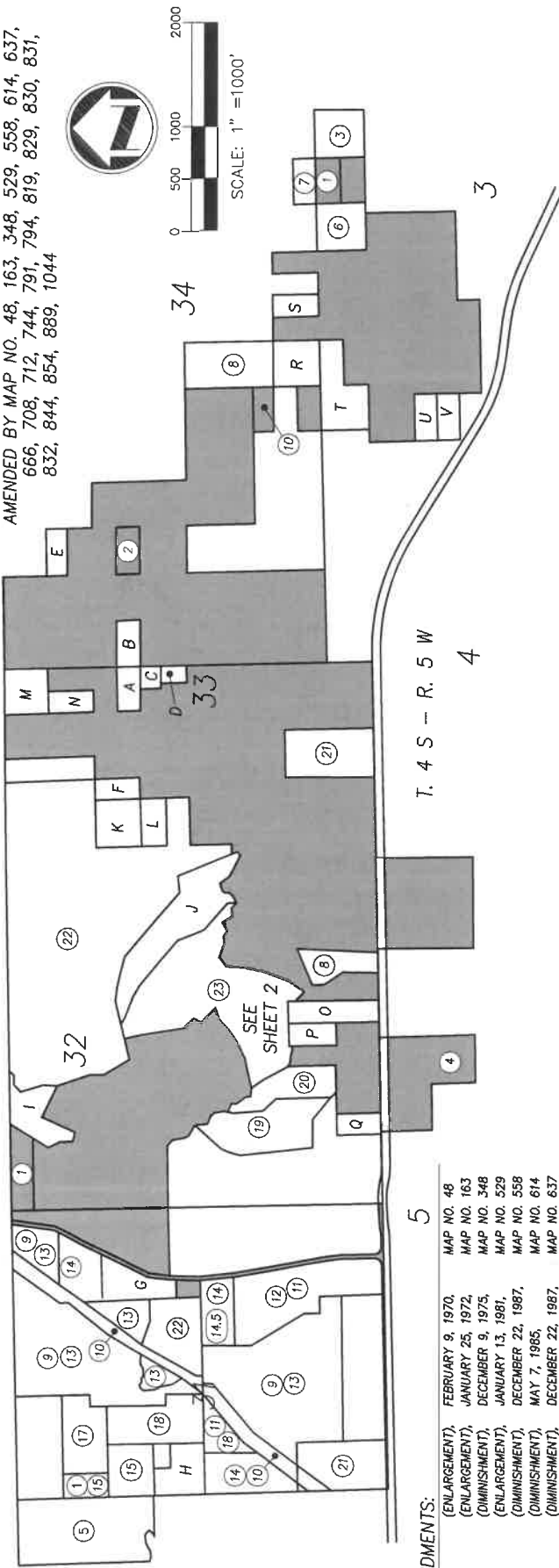


MAP NO. 18 EL SOBRANTE AGRICULTURAL PERSERVE NO. 1

T. 3 S - R. 5 W

ADOPTED ON FEBRUARY 24, 1969
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

AMENDED BY MAP NO. 48, 163, 348, 529, 558, 614, 637,
666, 708, 712, 744, 791, 794, 819, 829, 830, 831,
832, 844, 854, 889, 1044



AMENDMENTS:

NO.	DESCRIPTION	DATE	MAP NO.
NO. 1	(ENLARGEMENT)	FEBRUARY 9, 1970	MAP NO. 48
NO. 2	(ENLARGEMENT)	JANUARY 25, 1972	MAP NO. 163
NO. 3	(DIMINISHMENT)	DECEMBER 9, 1975	MAP NO. 348
NO. 4	(ENLARGEMENT)	JANUARY 13, 1981	MAP NO. 529
NO. 5	(DIMINISHMENT)	DECEMBER 22, 1987	MAP NO. 558
NO. 6	(DIMINISHMENT)	MAY 7, 1985	MAP NO. 614
NO. 7	(DIMINISHMENT)	DECEMBER 22, 1987	MAP NO. 637
NO. 8	(DIMINISHMENT)	DECEMBER 22, 1987	MAP NO. 666
NO. 9.1	(DIMINISHMENT)	JANUARY 23, 1990	MAP NO. 708
NO. 9.2	(DIMINISHMENT)	FEBRUARY 23, 1999	MAP NO. 708
NO. 10	(DIMINISHMENT)	JULY 27, 1999	MAP NO. 712
NO. 11	(DIMINISHMENT)	MAP NO. 744	MAP NO. 744
NO. 12	(DIMINISHMENT)	MAP NO. 791	MAP NO. 791
NO. 13	(DIMINISHMENT)	MAP NO. 794	MAP NO. 794
NO. 14	(DIMINISHMENT)	MAP NO. 819	MAP NO. 819
NO. 15	(DIMINISHMENT)	MAP NO. 829	MAP NO. 829
NO. 16	(DIMINISHMENT)	MAY 9, 2000	MAP NO. 830
NO. 17	(DIMINISHMENT)	MAY 9, 2000	MAP NO. 831
NO. 18	(DIMINISHMENT)	MAY 9, 2000	MAP NO. 832
NO. 19	(DIMINISHMENT)	MAY 9, 2000	MAP NO. 844
NO. 19.1	(DIMINISHMENT)	FEBRUARY 27, 2001	MAP NO. 844
NO. 20	(DIMINISHMENT)	MARCH 19, 2002	MAP NO. 819
NO. 21	(DIMINISHMENT)	APRIL 8, 2003	MAP NO. 854
NO. 22	(DIMINISHMENT)	APRIL 8, 2003	MAP NO. 889
NO. 23	(DIMINISHMENT)	JUNE 16, 2015	MAP NO. 1044

EXCLUSIONS:

- A S1/2 NE 1/4, SE 1/4, NW 1/4, SEC 33
- B S1/2 NE 1/4, SE 1/4, NW 1/4, SEC 33
- C NE1/4, SE 1/4, SE1/4, NW 1/4, SEC 33
- D EASTERLY 200', S1/2 SE1/4, SE1/4, NW1/4, SEC 33
- E N1/2 SW1/4, NE1/4, NE1/4, SEC 33
- F W1/2 NE1/4 SW1/4, NW1/4, SEC 33
- G POR. NE1/4, SEC 31
- H POR. SW1/4, SE1/4, NW1/4, SEC 31
- I POR. N1/2 NW1/4, SEC 32
- J POR. E1/2, SEC 32
- K NW1/4, SW1/4, NW1/4, SEC 33
- L N1/2 SW1/4, SW1/4, NW1/4, SEC 33
- M NE1/4, NE1/4, NW1/4, SEC 33
- N W1/2 SE1/4, NE1/4, NW1/4, SEC 33
- O W1/2 W1/2 SW1/4, SE1/4, SEC 32
- P E1/2 NE1/4, SE1/4, SW1/4, SEC 32
- Q E1/2 SE1/4, SW1/4, SW1/4, SEC 32
- R NW1/4, SE1/4, SW1/4, SEC 34
- S E1/2 NE1/4, SE1/4, SW1/4, SEC 34
- T SE1/4, SW1/4, SW1/4, N1/2 SW1/4, S1/4E, SW1/4, SEC 34
- U N1/2 SE1/4, NE1/4, NE1/4, SEC 4
- V S1/2 SE1/4, NE1/4, NE1/4, SEC 4



**COMPREHENSIVE AGRICULTURAL PRESERVE
TECHNICAL ADVISORY COMMITTEE (CAPTAC)
MEETING MINUTES
April 18, 2024**

Present

Sarah Moore – Asst. Planning Director
John O’Niell – County Assessors Office
Rudy Valencia– Agricultural Commissioner
Richard Marshallian - Planning Department
Russel Brady – Planning Department
Mitch Adkinson – (on Line)
Chris Webb (on line)
Chandra Richards-UC Coop. Extension (on Line)

Keir Thomas – USDA (on line)
Elliott Thomas
Donald Veverka – USDA (on line)
Steve

Call to Order: 1:30

Agenda Item No. 1

APE230001– BPTOLEDO PROP (Natures Delight Organics)

Agricultural Preserve Enlargement No. 230001 is a proposal for an enlargement and enter a land conservation contract.

Agricultural Commissioner:

- 144.31 producing crop area
- Current reportable value for this property \$743,248
- No livestock

Cooperative Extension:

- 14 crops and Herbs produced on site
- Irrigation water available for application for micro irrigation as well as management and efficient use.
- No private nuisance to surrounding lands

Natural Resource Conservation Service:

- Natural Resource Conservation Service is present via Teams
- The applicant submitted a detailed Soils Conservation Plan.

County Assessor:

- Total Assessed Value \$2,995,000
- Estimated Post Enlargement value \$ 1,263,408
- Decreased Assessment \$1,731,592
- Penalty fee not applicable
- APN’s 553220010, 553220012, 553220013, 553220014 total acres 144.31
- Property Owner(s): BPTOLEDO PROP

There were no comments from the CAPTAC members, the applicant, or the public.
Public hearing closed

By a vote of 3-0

The committee found the request consistent with the state and local regulations regarding agricultural preserves and land conservation contracts. The committee found the request acceptable and recommended for approval to the board of Supervisors.

Motion carries 3-0 (2 absent).

Agenda Item No. 2

APE220001 - (applicant) Fondomonte California, Inc. (owner)

Agricultural Preserve Enlargement No. 220001, proposal for enlargement of a total of 119.23 acres and enter land conservation contract.

Agricultural Commissioner:

- 119.23 acres of Alfalfa producing crop area
- Current production value \$303,321
- There is no current livestock

Cooperative Extension:

- Suitable commercial agricultural use is Alfalfa
- Irrigation water available for management and efficient use
- No private nuisance

Natural Resource Conservation Service:

- Natural Resource Conservation Service is present via Teams
- The applicant submitted a detailed Soils Conservation Plan.

County Assessor:

- Total assessed Value \$2,677,788
- Estimated post enlargement value \$812,631
- Decreased Assessment \$1,865,157
- Penalty fee not applicable
- APN's 866021004, 866022001, 866022003, 866260001 total acres 119.23
- Property Owner(s): Fondomonte California, Inc.

There were no comments from the CAPTAC members, the applicant, or the public.
Public hearing closed

By a vote of 3-0

The committee found the request consistent with the state and local regulations regarding agricultural preserves and land conservation contracts. The committee found the request acceptable and recommended for approval to the board of Supervisors.

Motion carries 3-0 (2 absent).

Agenda Item No. 3

APE220002 – (applicant) Fondomonte California, Inc. (owner)

Agricultural Preserve Establishment No. 220002 is a proposal for an establishment and enter land conservation contract. Change of Zone 2400022 submitted

Agriculture Commissioner:

- 240.84 acres of Alfalfa production
- Total estimated production value: \$612,697
- No livestock

Cooperative Extension:

- Suitable commercial use is Alfalfa
- Irrigation water available for management and efficient use
- No private nuisance to surrounding lands

Natural Resource Conservation Service:

- Natural Resource Conservation Service is present via Teams
- The applicant submitted a detailed Soils Conservation Plan.

County Assessor:

- Total Assessed Value: \$5,551,140
- Post Establishment value \$1,692,126
- Decreased Assessment \$3,859,014
- Penalty fee not applicable
- Property (APN): 875240008, 878102006, 878102011, 878102012 total acres 240.84
- Property Owner(s): Fondomonte California, Inc.

There were no comments from the CAPTAC members, the applicant, or the public.

Public hearing closed

By a vote of 3-0

The committee found the request consistent with the state and local regulations regarding agricultural preserves and land conservation contracts. The committee found the request acceptable and recommended for approval to the board of Supervisors.

Motion carries 3-0 (2 absent)

Agenda Item No. 4

APE220004 – Owner (Applicant): Fondomonte California, Inc.

Agricultural Preserve Enlargement No. 220004 is a proposal for enlargement and enter land conservation contract. Change of Zone 2400022 submitted

Agriculture Commissioner:

- 46.46 Alfalfa producing crop area.
- Total estimated production value \$118,194
- No livestock

Cooperative Extension:

- Suitable commercial use is Alfalfa
- Irrigation water available for management and efficient use
- No private nuisance effects to surrounding lands

Natural Resource Conservation Service:

- Natural Resource Conservation Service is present via Teams
- The applicant submitted a detailed Soils Conservation Plan.

County Assessor:

- Total Assessed Value \$1,068,662
- Post Enlargement value \$319,884
- Decreased Assessment \$748,778
- Penalty fee not applicable
- APN's 866080004 and 866090012 46.46 acres
- Property Owner(s): Fondomonte California, Inc.

There were no comments from the CAPTAC members, the applicant, or the public.

Public hearing closed

By a vote of 3-0

The committee found the request consistent with the state and local regulations regarding agricultural preserves and land conservation contracts. The committee found the request acceptable and recommended for approval to the board of Supervisors.

Motion carries 3-0 (2 absent)

Agenda Item No. 5

APE220007 – Owner (Applicant): Fondomonte California, Inc.

Agricultural Preserve Establishment No. 220007 is a proposal for establishment of 107.08 acres and enter a land conservation contract. Change of Zone 2400022 submitted

Agriculture Commissioner:

- 107.08 Alfalfa producing crop area.
- Total estimated production value \$272,411
- No livestock

Cooperative Extension:

- Suitable commercial use is Alfalfa
- Irrigation water available for management and efficient use, including ditch lining
- No nuisance effects

Natural Resource Conservation Service:

- Natural Resource Conservation Service is present via Teams
- The applicant submitted a detailed Soils Conservation Plan.

County Assessor:

- Total Assessed Value \$1,847,710
- Post Establishment value \$761,868
- Decreased Assessment \$1,085,842
- Penalty fee not applicable
- APN's 879262007, 879262013 - 107.08 acres
- Property Owner(s): Fondomonte California, Inc.

There were no comments from the CAPTAC members, the applicant, or the public.

Public hearing closed

By a vote of 3-0

The committee found the request consistent with the state and local regulations regarding agricultural preserves and land conservation contracts. The committee found the request acceptable and recommended for approval to the board of Supervisors.

Motion carries 3-0 (2 absent)

Agenda Item No. 6

APE220009– Owner (Applicant): Fondomonte California, Inc.

Agricultural Preserve Establishment No. 220009 is a proposal for an establishment and enter a land conservation contract. Change of Zone 2400022 submitted

Agricultural Commissioner:

- 849.26 Alfalfa producing crop area
- Current reportable value for this property \$2,160,517
- No livestock

Cooperative Extension:

- Suitable commercial use is Alfalfa
- Irrigation water available for management and efficient use including ditch lining
- No private nuisance to surrounding lands

Natural Resource Conservation Service:

- Natural Resource Conservation Service is present via Teams
- The applicant submitted a detailed Soils Conservation Plan.

County Assessor:

- Total Assessed Value \$14,796,447
- Post Establishment value \$6,179,325
- Decreased Assessment \$8,617,122
- Penalty fee not applicable
- APN's 875172004, 875172005, 875220002, 875220005, 875220006, 875220007, 875220008, 875230001, 875230005, 875230006, 875230007, 875230008 - 849.26 acres
- Property Owner(s): Fondomonte California, Inc.

There were no comments from the CAPTAC members, the applicant, or the public.

No Opposition

By a vote of 3-0

The committee found the request consistent with the state and local regulations regarding agricultural preserves and land conservation contracts. The committee found the request acceptable and recommended for approval to the board of Supervisors.

Motion carries 3-1 (2 absent)

Agenda Item No. 7

APE220011– Owner (Applicant): Fondomonte California, Inc.

Agricultural Preserve Establishment No. 220011 is a proposal for an establishment and enter a land conservation contract.

Agricultural Commissioner:

- 170.55 Alfalfa producing crop area
- Current reportable value for this property \$433,879
- No livestock

Cooperative Extension:

- Suitable commercial use is Alfalfa
- Irrigation water available for management and efficient use
- No private nuisance to surrounding lands

Natural Resource Conservation Service:

- Natural Resource Conservation Service is present via Teams
- The applicant submitted a detailed Soils Conservation Plan.

County Assessor:

- Total Assessed Value \$3,572,762
- Post Establishment value \$1,175,398
- Decreased Assessment \$2,397,364
- Penalty fee not applicable
- APN's 869320018, 869330008, 875050003, 875050004, 875050005, 875050017 – 170.55 acres
- Property Owner(s): Fondomonte California, Inc.

There were no comments from the CAPTAC members, the applicant, or the public.

No Opposition

By a vote of 3-0 (2 members absent)

The committee found the request consistent with the state and local regulations regarding agricultural preserves and land conservation contracts. The committee found the request acceptable and recommended for approval to the board of Supervisors.

Motion carries 3-0 (2 absent)

Agenda Item No. 8

APE220013– Owner (Applicant): Fondomonte California, Inc.

Agricultural Preserve Establishment No. 220013 is a proposal for an enlargement and enter a land conservation contract.

Agricultural Commissioner:

- 1,079.50 Alfalfa producing crop area
- Current reportable value for this property \$2,746,248
- No livestock

Cooperative Extension:

- Suitable commercial use is Alfalfa
- Irrigation water available from Palo Verde Irrigation System for management and efficient use
- No private nuisance to surrounding lands

Natural Resource Conservation Service:

- Natural Resource Conservation Service is present via Teams
- The applicant submitted a detailed Soils Conservation Plan.

County Assessor:

- Total Assessed Value \$22,798,623
- Post Enlargement value \$7,642,006
- Decreased Assessment \$15,156,617
- Penalty fee not applicable
- APN's 875090006, 875090008, 875100009, 875100010, 875100011, 875100013, 875100018, 875100025, 875100026, 875110003, 875110005, 875110007, 875110010, 875110012,

875110013, 875110015, 875110016, 875110017, 875110018, 875110019, 875110025,
875120001, 875120002 – 1,079.50 acres

- Property Owner(s): Fondomonte California, Inc.

There were no comments from the CAPTAC members, the applicant, or the public.

No Opposition

By a vote of 3-0

The committee found the request consistent with the state and local regulations regarding agricultural preserves and land conservation contracts. The committee found the request acceptable and recommended for approval to the board of Supervisors.

Motion carries 3-0 (2 members absent)

Agenda Item No. 9

APD240004– Owners: Ironclad Holdings (270070006, 270070007), Bosch Property (270070005), Michael Gregory Amsbry (270160005)

Agricultural Preserve Diminishment No. 240004 is a proposal for diminishment of above properties and 270070005 and cancellation of land conservation contract of APN's 270070006 and 270160005.

Proposed alternate use TTM38605 (163 single family lots)

Agricultural Commissioner:

- 45.9 navel orange producing crop area (9 acres)
- Current reportable value for this property \$49,770
- No livestock

Cooperative Extension:

- Suitable commercial use is for Naval Oranges
- Irrigation water available
- No private nuisance to surrounding lands

Natural Resource Conservation Service:

- Natural Resource Conservation Service is present via Teams
- There was no Soils Conservation Plan prepared. However, the item was before CAPTAC in 2016 at which time the USDA provided soils information.

County Assessor:

- Total Assessed Value \$777,938
- Post diminishment value \$841,922
- Increased Assessment \$63,984
- Estimated Penalty fee \$487,500
- APN's 866080004 and 866090012 46.46 acres
- Property Owner(s): Ironclad Holdings (270070006, 270070007), Bosch Property (270070005), Michael Gregory Amsbry (270160005) – 45.9

There were no comments from the CAPTAC members.

Spoke in favor:

Steve Waddel – App/Rep

No one spoke in neutral position

Spoke in opposition:

Debbie Walsh - Neighbor

Public comment letters received.

By a vote of 3-0

The committee found the request consistent with the state and local regulations regarding agricultural preserves and land conservation contracts. The committee found the request acceptable, all findings were met and recommended for approval to the board of Supervisors.

Motion carries 3-0 (2 absent)

Meeting Adjourned 3:22pm

Agricultural Preserve
Diminishment No.
240004

**AGRICULTURAL PRESERVE DISESTABLISHMENT/DIMINISHMENT
TECHNICAL ADVISORY COMMITTEE REPORT**

Applicant's Name: Raincross Development LLC Supervisorial District: 1

Applicant's Address: 6879 Airport Dr., Riverside, CA 92504 CAPTAC Date: 4/18/24

Property Owners: Bosch Properties, LLC, Ironclad Holdings, LLC, Michael Gregory Amsbry

1. Planning Department

A. Type of Application: Agricultural Preserve Diminishment and Contract Cancellation Case No. 240004 (APD240004)

B. Affected Agricultural Preserve

1) Name: El Sobrante Agricultural Preserve No. 1

2) Establish. Map No. 18

3) Establish. Date February 24, 1969

4) Subsequent Maps

Amendment No.1 (enlargement), February 9, 1970, Map No. 48

Amendment No.2 (enlargement), January 25, 1972, Map No. 163

Amendment No.3 (diminishment), December 9, 1975, Map No. 348

Amendment No.4 (enlargement), January 13, 1981, Map No. 529

Amendment No.5 (diminishment), December 22, 1987, Map No. 558

Amendment No.6 (diminishment), May 7, 1985, Map No. 614

Amendment No.7 (diminishment), December 22, 1987, Map No. 637

Amendment No.8 (diminishment), January 23, 1990, Map No. 666

Amendment No.9.1 (diminishment), February 23, 1999, Map No. 708

Amendment No.9.2 (diminishment), July 27, 1999, Map No. 708

Amendment No.10 (diminishment), no date, Map No. 712

Amendment No.11 (diminishment), no date, Map No. 744

Amendment No.12 (diminishment), May 4, 1999, Map No. 791

Amendment No.13 (diminishment), December 22, 1998, Map No. 794

Amendment No.14 (diminishment), no date, Map No. 819

Amendment No.15 (diminishment), May 9, 2000, Map No. 829

Amendment No.16 (diminishment), May 9, 2000, Map No. 830

Amendment No.17 (diminishment), May 9, 2000, Map No. 831

Amendment No.18 (diminishment), May 9, 2000, Map No. 832

Amendment No.19 (diminishment), February 27, 2001, Map No. 844

Amendment No.14.1 (diminishment), March 19, 2002, Map No. 819

Amendment No.20 (diminishment), August 6, 2002, Map No. 854

Amendment No.21 (diminishment), April 8, 2003, Map No. 889

C. Site

- 1) Acreage: The area subject to contract cancellation is 45.9 acres ("Cancellation Area"), the area of diminishment is 67.02 acres ("Diminishment Area"), and the overall area of the alternative land use is 95.96 acres ("Alternative Land Use Area").
- 2) Existing Land Use: Very Low Density Residential (RC-VLDR)
- 3) Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - all APNs, Proposed alternative land use is R-1-10,000
- 4) Gen. Plan Land Use: Rural Community-Low Density Residential (RC-LDR)- APNs 270070006, 270070005, 270160005;
Rural Community-Very Low Density Residential (RC-VLDR) - APN 270070007
- 5) Cities w/in 1 mile: None (City of Riverside - 1.3 miles)
- 6) General Location: North of El Sobrante Road, south of Van Buren Boulevard, east of Vista Del Lago, and west of McAllister Street
- 7) Site APN/Leg. Desc. 270070007 (28.94ac)- Ironclad Holdings
270070006 (17.27ac)- Ironclad Holdings
270070005 (21.12ac)- Bosch Property
270160005 (28.63ac)- Michael Gregory Amsbry

2. Agricultural Commissioner

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):

- B. Number and type of livestock: _____

3. Cooperative Extension

- A. Suitable commercial agricultural uses: _____

- B. Availability of irrigation water: _____

- C. Nuisance effects: _____
-

7. Committee recommendation on application: ___ Approval ___ Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") evaluated the proposed disestablishment/dimishment of an agricultural preserve and request to cancel an existing land conservation contract ("Request") for the Subject Site.

CAPTAC previously reviewed Agricultural Preserve Case No. 1057 (AG1057) at its meeting of November 8, 2016, which was a contract cancellation request for the same two parcels as this request (APNs 270160005 and 270070006), however the agricultural diminishment involved a larger number of parcels, and the proposed alternative land use also included a different set of parcels than this request. The previous alternative land use was Specific Plan No. Specific Plan No.394 which had proposed a development of 513 residential units on a 327.4 acre area to be designed as Medium Density Residential (MDR). Previously CAPTAC made all the required findings and made a recommendation of approval (the report for AG1057 is attached here for reference). Due to the change in the alternative land use, this request has been submitted for CAPTAC's consideration as revised.

The purpose of this evaluation is to determine if the proposed Request is consistent with the purpose of the Land Conservation Act of 1965 ("Williamson Act") and Riverside County Resolution No. 84-526, "The Rules and Regulations Governing Agricultural Preserves in Riverside County" as amended ("Riverside County AG Preserve Rules and Regs").

Based on a complete evaluation of the Request, CAPTAC was able to make the five necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors approve the Request under Agricultural Preserve Diminishment No. 240004 (APD240004). CAPTAC affirmed this determination with a ___ vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules and Regs:

I. **Whether a notice of nonrenewal has been served pursuant to the [Notice of Nonrenewal] Section 401 of the [Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526)].**

An application for a Notice of Nonrenewal within an Agricultural Preserve was submitted to the Riverside County Planning Department for each of the two (2) parcels (AGN No. 175 and 176). A Notice of Nonrenewal for each of the parcels was recorded on April 10, 2017 in the Office of the County Recorder of Riverside County as Instrument

Nos. 2017-0142992 and 2017-0142993.

II. Whether the cancellation is likely to result in the removal of adjacent lands from agricultural use.

Agricultural Preserve Diminishment No. 240004 is proposing to cancel approximately 45.9 acres of contracted land, which is less than 1% of overall area (929.39 gross acres) of the El Sobrante Agricultural Preserve No. 1 (El Sobrante). Previously, El Sobrante has been diminished on 18 separate occasions since 1975 - the last being recently on June 30, 2015 where the area directly to the north of the project site was removed. This trend may continue as the area develops. Therefore, the diminishment of a portion of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area.

III. Whether the proposed alternative use of land is consistent the provisions of the County General Plan.

The proposed alternative use is Tentative Tract Map No. 38605 (TTM38605) which is a proposal for a schedule "A" subdivision of 4 parcels totaling 95.95 acres into 163 single-family lots, 4 open space and drainage lots, and 1 remainder parcel. The proposed alternative land use is located within the Lake Matthews/Woodcrest Area Plan, within the El Sobrante Policy Area, with a land use designation of Agriculture and zoning classification of Light Agriculture 10 acre minimum (A-1-10). The alternative land use must develop in compliance with the Policy Area, General Plan Land Use Designation and the Zoning Classification. Therefore, with an approved entitlement, the proposed alternative land use is consistent with the provisions of the Riverside County General Plan.

IV. Whether the cancellation will result in discontinuous patterns of urban development.

The cancellation will not result in discontinuous patterns of urban development as the alternative land use is adjacent to existing tract housing zoned R-1 (Tramonte at Citrus Heights). The alternative land use will be required to comply with policies in the El Sobrante Policy Area of the Lake Mathews/Woodcrest Area Plan related to patterns of urban development, such as LMWAP 1.6 (clustering) and LMWAP 1.9 (hillside development). The Cancellation Area is surrounded by a single-family residential subdivision to the north, an undeveloped area to the east, an agricultural area to the south and southeast, and an undeveloped area to the west. The areas to the north and south (fronting on El Sobrante Road) have existing uses and areas to the east and west are undeveloped. The existing

developed areas will remain, and the undeveloped areas to the west or east may be developed or used as agriculture or as open space in the future. The proposed alternative land use reduces the undeveloped area but does not significantly alter the existing pattern of urban development which is encroaching from the north and west. Therefore, the exiting pattern of development will be maintained and development is contiguous with the existing urban areas.

V. **Whether there is proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted land.**

The Cancellation Area (45.9 acres) makes up slightly less than half of the overall Alternative Land Use Area (95.96 acres), and therefore all available and suitable noncontracted land has been used for the purposes of the alternative land use, which requires the area for the feasibility of the residential development. Other noncontracted land is under separate ownership and is not available for this development.

Attachments:

- A. CAPTAC Report for AG1057 dated November 8, 2016 (archived)
- B. Tentative Tract Map No. 38605 (alternative land use)
- C. Maps of Cancellation Area, Diminishment Area, and Alternative Land Use Area
- D. El Sobrante Agriculture Preserve No. 1, Map No. 889 (current)
- E. El Sobrante Agriculture Preserve No. 1, Map No. 20140004 (proposed)
- F. General Application Form for APD240004
- G. Supplemental Information Form for Agricultural Preserves for APD240004
- H. Notice of Non-Renewal No. 1075 (AGN000175)
- I. Notice of Non-Renewal No. 1076 (AGN000176)

C. Nuisance effects: None

4. **Natural Resource Conservation Service**

A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)

CaD2 - Cajalco Fine Sandy Loam, 8-15% Slopes

CbF2 - Cajalco Rocky Sandy Loam, 15-50% Slopes

BxC2 - Buren Loam, deep, 2-8% Slopes

FaD2 - Fallbrook Sandy Loam, 8-15% Slopes

LaC - Las Posas Loam, 2-8% Slopes

B. Comparison of soil acreage (estimated):

9% Class I & II Soils

86% Class III, IV & VI

5% Class VII & VIII

C. Has a Soils Conservation Plan been prepared for this property? No

D. Soils problems: Erosion

5. **Assessor**

A. Last annual assessed valuation: [2017] \$6,978,730

B. Estimated annual assessed valuation: [2017] \$7,080,474

C. Estimated differential: <\$101,744> Or ~<\$1,134> in taxes

D. Penalty fee (if applicable): \$533,000 [\$4,264,000 @ 12.5%]

E. Assessor's parcel numbers, acreage and owner's names:

APN 270060001-0 9.00 Acres Esrek, Andrew

L. APN 270060005-4 5.24 Acres RJ El

Sobrante APN 270060009-8 19.09 Acres RJ El

Sobrante APN 270060013-1 12.83 Acres Equity Trust

Co APN 270060016-4 4.43 Acres Forestar

Victoria APN 270070001-1 13.39 Acres RJ El

<u>Sobrante</u>		
<u>APN 270070002-2</u>	<u>43.74 Acres</u>	<u>Cardey, Max Lewis;</u>
<u>Cardey, ___ Donald Howard; Christensen, Jack O; Bernstein, David</u>		
<u>P et al. ___</u>		
<u>270070005-5</u>	<u>21.12 Acres</u>	<u>Bosch</u>
<u>Prop</u>		
<u>270070006-6</u>	<u>1.00 Acre</u>	<u>Forestar</u>
<u>Victoria</u>		
<u>270070007-7</u>	<u>28.94 Acres</u>	<u>Forestar</u>
<u>Victoria</u>		
<u>270150001-8</u>	<u>62.61 Acres</u>	<u>T & S Inv</u>
<u>Co</u>		
<u>270160004-2</u>	<u>26.45 Acres</u>	<u>RJ El</u>
<u>Sobrante</u>		
<u>270160005-3</u>	<u>28.63 Acres</u>	<u>Amsbry, Michael</u>
<u>Gregory</u>		
<u>270160006-4</u>	<u>11.02 Acres</u>	<u>RJ El Sobrante</u>
<u>270160007-5</u>	<u>2.00 Acres</u>	<u>WMWD</u>
<u>270160008-6</u>	<u>25.57 Acres</u>	<u>DMB San Juan Inv</u>
<u>North</u>		

6. County Counsel

7. Committee recommendation on application: ___ Approval ___ Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") evaluated the proposed disestablishment/dimishment of an agricultural preserve and request to cancel an existing land conservation contract ("Request") for the Subject Site. The purpose of this evaluation is to determine if the proposed Request is consistent with the purpose of the **Land Conservation Act of 1965** ("Williamson Act") and **Riverside County Resolution No. 84-526**, "The Rules and Regulations Governing Agricultural Preserves in Riverside County" as amended ("Riverside County AG Preserve Rules and Regs").

Based on a complete evaluation of the Request, CAPTAC **was/was not** able to make the five necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors **approve/deny** the Request under Agricultural Preserve No. **####**. CAPTAC affirmed this determination with a **{vote}** to five vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules

and Regs:

I. Whether a notice of nonrenewal has been served pursuant to the [Notice of Nonrenewal] Section 401 of the [Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526)].

An application for a Notice of Nonrenewal within an Agricultural Preserve was submitted to the Riverside County Planning Department for each of the two (2) parcels (AGN No. 175 and 176). A Notice of Nonrenewal for each of the parcels was recorded on April 10, 2017 in the Office of the County Recorder of Riverside County, California as Instrument Nos. **2017-0142992 and 2017-0142993.**

II. Whether the cancellation is likely to result in the removal of adjacent lands from agricultural use.

Agricultural Preserve No. 1057 ("Project") is proposing to delete approximately 45.9 acres, which is about .05% of the total area (929.39 gross acres) of the El Sobrante Agricultural Preserve No. 1 (El Sobrante). Previously, El Sobrante has been diminished on 18 separate occasions since 1975 - the last being recently on June 30, 2015 where the area directly to the north of the project site was removed. This trend may continue as the area develops. Therefore, the diminishment of a portion of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area.

III. Whether the proposed alternative use of land is consistent the provisions of the County General Plan.

The proposed alternative use: The Specific Plan No.394 proposes to develop a program on 327.4 acre area designed Medium density residential that consist of 513 residential units. The project site is located within the Lake Matthews/Woodcrest Area Plan, within the El Sobrante Policy Area, with a land use designation of Agriculture and zoning classification of Light Agriculture 10 acre minimum (A-1-10). The project must develop in compliance to the Policy Area, General Plan Designation and Zoning Classification. Therefore, with an approved entitlement, the proposed use may be found consistent with the provisions of the County General Plan.

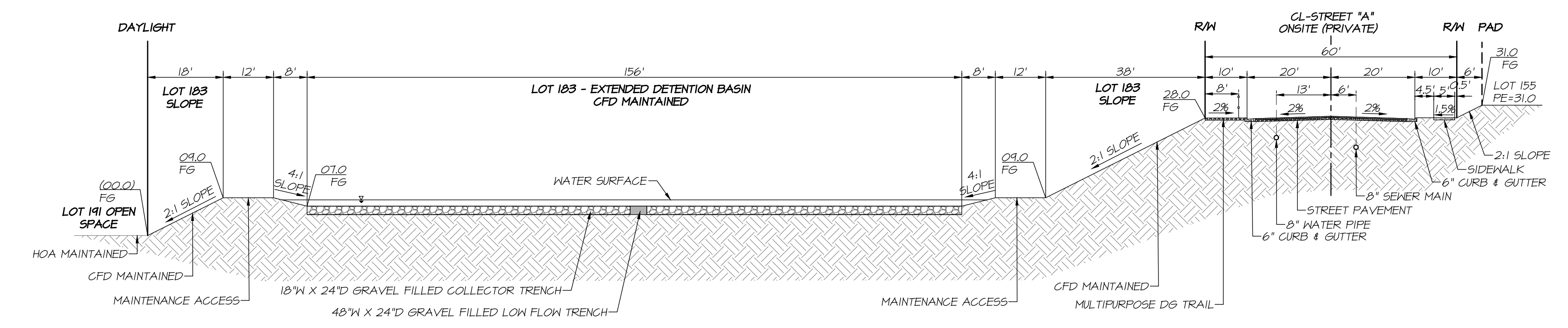
IV. Whether the cancellation will result in discontinuous patterns of urban development.

The project site is within the Lake Matthews/ Woodcrest Area Plan. The project is surrounded by vacant, residential and agricultural land to the north, south, east, and west. Due to the surrounding uses there is no indication that the development pattern will end after the project site, as agricultural and rural

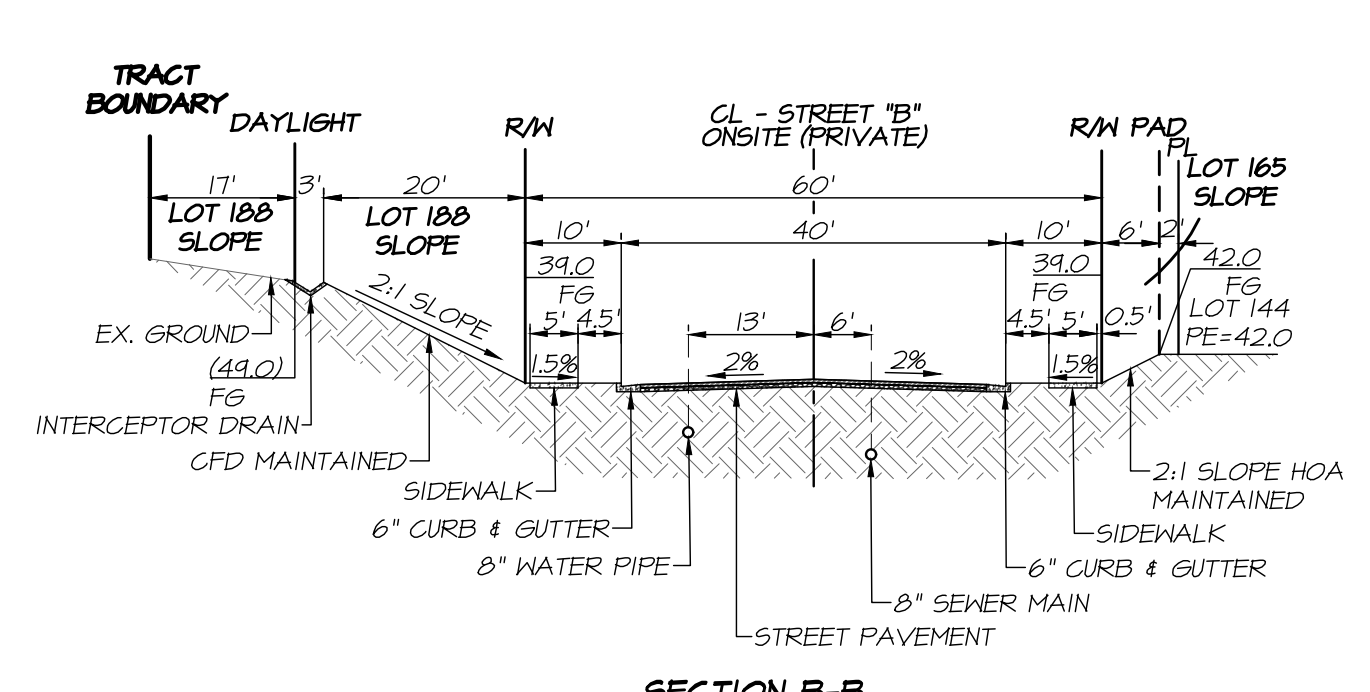
residential development continues after that point to the west and south. Therefore, the exiting pattern of development will be maintained and will be contiguous.

- V. **Whether there is proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted land.**

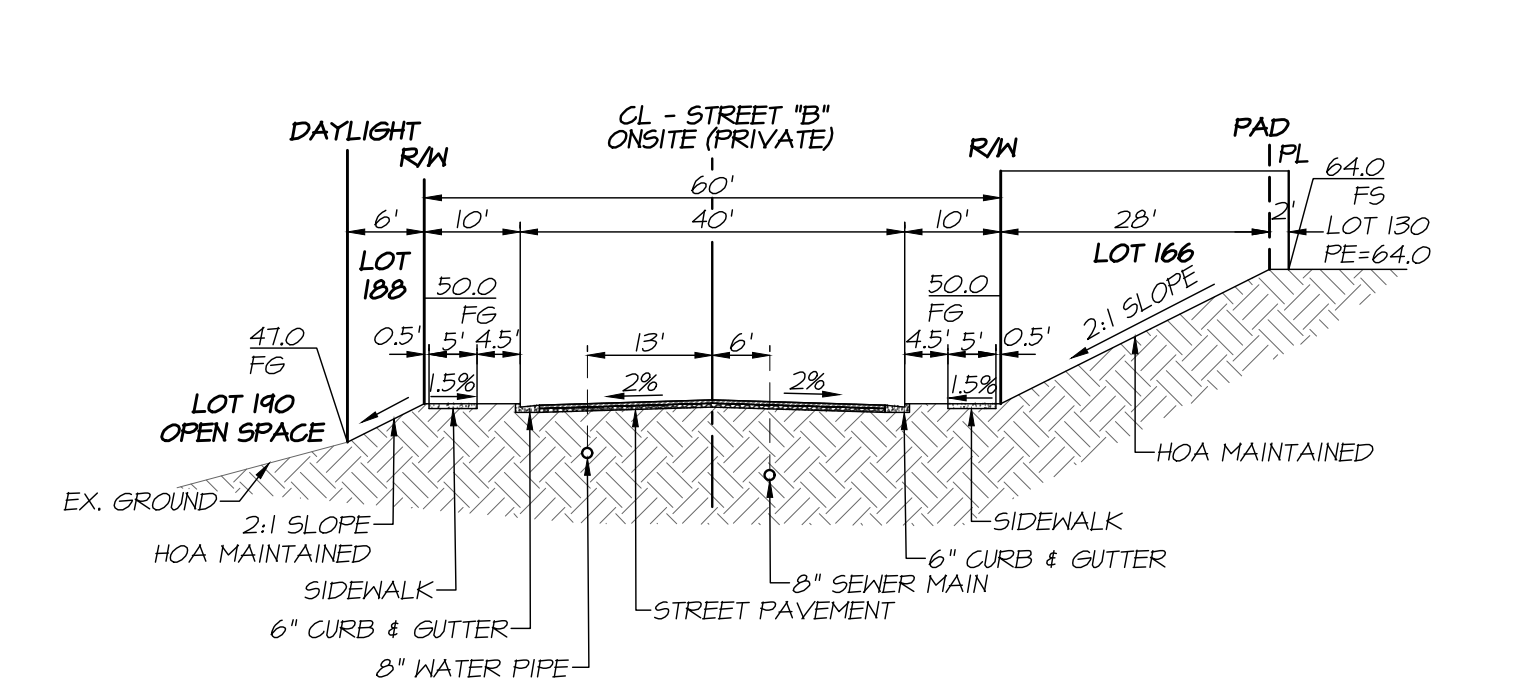
The majority of this project site is noncontracted. Therefore, the majority of this project site itself is suitable land for the proposed alternative land use.



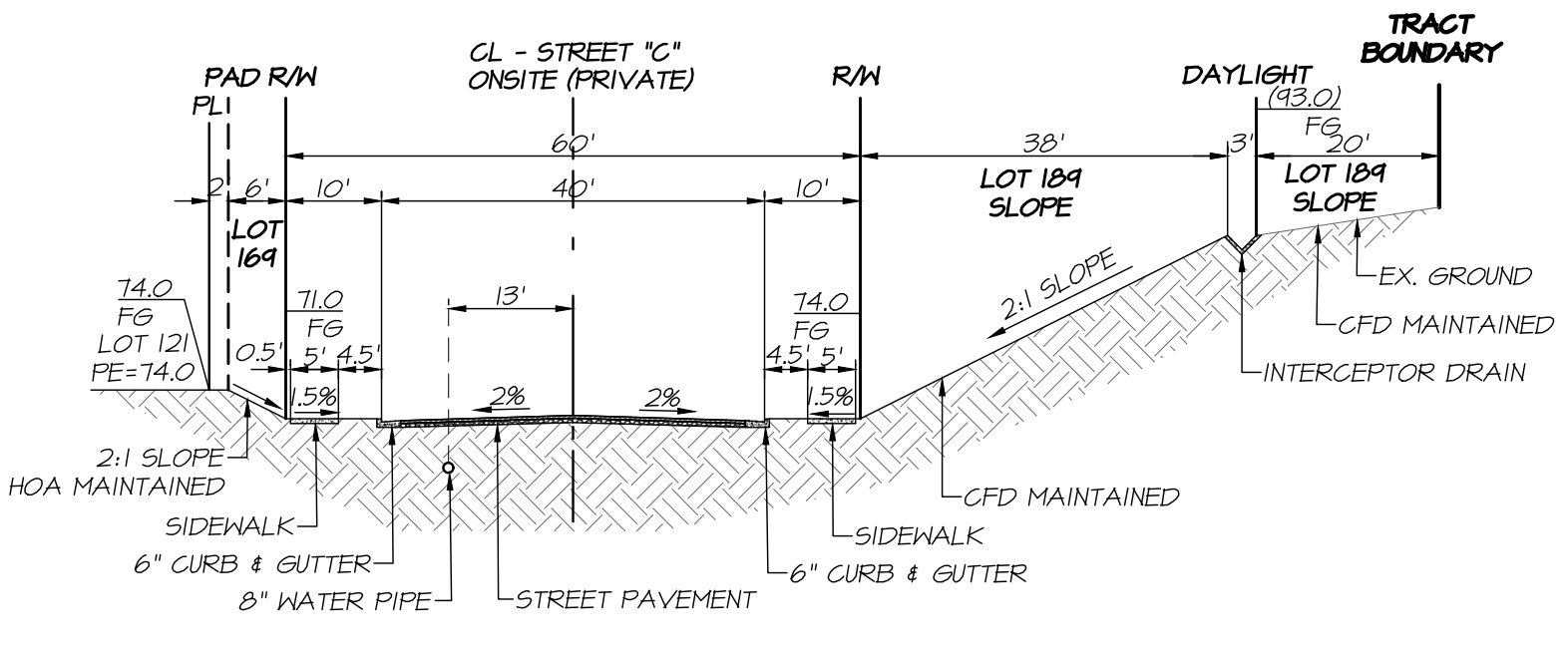
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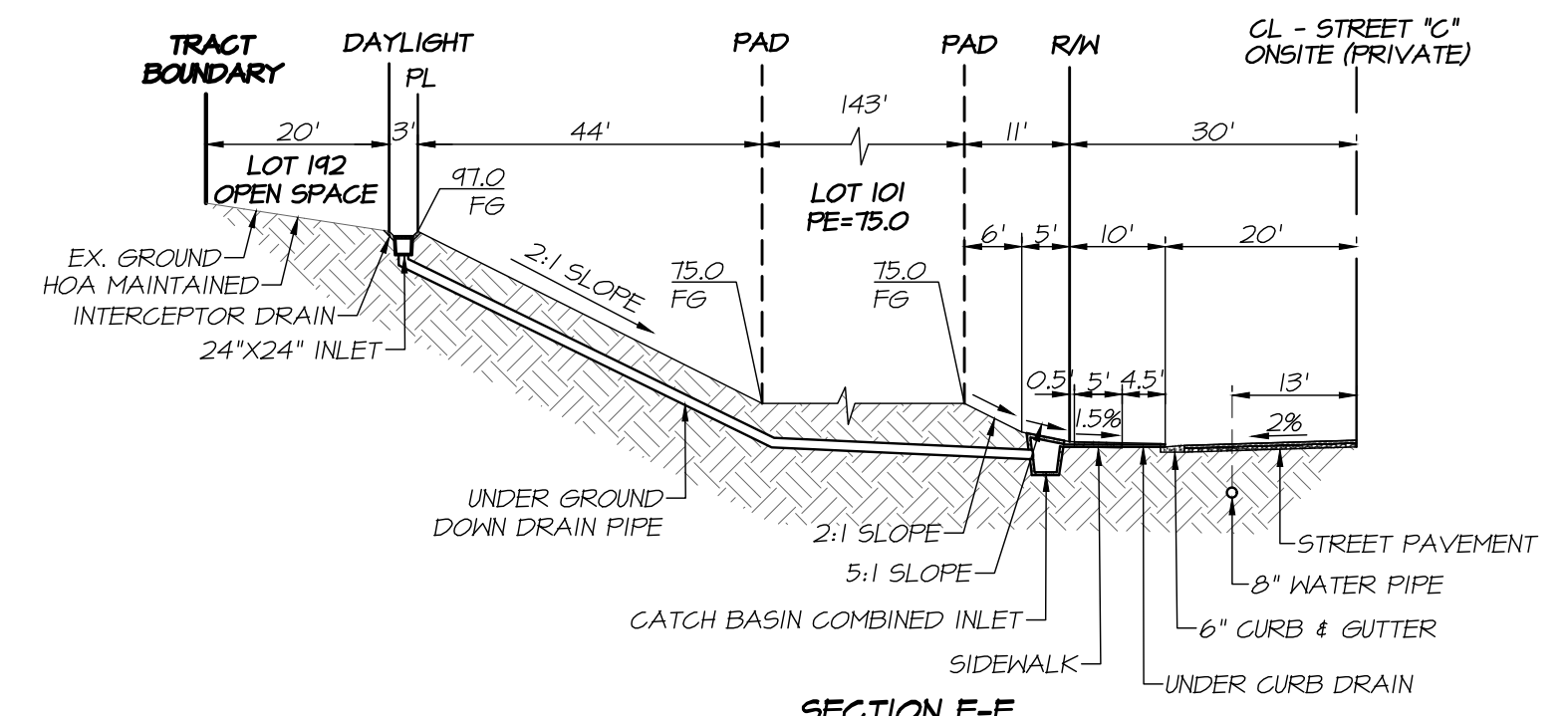
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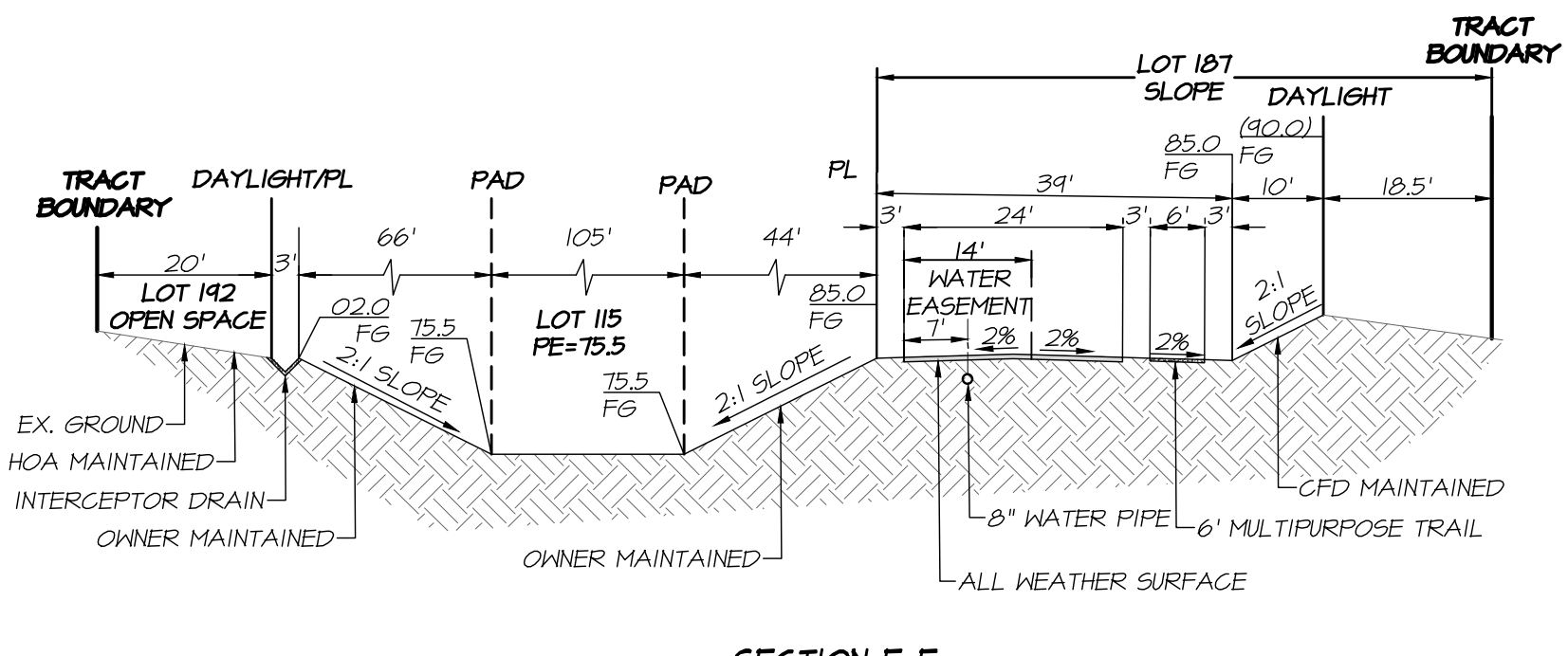
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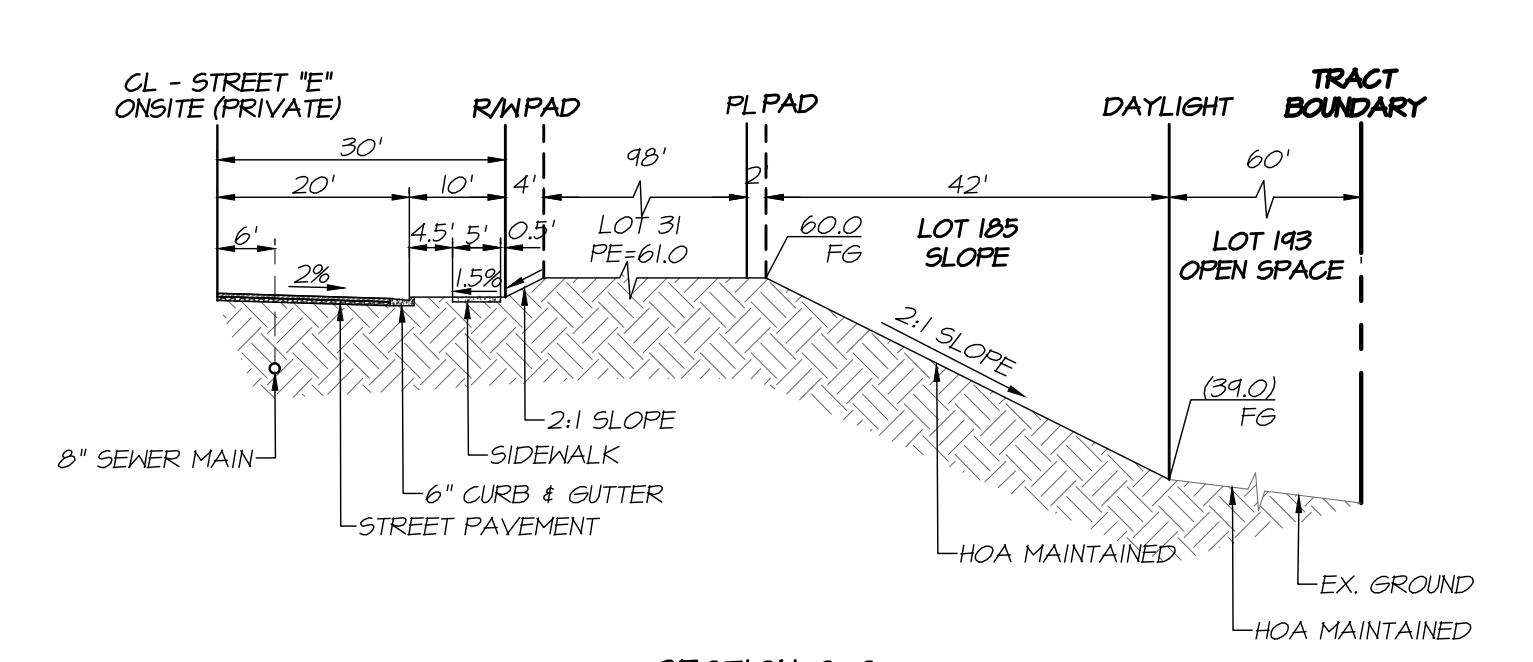
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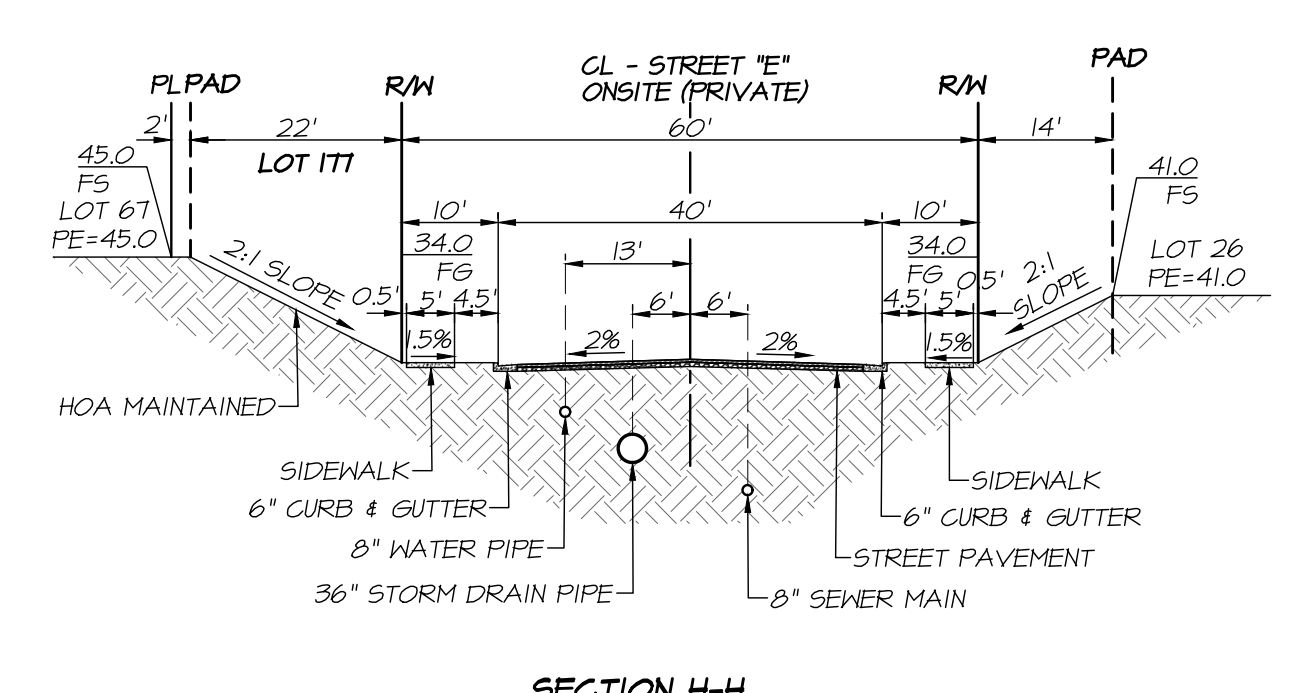
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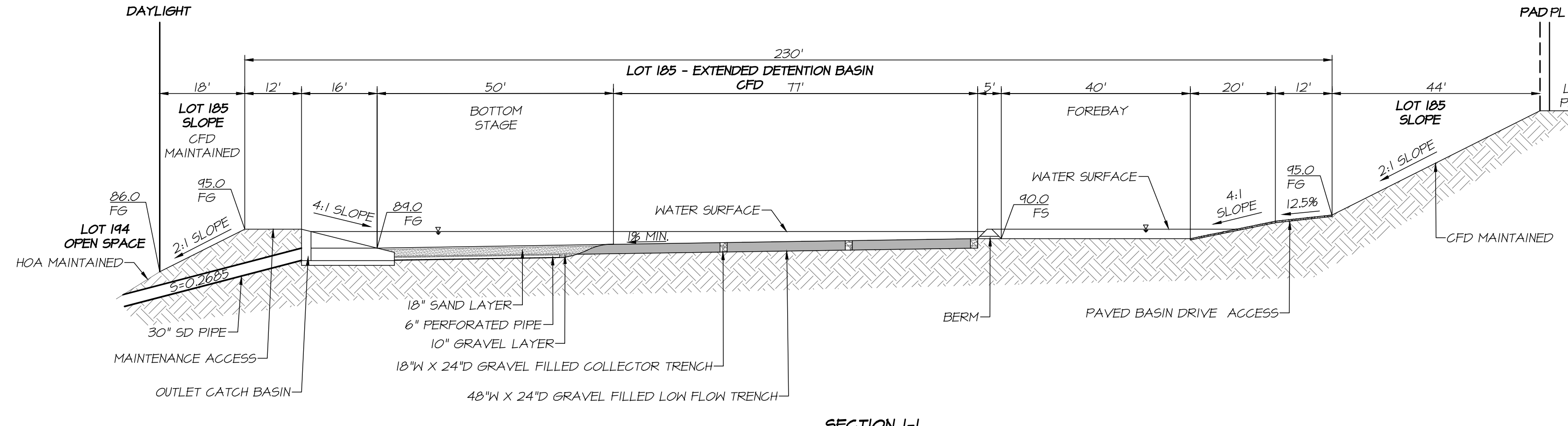
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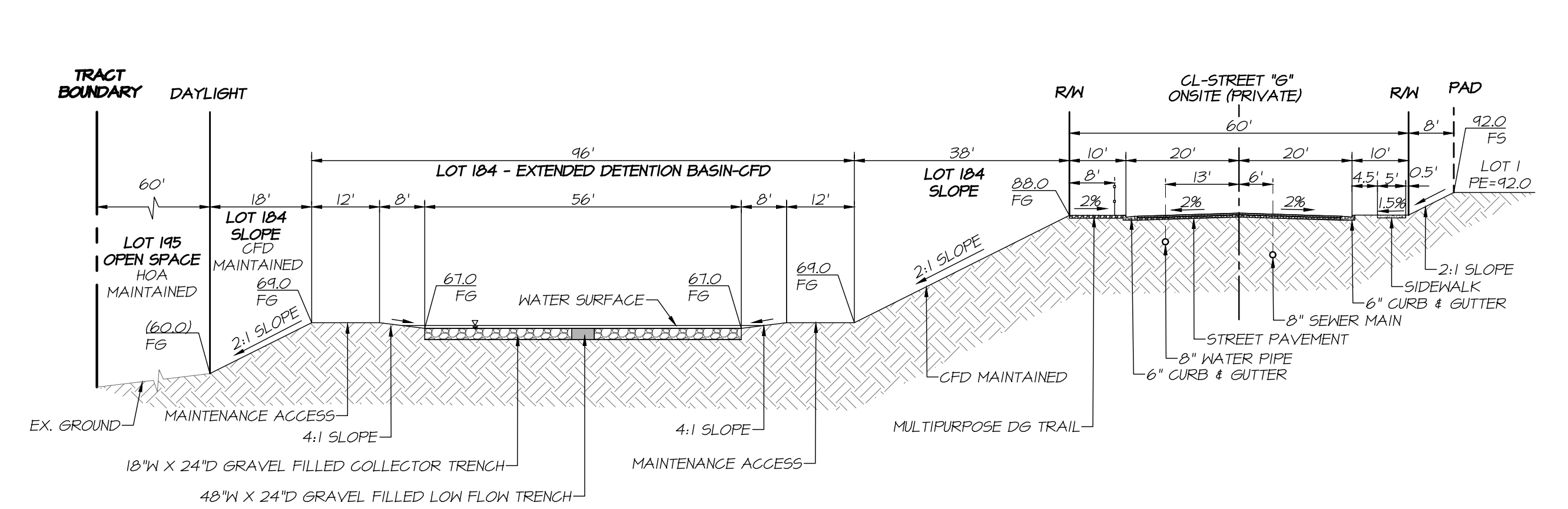
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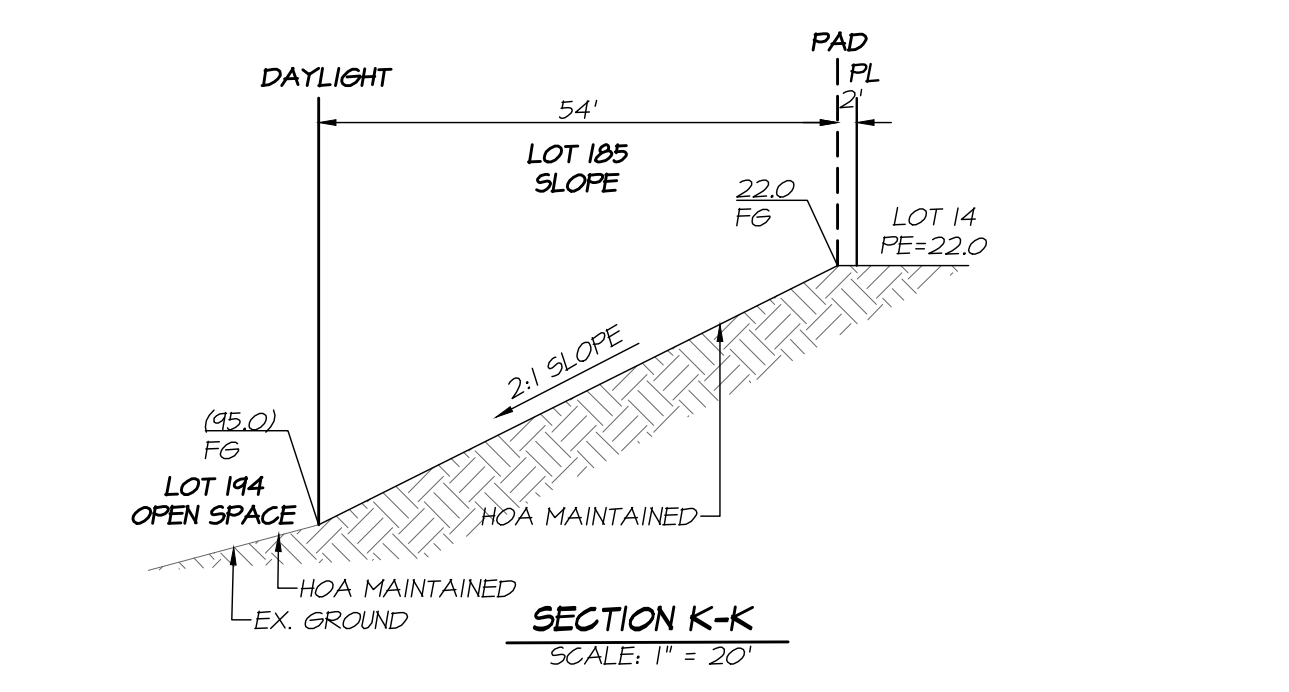
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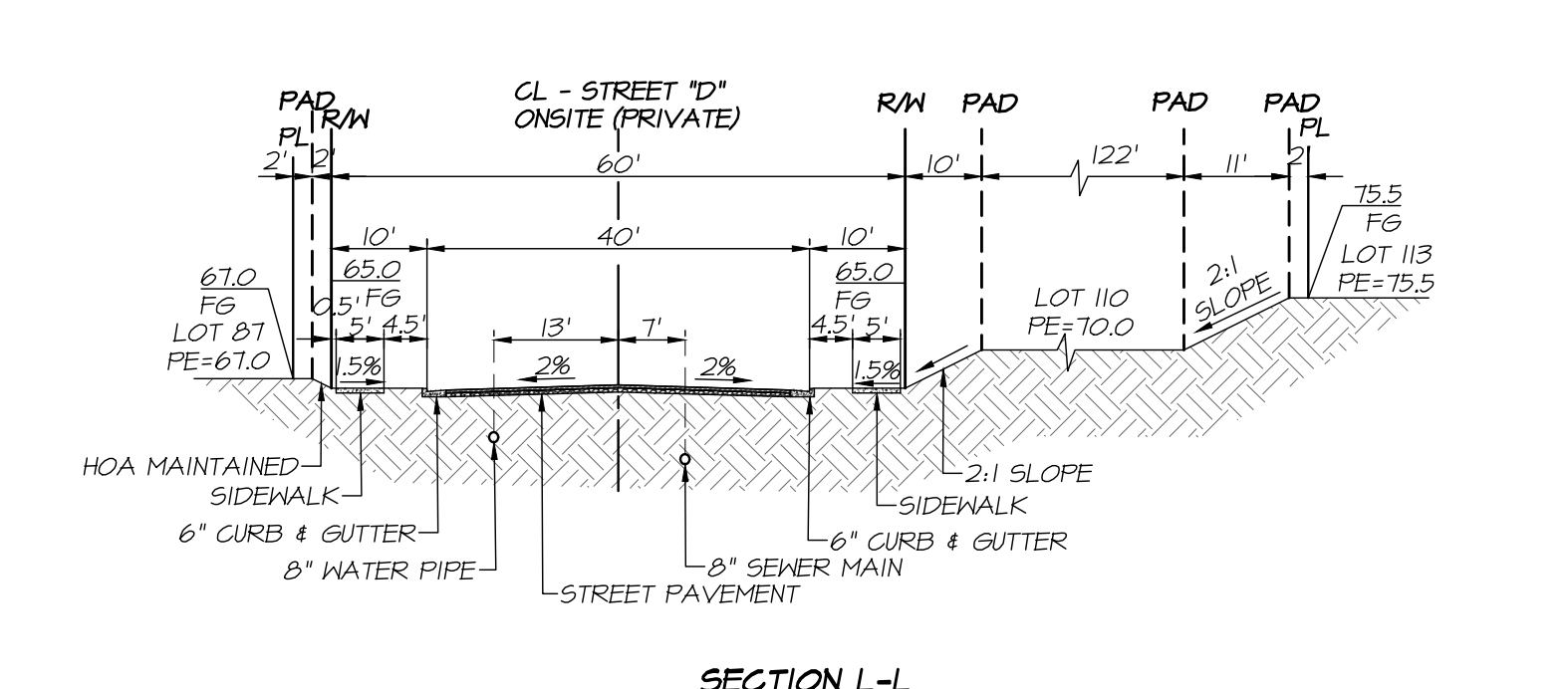
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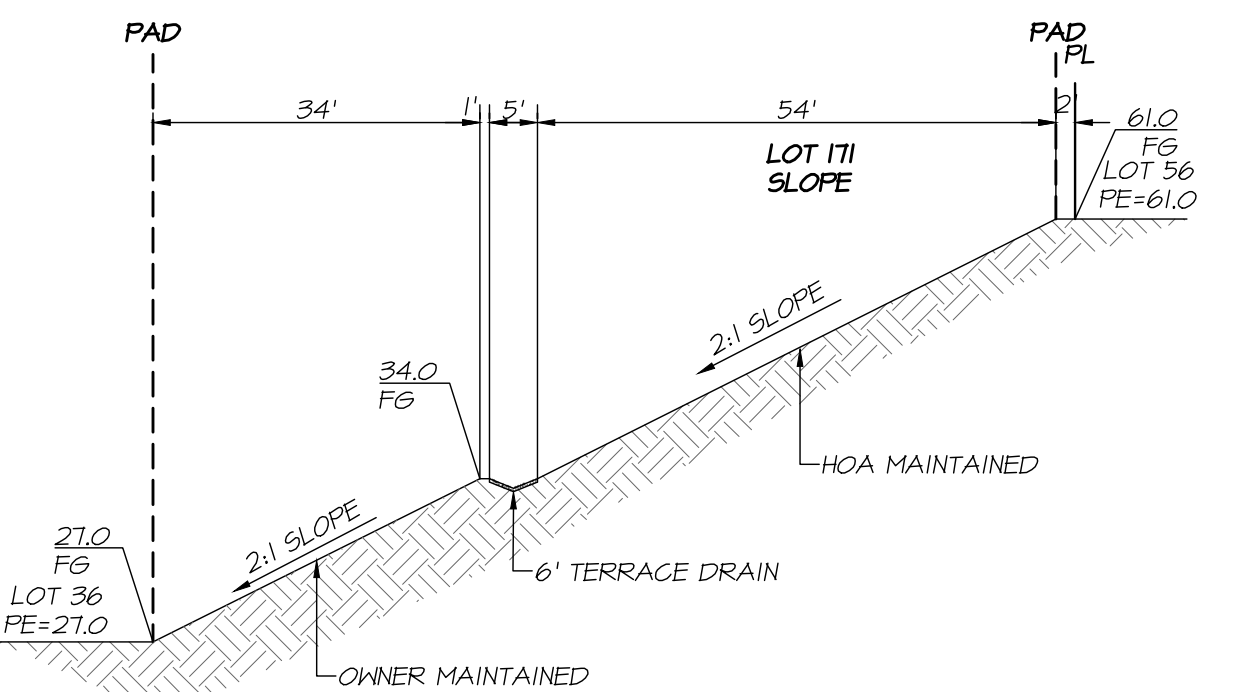
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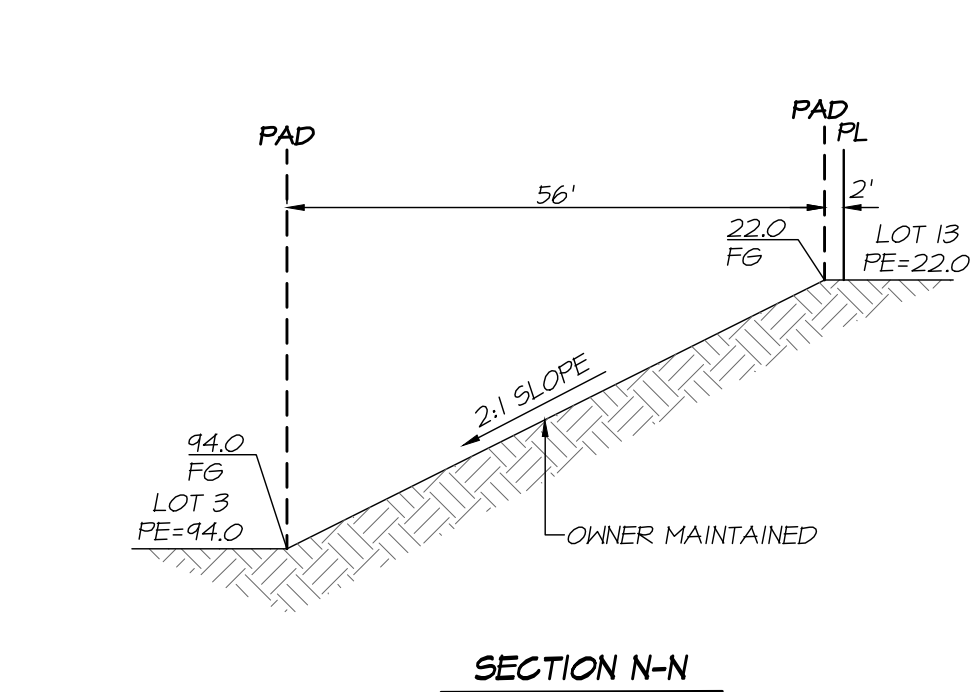
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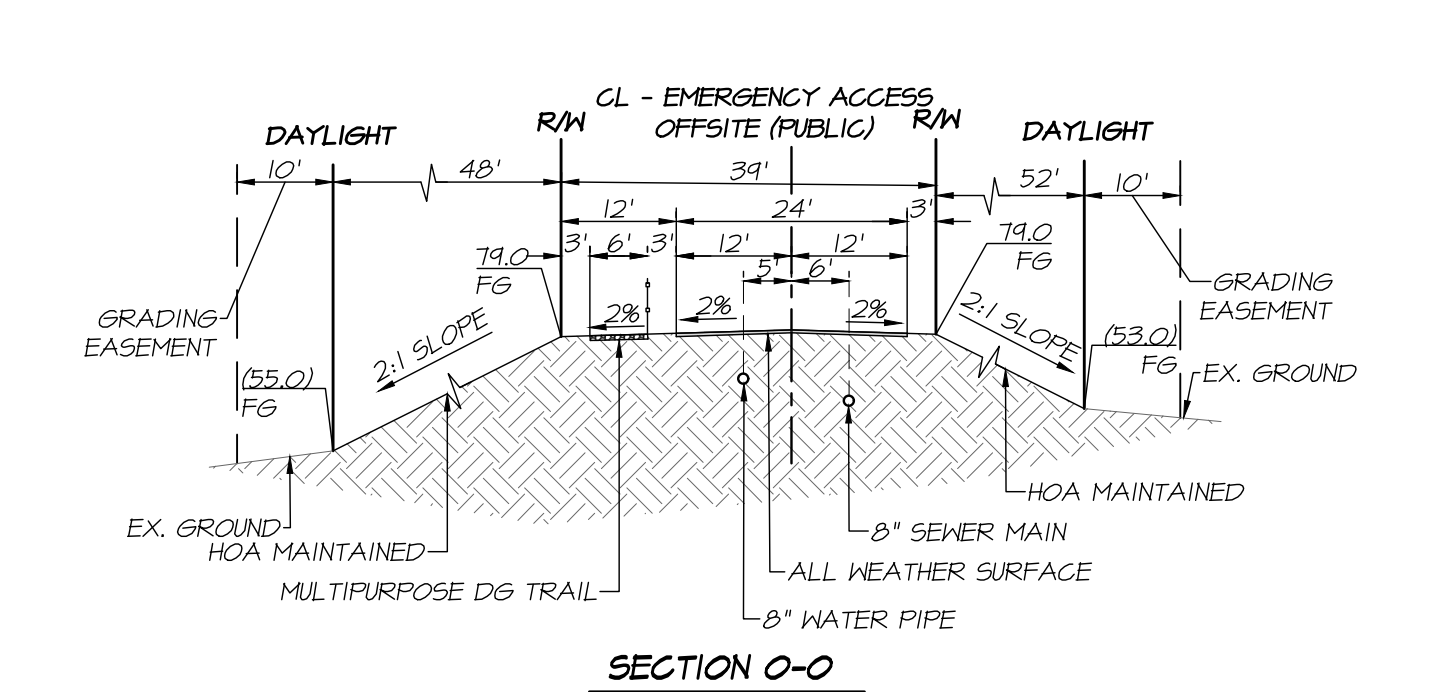
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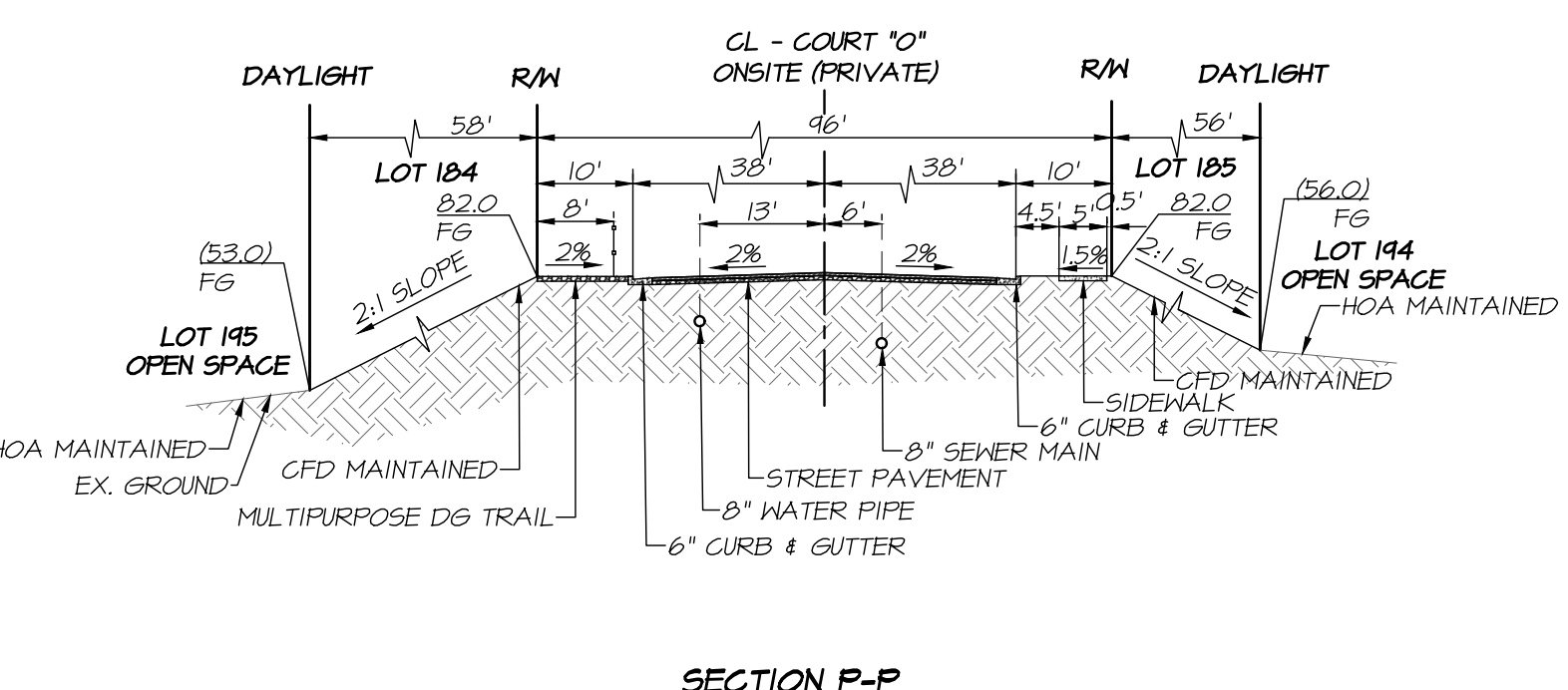
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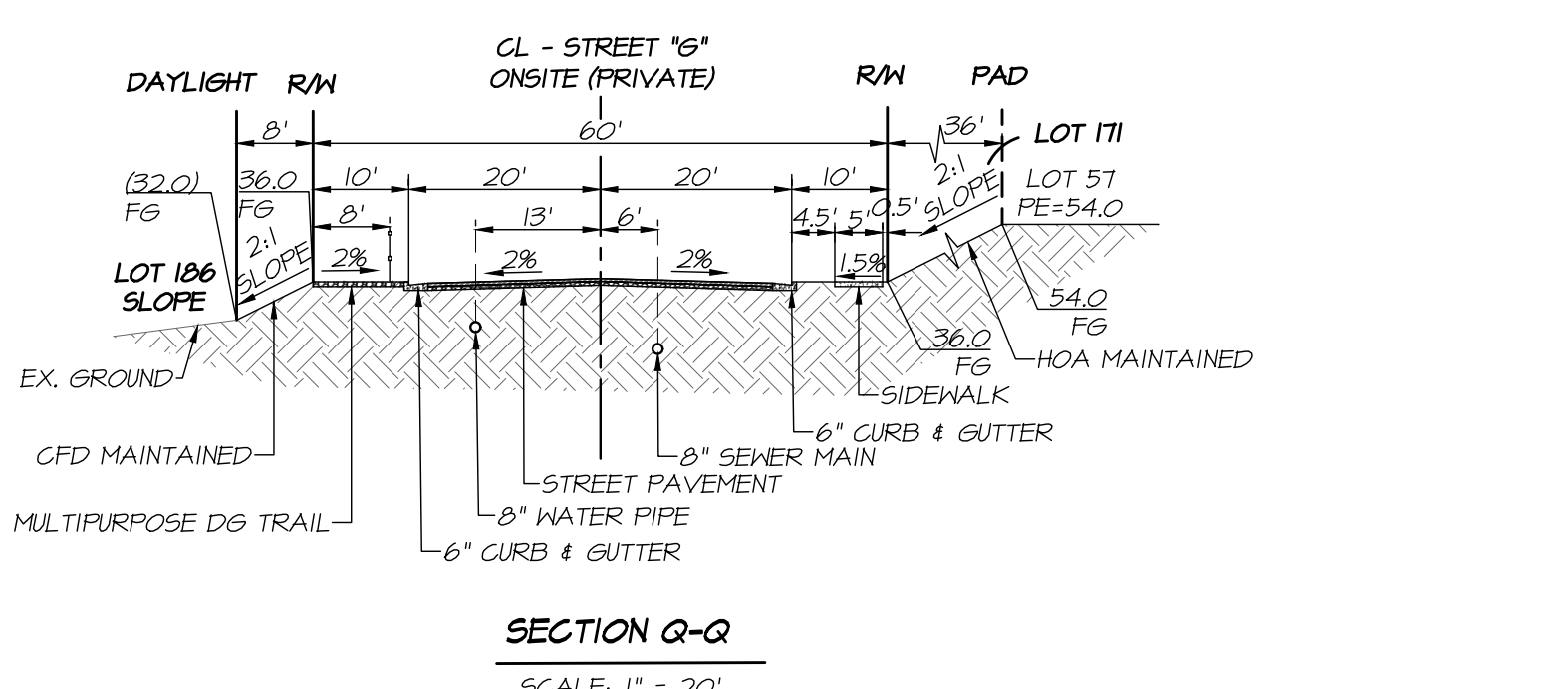
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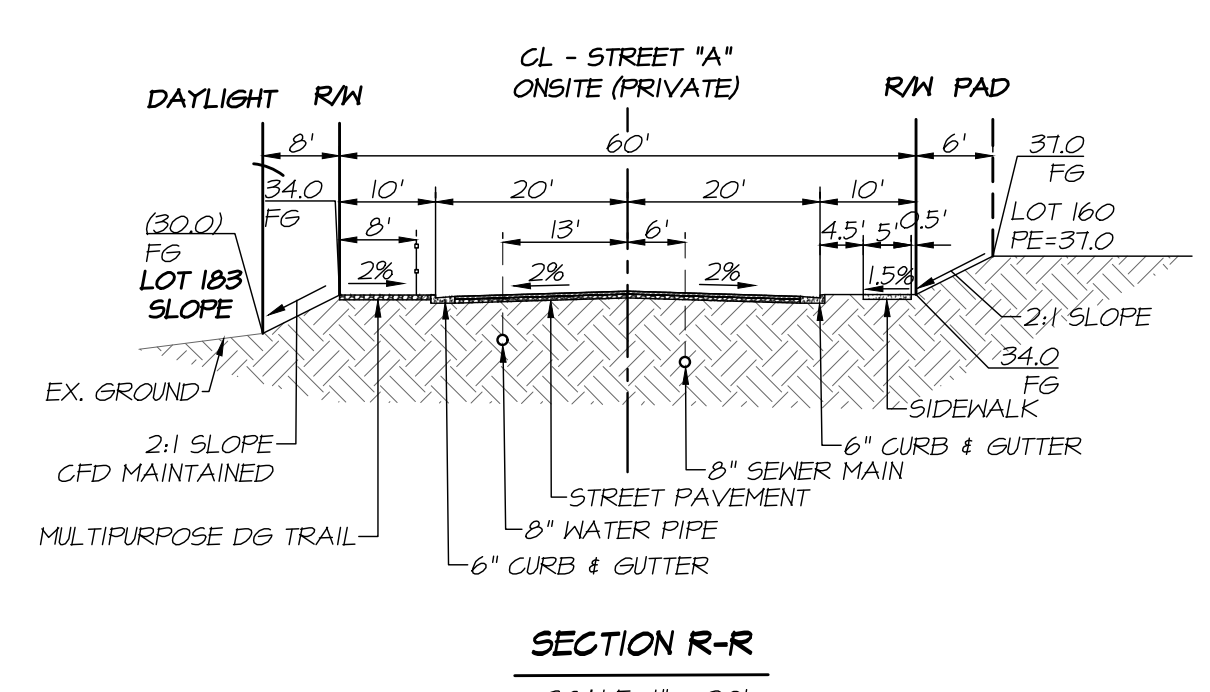
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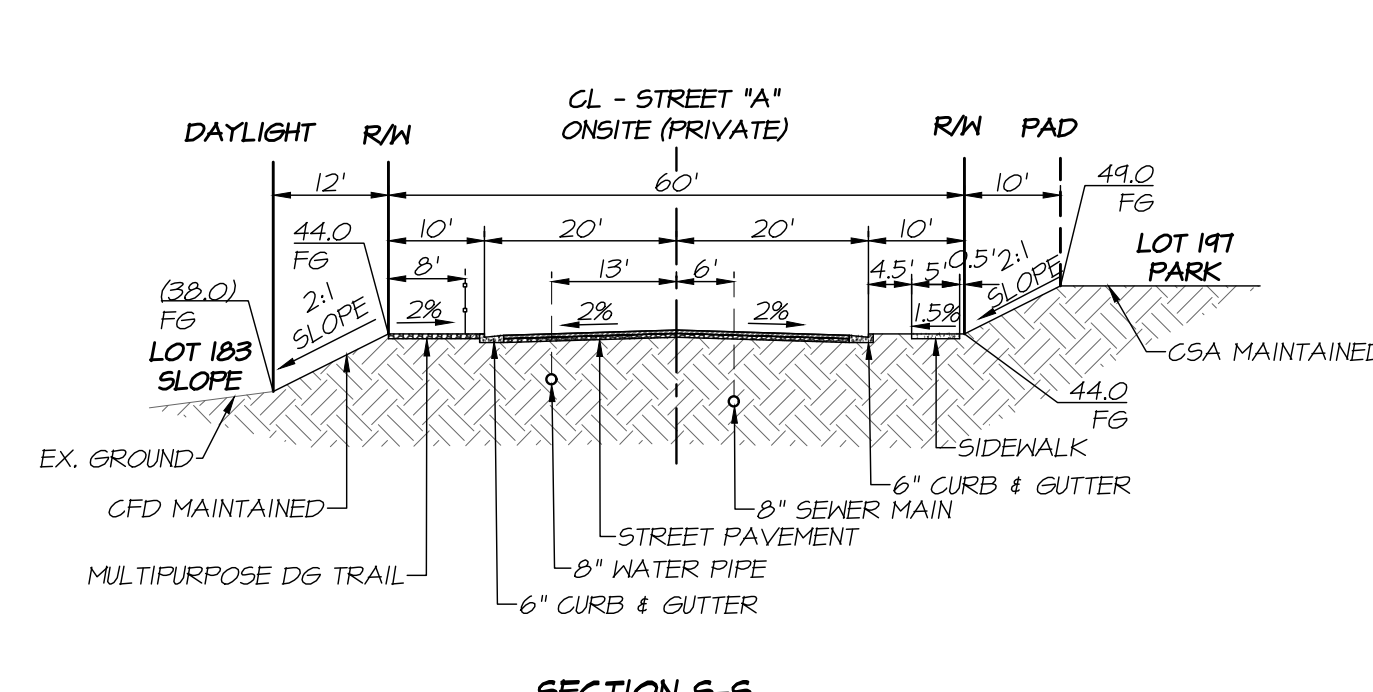
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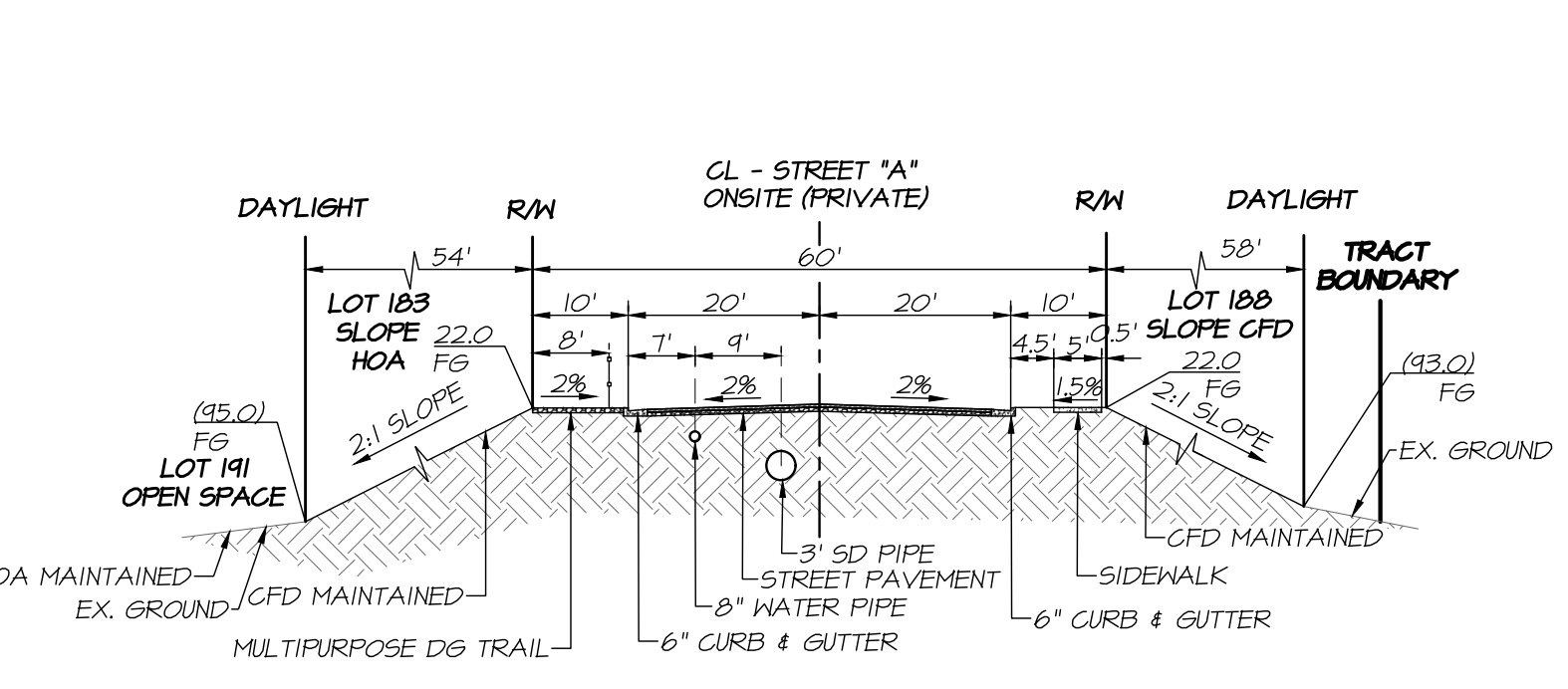
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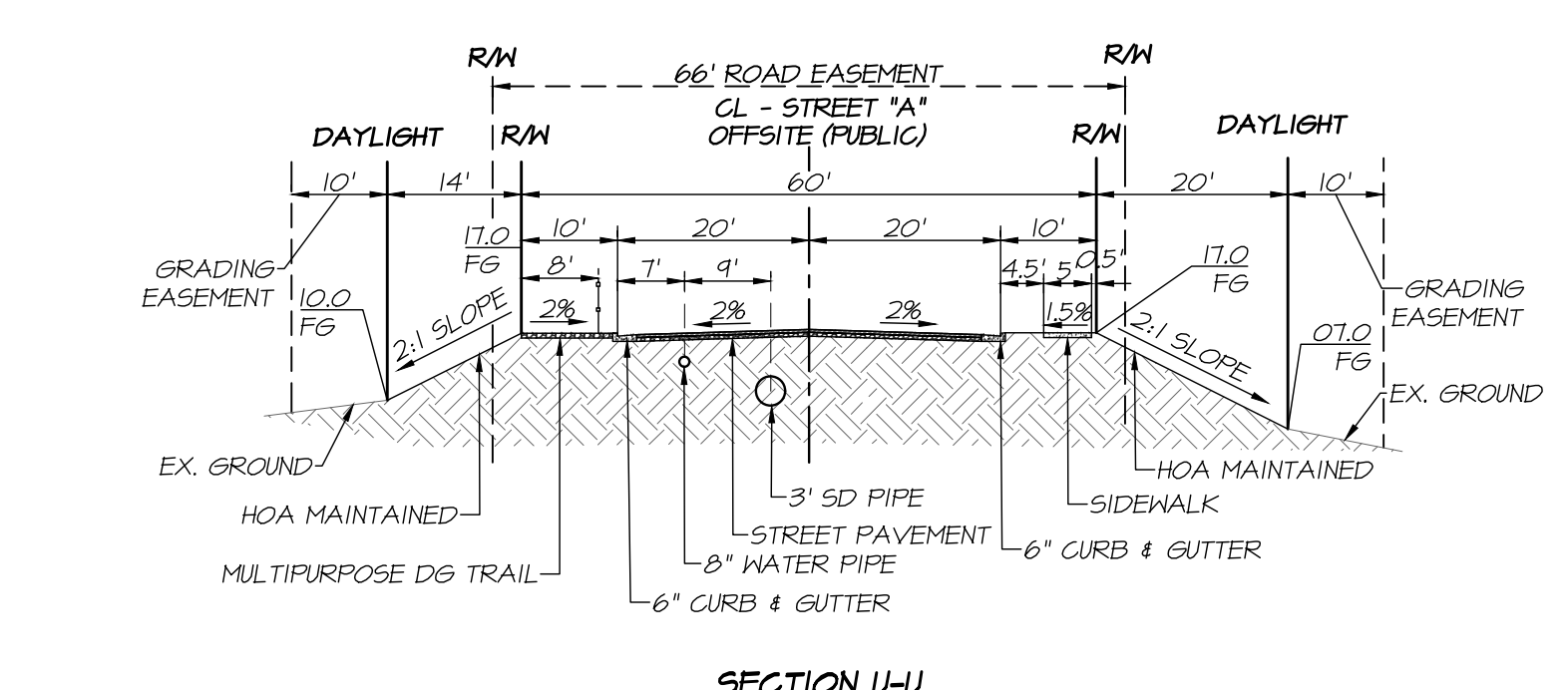
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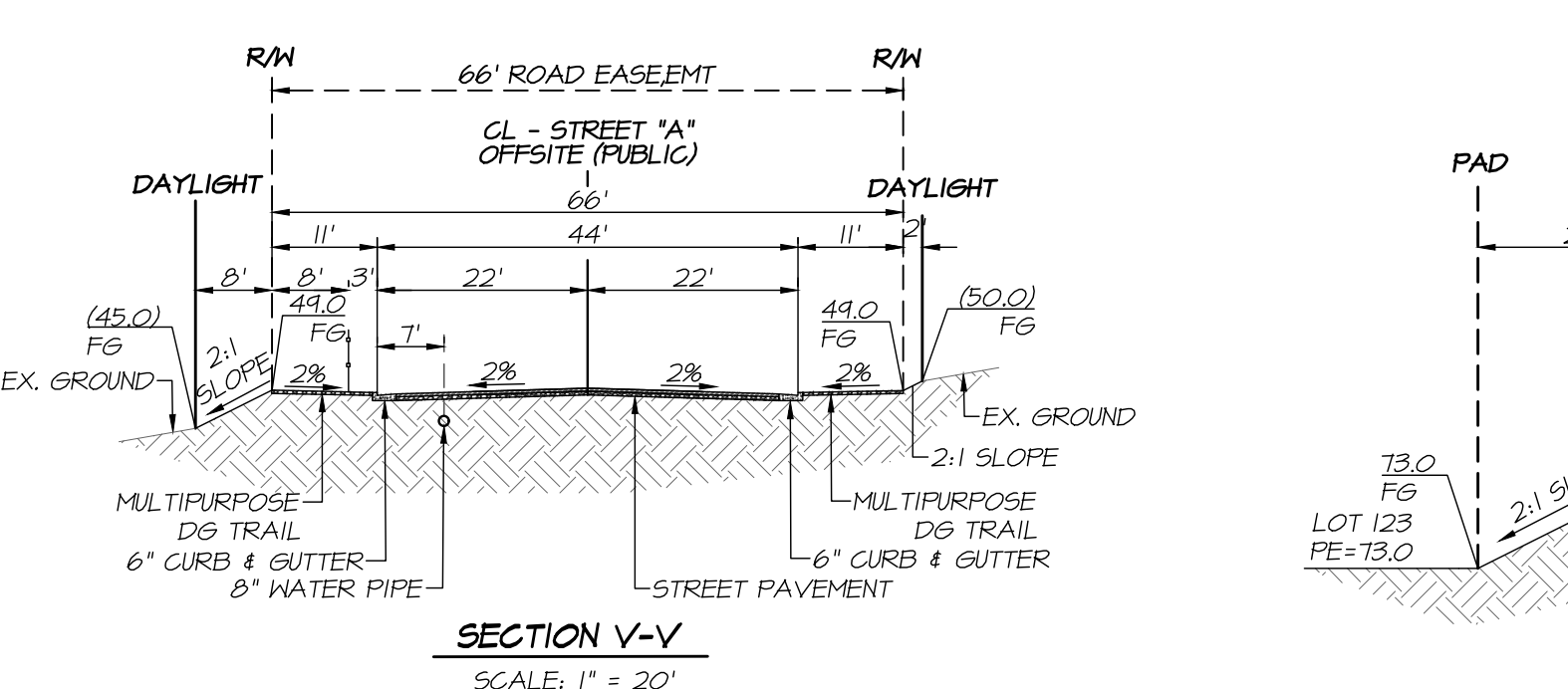
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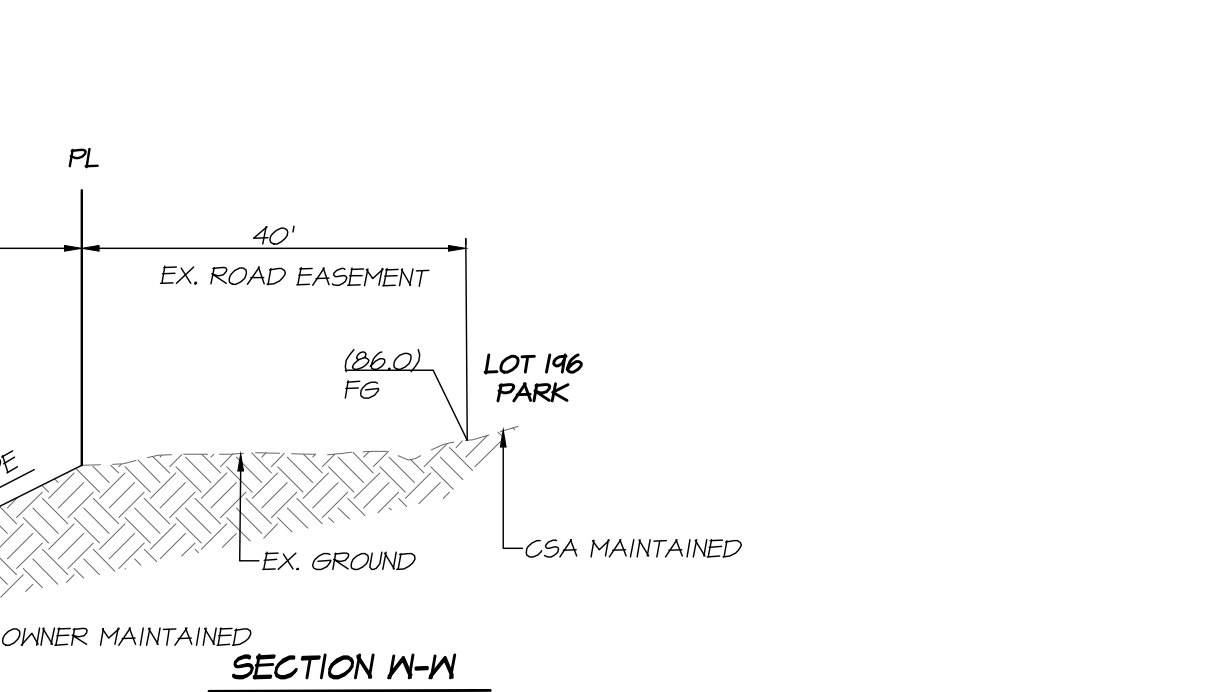
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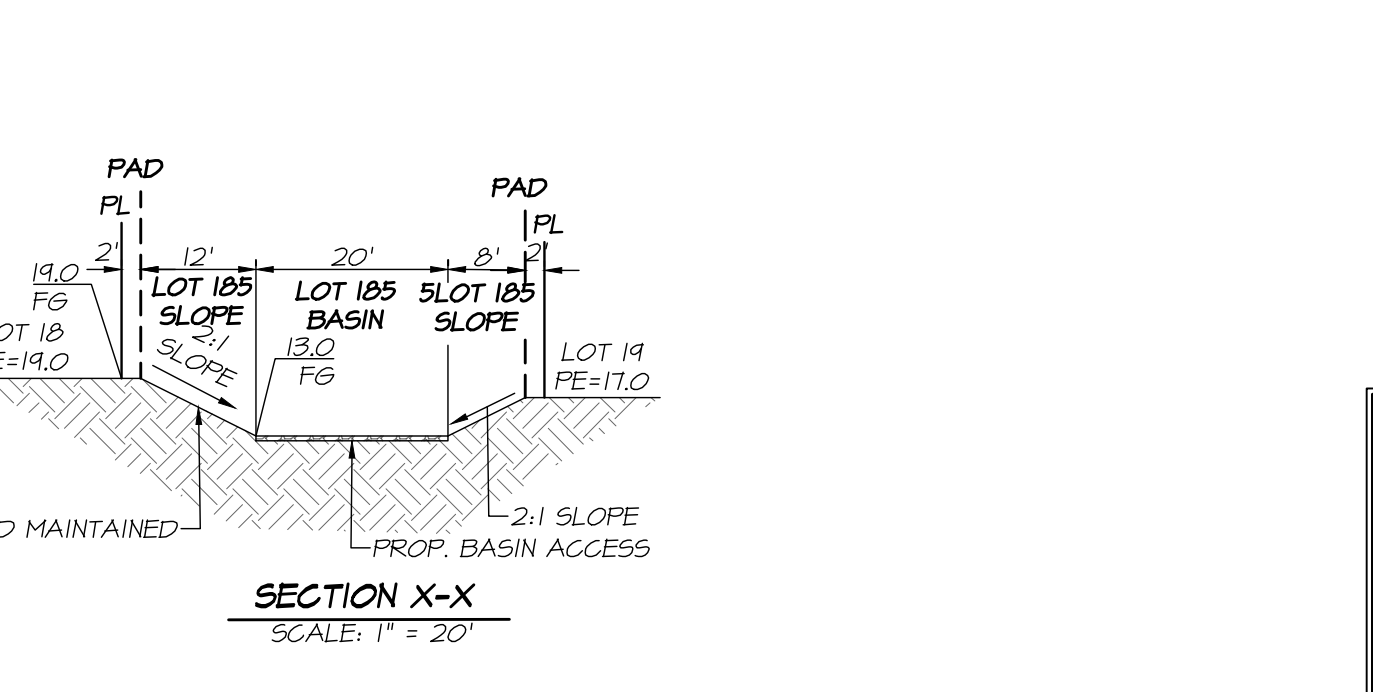
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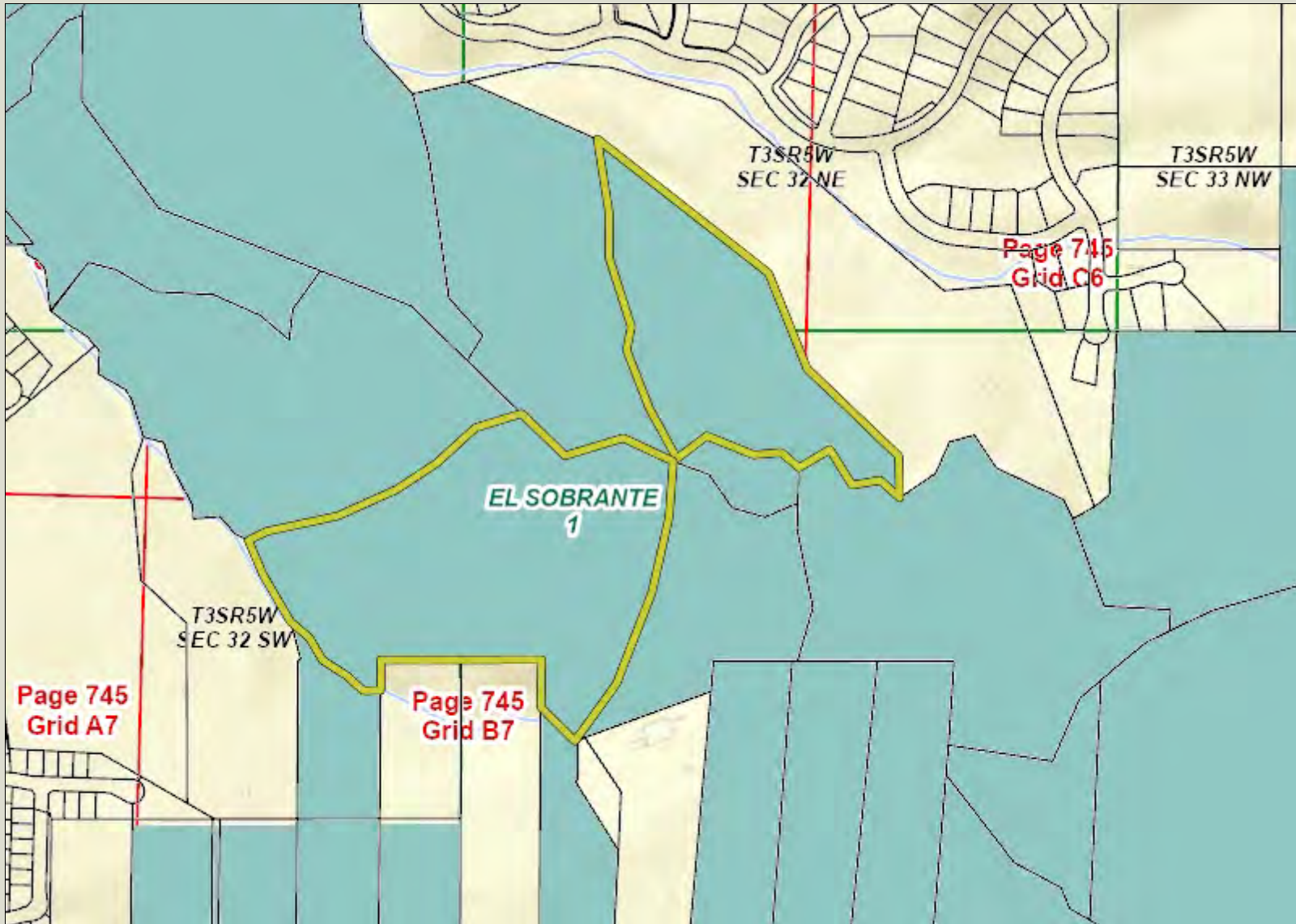
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REVISIONS		
NO.	DESCRIPTION	APPR. DATE

CROSS SECTIONS
PREPARATION DATE: JANUARY 2024

adkan
ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

APD240004 - Area Subject to Contract Cancellation



Legend

- County Boundary
- City Boundaries
- Parcels, County
- Agricultural Preserves**
 - ANZA, 1
 - ANZA, 2
 - ANZA, 3
 - BAUTISTA CANYON, 1
 - BAUTISTA CANYON, 2
 - BAUTISTA CANYON, 3
 - BLYTHE, 10
 - BLYTHE, 11
 - BLYTHE, 12
 - BLYTHE, 13
 - BLYTHE, 14
 - BLYTHE, 15
 - BLYTHE, 16
 - BLYTHE, 17
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 - BLYTHE, 25



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

0 752 1,505 Feet

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Notes

APD240004 - Area Subject to Diminishment



Legend

- County Boundary
- City Boundaries
- Parcels, County

Agricultural Preserves

- ANZA, 1
- ANZA, 2
- ANZA, 3
- BAUTISTA CANYON, 1
- BAUTISTA CANYON, 2
- BAUTISTA CANYON, 3
- BLYTHE, 10
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Notes

Alternative Land Use - TTM 38605



Legend

- County Boundary
- City Boundaries
- Parcels, County
- Agricultural Preserves**
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- ANZA, 2
- ANZA, 3
- BAUTISTA CANYON, 1
- BAUTISTA CANYON, 2
- BAUTISTA CANYON, 3
- BLYTHE, 10
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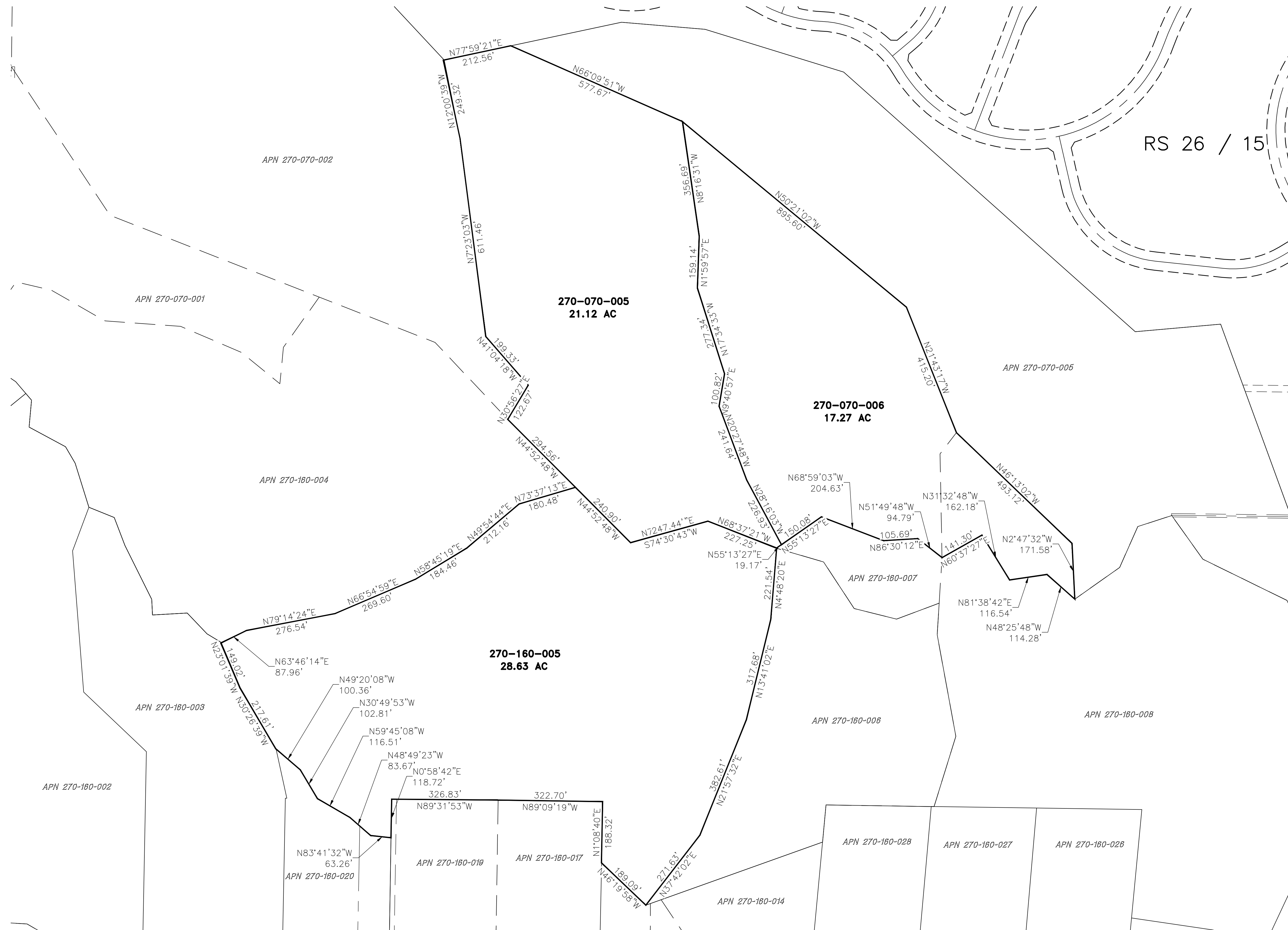


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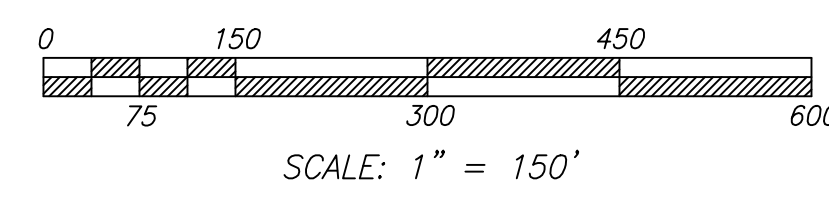
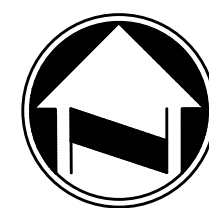
Notes



DIMINISHMENT OF THREE AGRICULTURAL PRESERVES EXHIBIT



NOTE: THIS BOUNDARY IS SHOWN PER RECORD DATA AND DEEDS, AND HAS NOT BEEN SURVEYED



PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 • Fax: (951) 688-0599

DISESTABLISHMENT OF
 AGRICULTURAL PRESERVE EXHIBIT

PREPARATION DATE: FEB 2024



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Noise Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): _____		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:	

Engineer/Representative Contact, if any: _____		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:	

Property Owner Contact: _____		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:	

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

Approximate Gross Acreage:

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

[Government Code Section 65962.5\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layers – Airport Layers) (https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) (https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 02/22/2022



*Charissa Leach, P.E.
Assistant TLMA Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Additional Property Owners Sheet

Additional Property Owner Contact:		
Contact Person:	<i>First Name</i>	<i>Middle Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i>
	<i>City</i>	<i>State</i>
Daytime Phone No.:	Mobile Phone No.:	

Printed Name of Property Owner

Signature of Property Owner

Date Signed

Additional Property Owner Contact:		
Contact Person:	<i>First Name</i>	<i>Middle Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i>
	<i>City</i>	<i>State</i>
Daytime Phone No.:	Mobile Phone No.:	

Printed Name of Property Owner

Signature of Property Owner

Date Signed

Additional Property Owner Contact:		
Contact Person:	<i>First Name</i>	<i>Middle Name</i>
E-mail Address:		

Additional Property Owners Sheet

Mailing Address:	<i>Street Number</i>	<i>Street Name</i>	<i>Unit or Suite</i>
	<i>City</i>	<i>State</i>	<i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:		

Printed Name of Property Owner

Signature of Property Owner

Date Signed

FOR COUNTY OF RIVERSIDE USE ONLY

Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Additional Property Owners Sheet.docx
Revised: 04/07/2020



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM

AGRICULTURAL PRESERVE PROPOSAL:

CHECK ONE AS APPROPRIATE (*then click on the hyperlink to access the specific Ag. Preserve Plan*):

Establishment or Enlargement of an Agricultural Preserve	Notice of Non-Renewal within an Agricultural Preserve
Entry into a Land Conservation Contract within an Agricultural Preserve	Disestablishment or Diminishment of an Agricultural Preserve

This Supplemental Information form contains information and requires responses, as well as additional materials and documents depending on which of the four types of Agricultural Preserve applications are being applied for. Please only complete and submit the applicable Section, together with the listed materials and documents.

AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM
Disestablishment or Diminishment of an Agricultural Preserve

DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE INFORMATION:

CHECK ONE AS APPROPRIATE:

Disestablishment (Termination of an entire Agricultural Preserve)

Diminishment (Removal of a portion of the land in an Agricultural Preserve).

DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE DESCRIPTION:

Please provide a brief, but concise, description of the proposal to Disestablish or Diminish an Agricultural Preserve.

THIS PROPOSAL IS TO REMOVE 3 PARCELS CONSISTING OF 67.02 ACRES, BEING ASSESSOR'S PARCEL NUMBER 270-160-005, 270-070-005, 270-070-006 FROM AGRICULTURAL PRESERVE NO.1

1. Affected Agricultural Preserve Name and Number, and Map Number:
2. Provide a map of the affected property for this application delineating the properties belonging to the separate ownerships. SEE SUBMITTAL PACKAGE
3. If the landowner is a successor-in-interest to the owner who executed the Land Conservation Contract with the County of Riverside, the application must be accomplished with proof of ownership, such as a copy of a deed or title insurance policy.
4. Number of "Petitions for Cancellation of Land Conservation Contract in an Agricultural Preserve" attached:
5. Has a Notice of Non-Renewal been served on the land involved in this application?
Yes No

If yes, indicate the date(s) the Notice(s) of Non-Renewal were served:
6. Please note that initial payment of an Initial Study deposit-based fee will be required for this application at the time of submittal, and no Land Conservation Contract can be cancelled until all provisions of the California Environmental Quality Act have been satisfied.
7. Attach a copy of all applications for any proposed Alternative Land Uses for this property.

AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM
Disestablishment or Diminishment of an Agricultural Preserve
Petition for Cancellation of Land Conservation Contract in an Agricultural Preserve

Petition for Cancellation of Land Conservation Contract in an Agricultural Preserve

I/We, the property owner or one of the owners authorized to act on behalf of all owners of the land described herein, respectfully petition the Board of Supervisors of the County of Riverside to withdraw said property from _____ Agricultural Preserve No. _____, Map No. _____ and to cancel the Land Conservation Contract or Agreement dated: _____, and recorded as Instrument No. _____ in the office of the County Recorder of Riverside County, California, as it pertains to said property. I declare under penalty of perjury that the information provided by me in this petition is true and complete to the best of my knowledge.

1. Name and address of the mortgage holder, if any, for this property:
2. Attach a complete legal description of the petitioner's property as shown in a deed or a title insurance policy.
3. Provide the following information from your property tax bills:

Assessor's Parcel Number(s)	Acreage
-----------------------------	---------

Check this box and attach additional Assessor's Parcel Number(s) on a separate sheet of paper, if necessary.

4. Attach a statement outlining the proposed alternative land use for this property.
5. Attach any written evidence establishing the lack of nearby property, not subject to a Land Conservation Contract, that is both available and suitable for the proposed alternative land use.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 20, 2017

Forestar Victoria, LLC
Attn.: Satish Lion/Stephen Cameron
4590 MacArthur Boulevard, Suite 600
Newport Beach, CA 92660

RE: AGN000176 – Notice of Non-Renewal (Assessor's Parcel No. 270-070-006)

Dear Owner/Applicant,

The above-referenced notice has been recorded by the Riverside County Clerk and Recorder's Office. Enclosed is a copy for your records. If you should have any questions, please contact Robert Flores by phone at (951) 955-1195 or by e-mail at RFlores@rivco.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

A handwritten signature in blue ink, appearing to read 'RFlores', is placed above the typed name.

By: Robert Flores
Urban and Regional Planner III

Enclosure

CC: Adkan Engineers, Bryan Ingersoll (by email)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
PO BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
PO BOX 1147 – RIVERSIDE, CA 92502

2017-0142993

04/10/2017 03:33 PM

Customer Copy Label

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN00176)
Client Submittal Date: November 8, 2016

El Sobrante Agricultural Preserve No. 1, Map No. 1044

Current Owner(s):
Forestar Victoria, LLC

TLMA/PLANNING

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

COPY

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO **STOP#1010**
Clerk of the Board
(CAC Bldg. - 1st Floor)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN 00176 FOR THE **ENTIRE PROPERTY**
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated January 1, 1971 and recorded on February 26, 1971 as Instrument No. 19512 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the El Sobrante Agricultural Preserve No. 1, Map No. 18, dated February 24, 1969.

(See attached Legal)

Assessor's Parcel Number(s) of land affected:
270-070-006

ORIGINAL OWNER(S)

J.A. Griesell & Kathryn R. Griesell, Werner A. Franz & Jean Franz

CURRENT OWNER(S)

Stephen Cameron, President - Forestar Victoria, LLC
Signature (Title and Company if applicable)

Stephen Cameron, President - Forestar Victoria, LLC
Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Kecia Harper-Ihem, Clerk of the Board

By: Andrew B. [Signature]
Deputy

Date: 4/10/17

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Orange)

On March 13th 2017 before me, Sakura Davenport, Notary Public,
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

personally appeared Stephen Cameron
(Name(s) of signer(s))

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sakura Davenport
Notary Public



EXHIBIT "A"

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

PARCEL 1

ALL THAT PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS, PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY, ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGE 15 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00° 10' WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON;

THENCE SOUTH 61° 38' WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE CONTINUING SOUTH 61° 38' WEST, A DISTANCE OF 95.17 FEET;

THENCE NORTH 24° 39' WEST, A DISTANCE OF 85.81 FEET;

THENCE NORTH 64° 33' 30" WEST, A DISTANCE OF 288.56 FEET;

THENCE NORTH 36° 02' 30" WEST, A DISTANCE OF 165.07 FEET;

THENCE SOUTH 71° 25' 15" WEST, A DISTANCE OF 109.75 FEET;

THENCE SOUTH 23° 21' 30" WEST, A DISTANCE OF 137.96 FEET;

THENCE SOUTH 54° 08' WEST, A DISTANCE OF 168.92 FEET;

THENCE NORTH 49° 03' 30" WEST, A DISTANCE OF 114.28 FEET;

THENCE SOUTH 81° 01' WEST, A DISTANCE OF 116.54 FEET;

THENCE NORTH 32° 10' 30" WEST, A DISTANCE OF 162.18 FEET;

THENCE SOUTH 59° 59' 45" WEST, A DISTANCE OF 141.30 FEET FOR THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 52° 27' 30" WEST, A DISTANCE OF 94.79 FEET;

THENCE SOUTH 85° 52' 30" WEST, A DISTANCE OF 105.69 FEET;

THENCE NORTH 69° 36' 45" WEST, A DISTANCE OF 204.63 FEET;

THENCE SOUTH 54° 35' 45" WEST, A DISTANCE OF 150.08 FEET;

THENCE NORTH 28° 53' 45" WEST, A DISTANCE OF 226.93 FEET;

THENCE NORTH 21° 05' 30" WEST, A DISTANCE OF 241.64 FEET;

THENCE NORTH 09° 03' 15" EAST, A DISTANCE OF 100.82 FEET;
THENCE NORTH 18° 12' 15" WEST, A DISTANCE OF 277.34 FEET;
THENCE NORTH 01° 22' 15" EAST, A DISTANCE OF 159.14 FEET;
THENCE NORTH 08° 54' 30" WEST, A DISTANCE OF 356.69 FEET;
THENCE SOUTH 50° 58' 45" EAST, A DISTANCE OF 895.60 FEET;
THENCE SOUTH 22° 21' EAST, A DISTANCE OF 415.20 FEET;
THENCE SOUTH 38° 53' 45" WEST, A DISTANCE OF 82.90 FEET;
THENCE SOUTH 02° 07' 15" EAST, A DISTANCE OF 320.95 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL 2

ALL THAT PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS, PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGE 15 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00° 10' WEST ALONG THE EAST LINE OF SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON;

THENCE SOUTH 61° 38' WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE CONTINUING SOUTH 61° 38' WEST, A DISTANCE OF 95.17 FEET;

THENCE NORTH 24° 39' WEST, A DISTANCE OF 85.81 FEET;

THENCE NORTH 64° 33' 30" WEST, A DISTANCE OF 288.56 FEET;

THENCE NORTH 36° 02' 30" WEST, A DISTANCE OF 165.07 FEET;

THENCE SOUTH 71° 25' 15" WEST, A DISTANCE OF 109.75 FEET;

THENCE SOUTH 23° 21' 30" WEST, A DISTANCE OF 137.96 FEET;

THENCE SOUTH 54° 08' WEST, A DISTANCE OF 168.92 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING AN ANGLE POINT IN THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ALLEN W. STUTSMAN, BY DEED RECORDED IN BOOK 2242 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 325 THEREOF;

THENCE NORTH 49° 03' 30" WEST, A DISTANCE OF 114.28 FEET;

THENCE SOUTH 81° 01' WEST, A DISTANCE OF 116.54 FEET;

THENCE NORTH 32° 10' 30" WEST, A DISTANCE OF 162.18 FEET;

THENCE SOUTH 59° 59' 45" WEST, A DISTANCE OF 141.30 FEET;

THENCE NORTH 02° 07' 15" WEST, A DISTANCE OF 320.95 FEET;

THENCE NORTH 38° 53' 45" EAST, A DISTANCE OF 82.90 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID;

THENCE SOUTH 46° 50' 45" EAST, A DISTANCE OF 493.12 FEET;

THENCE SOUTH 03° 25' 15" EAST, A DISTANCE OF 171.58 FEET TO THE **TRUE POINT OF BEGINNING**;

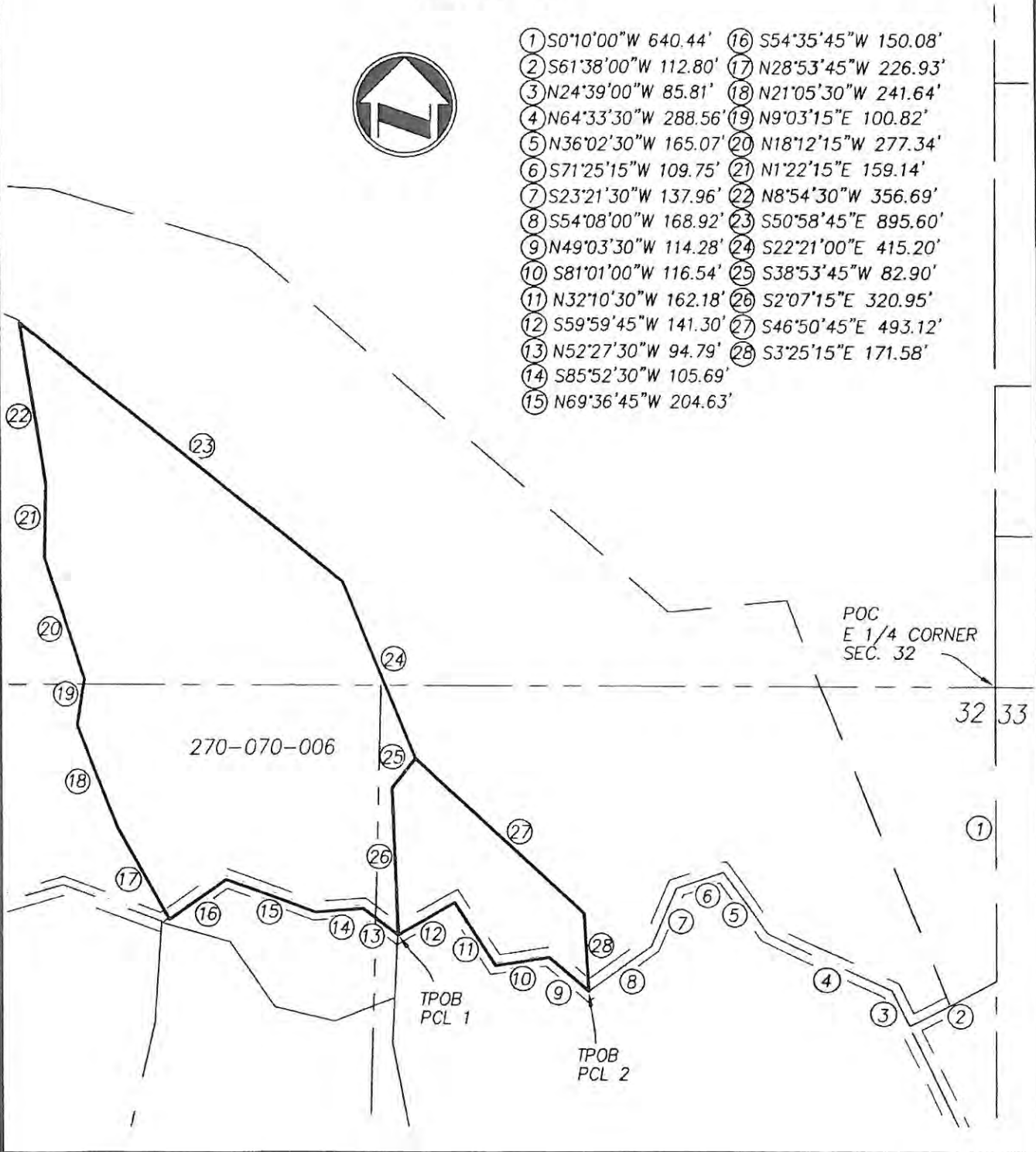
THE LAST TWO COURSES AND DISTANCES FOLLOW ALONG THE BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID.

EXHIBIT "B"

SHEET 1 OF 1



- ① S0°10'00"W 640.44'
- ② S61°38'00"W 112.80'
- ③ N24°39'00"W 85.81'
- ④ N64°33'30"W 288.56'
- ⑤ N36°02'30"W 165.07'
- ⑥ S71°25'15"W 109.75'
- ⑦ S23°21'30"W 137.96'
- ⑧ S54°08'00"W 168.92'
- ⑨ N49°03'30"W 114.28'
- ⑩ S81°01'00"W 116.54'
- ⑪ N32°10'30"W 162.18'
- ⑫ S59°59'45"W 141.30'
- ⑬ N52°27'30"W 94.79'
- ⑭ S85°52'30"W 105.69'
- ⑮ N69°36'45"W 204.63'
- ⑯ S54°35'45"W 150.08'
- ⑰ N28°53'45"W 226.93'
- ⑱ N21°05'30"W 241.64'
- ⑲ N9°03'15"E 100.82'
- ⑳ N18°12'15"W 277.34'
- ㉑ N1°22'15"E 159.14'
- ㉒ N8°54'30"W 356.69'
- ㉓ S50°58'45"E 895.60'
- ㉔ S22°21'00"E 415.20'
- ㉕ S38°53'45"W 82.90'
- ㉖ S2°07'15"E 320.95'
- ㉗ S46°50'45"E 493.12'
- ㉘ S3°25'15"E 171.58'



PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 · Fax: (951) 688-0599

SCALE: 1"=300'

JN 8794

2-23-2017

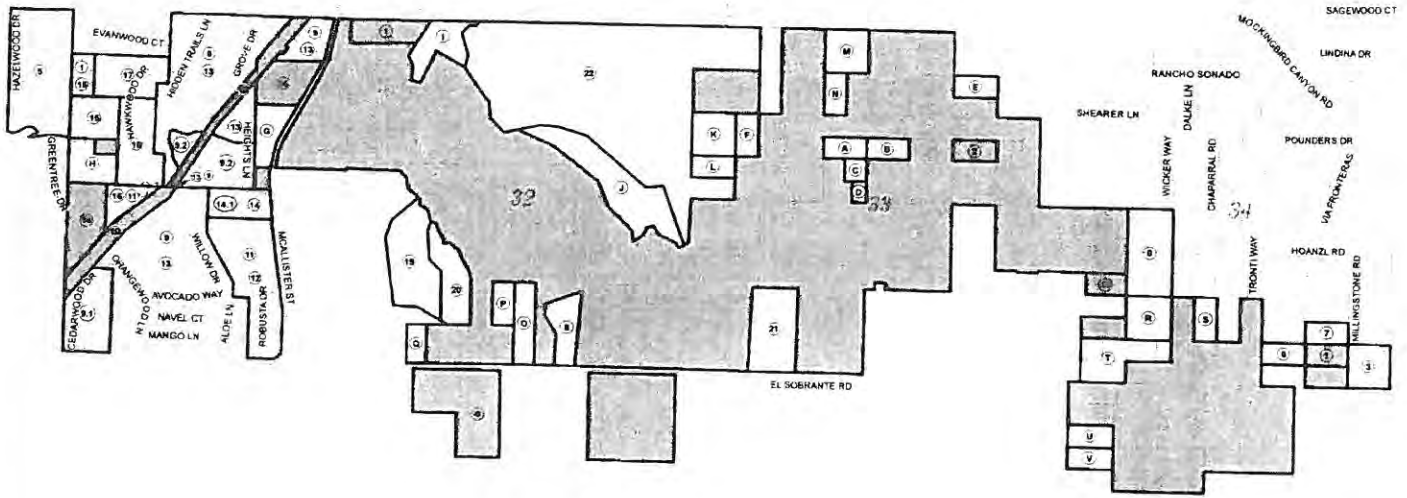
CLIENT: FOREMOST

PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR APN 270-070-006
RIVERSIDE COUNTY, CALIFORNIA

MAP NO. 18 EL SOBRANTE AGRICULTURAL PRESERVE NO. 1

AMENDED BY MAPS NO. 48, 163, 348, 529, 558, 614, 814, 837, 666, 708, 712, 744, 791, 794, 819, 829, 830, 831, 832, 844, 854, 889, 1044

T. 3 S., R. 5 W

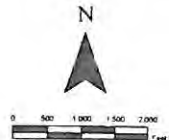


AMENDMENTS

- NO. 1, (ENLARGEMENT), FEBRUARY 9, 1970, MAP NO. 48
- NO. 2, (ENLARGEMENT), JANUARY 25, 1972, MAP NO. 163
- NO. 3, (DIMINISHMENT), DECEMBER 9, 1975, MAP NO. 348
- NO. 4, (ENLARGEMENT), JANUARY 13, 1981, MAP NO. 529
- NO. 5, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 558
- NO. 6, (DIMINISHMENT), MAY 7, 1985, MAP NO. 614
- NO. 7, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 637
- NO. 8, (DIMINISHMENT), JANUARY 23, 1990, MAP NO. 666
- NO. 9.1, (DIMINISHMENT), FEBRUARY 23, 1999, MAP NO. 708
- NO. 9.2, (DIMINISHMENT), JULY 27, 1999, MAP NO. 708
- NO. 10, (DIMINISHMENT) MAP NO. 712
- NO. 11, (DIMINISHMENT) MAP NO. 744
- NO. 12, (DIMINISHMENT), MAY 4, 1999, MAP NO. 791
- NO. 13, (DIMINISHMENT), DECEMBER 22, 1998, MAP 794
- NO. 14, (DIMINISHMENT), MAP NO. 819
- NO. 14.1, (DIMINISHMENT), MARCH 19, 2002, MAP NO. 819
- NO. 15, (DIMINISHMENT), MAY 9, 2000, MAP NO. 829
- NO. 16, (DIMINISHMENT), MAY 9, 2000, MAP NO. 830
- NO. 17, (DIMINISHMENT), MAY 9, 2000, MAP NO. 831
- NO. 18, (DIMINISHMENT), MAY 9, 2000, MAP NO. 832
- NO. 19, (DIMINISHMENT), FEBRUARY 27, 2001, MAP NO. 844
- NO. 20, (DIMINISHMENT), AUGUST 6, 2002, MAP NO. 854
- NO. 21, (DIMINISHMENT), APRIL 8, 2003, MAP NO. 889
- NO. 22 (DIMINISHMENT), JUNE 30, 2015, MAP NO. 1044

EXCLUSIONS: A - Y

ADOPTED ON FEBRUARY 24, 1969
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 20, 2017

Michael Gregory Amsbry, Trustee of the Fred H.
Amsbry and Velma Arlene Amsbry Testamentary Trust
136 Vesta Street
Reno, NV 89502

RE: AGN000175 – Notice of Non-Renewal (Assessor's Parcel No. 270-160-005)

Dear Owner/Applicant,

The above-referenced notice has been recorded by the Riverside County Clerk and Recorder's Office. Enclosed is a copy for your records. If you should have any questions, please contact Robert Flores by phone at (951) 955-1195 or by e-mail at RFlores@rivco.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

By: Robert Flores
Urban and Regional Planner III

Enclosure

CC: Adkan Engineers, Bryan Ingersoll (by email)

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
PO BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
PO BOX 1147 – RIVERSIDE, CA 92502

2017-0142992

04/10/2017 03:33 PM

*****Customer Copy Label*****

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN00175)
Client Submittal Date: November 8, 2016

El Sobrante Agricultural Preserve No. 1, Map No. 1044

Current Owner(s):
Michael Gregory Amsbry, Trustee of the
Fred H. Amsbry and Velma Arlene Amsbry Testamentary Trust

TLMA/PLANNING

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

COPY

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO **STOP#1010**
Clerk of the Board
(CAC Bldg. - 1st Floor)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN 00175 FOR THE **ENTIRE PROPERTY**
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated January 1, 1971 and recorded on February 26, 1971 as Instrument No. 19448 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the El Sobrante Agricultural Preserve No. 1, Map No. 18, dated February 24, 1969.


(See attached Legal)

Assessor's Parcel Number(s) of land affected:
270-160-005

ORIGINAL OWNER(S)

FRED H. AMSBRY AND VELMA ARLENE AMSBRY TESTAMENTARY TRUST

CURRENT OWNER(S)


Signature (Title and Company if applicable)
Michael Gregory Amsbry
Print Name
Trustee of the Fred H. Amsbry and Velma Arlene Amsbry
Testamentary Trust
Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

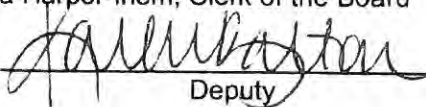
Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Kecia Harper-Ihem, Clerk of the Board

By: 
Deputy

Date: 4/10/17

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF LOS Angeles)

On November 1, 2016 before me, Sakura Davenport, Notary Public
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

personally appeared Michael Gregory Ansdny
(Name(s) of signer(s))

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Sakura Davenport
Notary Public



EXHIBIT "A"

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

ALL THAT PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 3, AS SHOWN BY MAP ON FILE IN BOOK 24 OF RECORDS OF SURVEY, AT PAGES 97 AND 98, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 49° 51' 17" EAST, A DISTANCE OF 100.36 FEET;

THENCE SOUTH 31° 21' 02" EAST, A DISTANCE OF 102.43 FEET;

THENCE SOUTH 60° 16' 17" EAST, A DISTANCE OF 116.51 FEET;

THENCE SOUTH 49° 20' 32" EAST, A DISTANCE OF 83.67 FEET;

THENCE SOUTH 84° 12' 41" EAST, A DISTANCE OF 62.92 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NO. 3, SAID CORNER BEING ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THE LAST FIVE COURSES AND DISTANCES FOLLOW THAT NORTHERLY LINE OF SAID PARCEL 3;

THENCE NORTH 00° 20' 34" EAST ALONG SAID WEST LINE, A DISTANCE OF 119.21 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 89° 51' 28" EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 327.57 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 89° 47' 53" EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 322.73 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00° 32' 19" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 188.75 FEET TO A POINT THEREON, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUBEN GOMEZ, ET. AL. BY DEED RECORDED IN BOOK 2413 PAGE 389 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 46° 58' EAST ALONG THE NORTH LINE OF THE PARCEL CONVEYED TO GOMEZ AS AFORESAID, A DISTANCE OF 188.52 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 37° 04' EAST, A DISTANCE OF 271.63 FEET;

THENCE NORTH 21° 19' 30" EAST, A DISTANCE OF 382.61 FEET;

THENCE NORTH 13° 03' EAST, A DISTANCE OF 317.68 FEET;

THENCE NORTH 03° 57' 45" EAST, A DISTANCE OF 222.01 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HENRY C. BOSCH, ET AL, BY DEED RECORDED IN BOOK 2419 PAGE 328 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 69° 13' 45" WEST ALONG THE SOUTHERLY LINE OF THE PARCEL SO CONVEYED TO BOSCH, A DISTANCE OF 227.25 FEET;

THENCE SOUTH 73° 51' 30" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 246.28 FEET;

THENCE NORTH 45° 30' 30" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 240.90 FEET TO A POINT THEREON;

THENCE SOUTH 72° 53' 25" WEST, A DISTANCE OF 181.20 FEET;

THENCE SOUTH 49° 18' 20" WEST, A DISTANCE OF 212.16 FEET;

THENCE SOUTH 58° 08' 55" WEST, A DISTANCE OF 184.46 FEET;

THENCE SOUTH 66° 18' 35" WEST, A DISTANCE OF 269.60 FEET;

THENCE SOUTH 78° 38' WEST, A DISTANCE OF 276.54 FEET;

THENCE SOUTH 63° 09' 50" WEST, A DISTANCE OF 86.17 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE EL SOBRANTE LAND AND DEVELOPMENT COMPANY, BY DEED RECORDED IN BOOK 1819 PAGE 595 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 23° 32' 47" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 150.99 FEET;

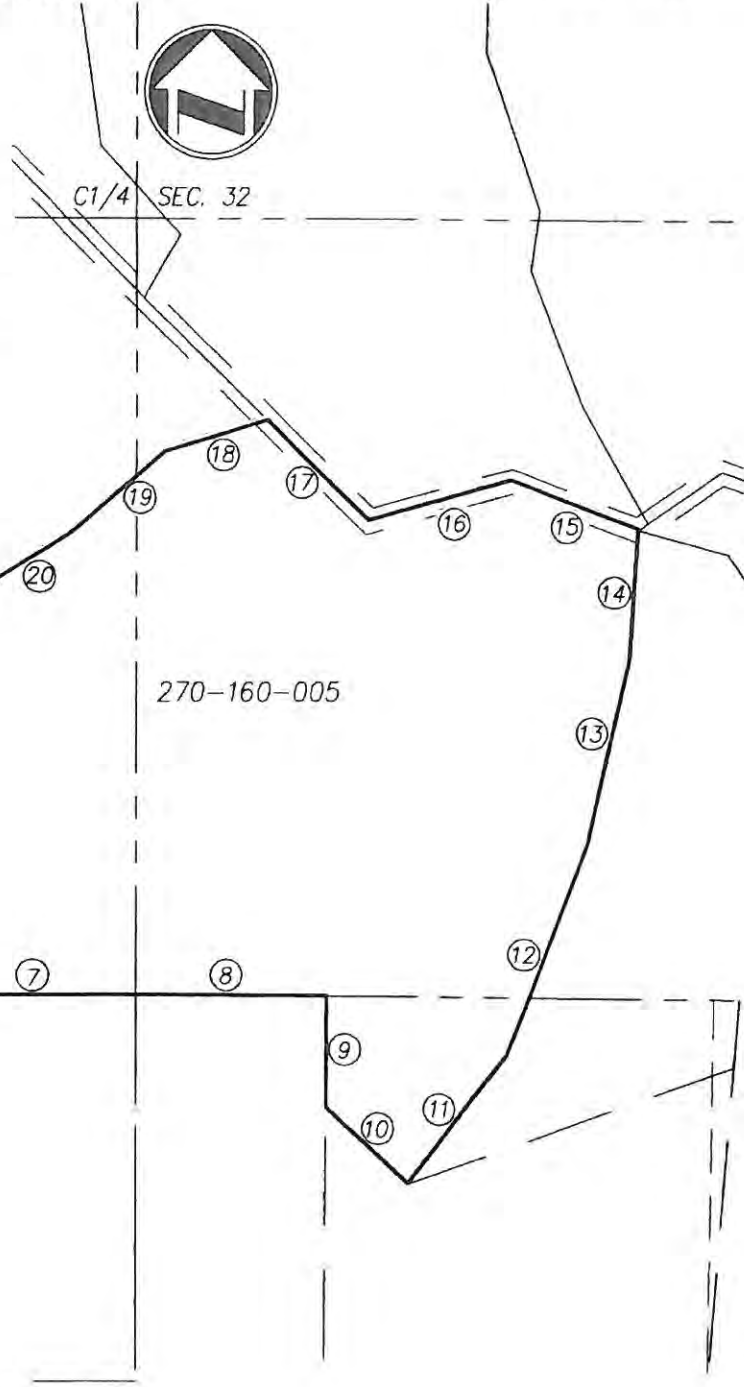
THENCE SOUTH 30° 57' 47" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 217.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.629 ACRES.

EXHIBIT "B"

SHEET 1 OF 1

- ① S49°51'17"E 100.36'
- ② S31°21'02"E 102.81'
- ③ S60°16'17"E 116.51'
- ④ S49°20'32"E 83.67'
- ⑤ S84°12'41"E 62.92'
- ⑥ N0°20'34"E 119.21'
- ⑦ N89°51'28"E 327.57'
- ⑧ S89°47'53"E 322.73'
- ⑨ S0°32'19"W 188.75'
- ⑩ S46°58'00"E 188.52'
- ⑪ N37°04'00"E 271.63'
- ⑫ N21°19'30"E 382.61'
- ⑬ N13°03'00"E 317.68'
- ⑭ N3°57'45"E 222.01'
- ⑮ N69°14'45"W 227.25'
- ⑯ S73°51'30"W 246.28'
- ⑰ N45°30'30"W 240.90'
- ⑱ S72°53'25"W 181.20'
- ⑲ S49°18'20"W 212.16'
- ⑳ S58°08'55"W 184.46'
- ㉑ S66°18'35"W 269.60'
- ㉒ S78°38'00"W 276.54'
- ㉓ S63°09'50"W 86.17'
- ㉔ S23°32'47"E 150.99'
- ㉕ S30°57'47"E 217.61'



POB
 MOST N'LY COR
 PCL 3,
 RS 24/97-98

PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 - Fax: (951) 688-0599

SCALE: 1"=300'

JN 8794

2-23-2017

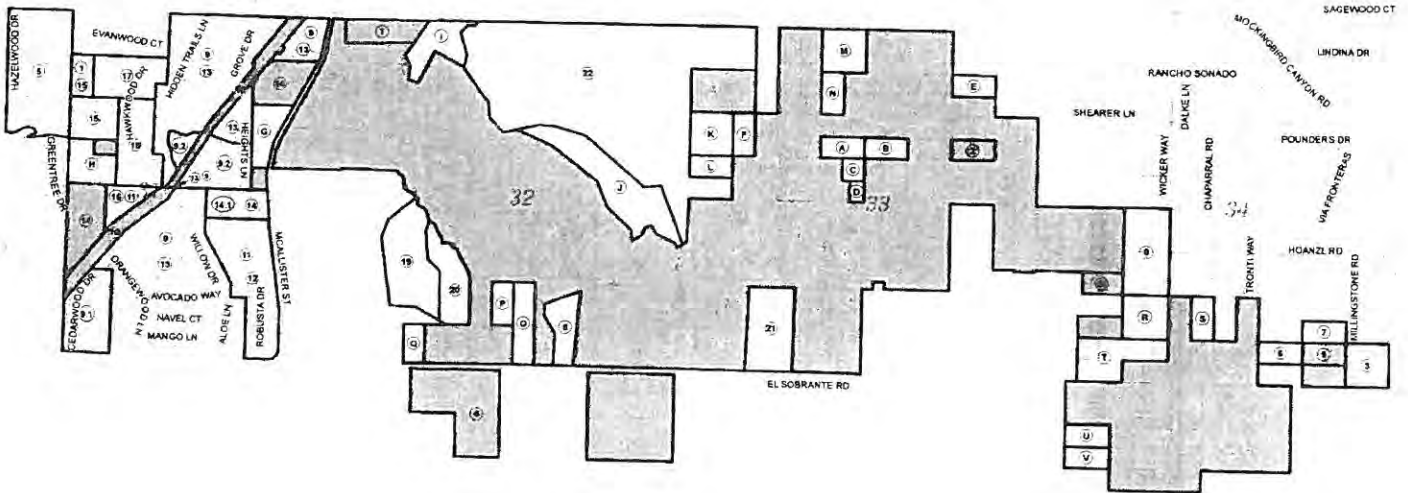
CLIENT: FOREMOST

PLAT TO ACCOMPANY LEGAL DESCRIPTION
 FOR APN 270-160-005
 RIVERSIDE COUNTY, CALIFORNIA

MAP NO. 18 EL SOBRANTE AGRICULTURAL PRESERVE NO. 1

AMENDED BY MAPS NO. 48, 163, 348, 529, 558, 614, 814, 837, 666, 708, 712, 744, 791, 794, 819, 829, 830, 831, 832, 844, 854, 889, 1044

T. 3 S. R. 5 W



AMENDMENTS

- NO. 1, (ENLARGEMENT), FEBRUARY 9, 1970, MAP NO. 48
- NO. 2, (ENLARGEMENT), JANUARY 25, 1972, MAP NO. 163
- NO. 3, (DIMINISHMENT), DECEMBER 9, 1975, MAP NO. 348
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- NO. 21, (DIMINISHMENT), APRIL 8, 2003, MAP NO. 889
- NO. 22, (DIMINISHMENT), JUNE 30, 2015, MAP NO. 1044

EXCLUSIONS:

A - Y

ADOPTED ON FEBRUARY 24, 1969
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA





Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

September 27, 2024

Russell Brady
Contract Planner
Riverside County
4080 Lemon Street, 12th Floor
Riverside, CA 92501
rbrady@rivco.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE TENTATIVE TRACT MAP NO. 38605 PROJECT DATED SEPTEMBER 18, 2024, STATE CLEARINGHOUSE NUMBER [2024090718](#)

Dear Russell Brady,

The Department of Toxic Substances Control (DTSC) received and reviewed the Mitigated Negative Declaration (MND) for the Tentative Tract Map No. 38605 project (project). The project consists of applications for a Change of Zone, Tentative Tract Map, two Notices of Non-Renewal and an Agricultural Preserve Diminishment for a 95.96-acre property located east of McAllister Street and north of El Sobrante Road in the Victora Grove community of the Lake Mathews/Woodcrest Area Plan portion of unincorporated Riverside County. Collectively, approval of these discretionary actions would allow for the development of the project site with 163 single-family detached residential units on minimum 10,000 square-foot lots on approximately 50.39 acres; a park site on a total of approximately 2.7 acres; three detention/water quality basins on

approximately 10.3 acres; slopes and open space on approximately 14.5 acres; and private internal roadways on approximately 18.1 acres.

DTSC recommends and requests consideration of the following comments:

1. Based on the historical review, the property was agriculture land (orchards) from the late 1960's to the 1990's. The orchards were cleared in or by 2009, therefore, when agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.
2. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in the [Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional

information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

4. Based on the Phase I findings and recommendation, DTSC concurs a Storm Water Pollution Prevention Plan for the Subject Property should be prepared and implemented in accordance with applicable regulations prior to any grading activities. DTSC also concurs with testing and treatment (if necessary) of all irrigation piping. If the piping is to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of asbestos containing materials. Removal, demolition, and disposal of any of the above-mentioned chemical should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the Tentative Tract Map No. 38605 project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Russell Brady
September 27, 2024
Page 4

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mitch Adkison
Executive Vice President
Adkan Engineers
madkison@adkan.com

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

Date: October 2, 2024

Subject: Technical Memorandum-Summary
Tentative Tract Map No. 38605, Riverside County, California
Department of Toxic Substance Control (DTSC) State Clearinghouse
Number # 2024090718

Attention: Russel Brady, Contract Planner (Riverside County)
Mitch Adkison, Executive Vice Principal (Adkan Engineers)
Dave Kereazis, Associate Environmental Planner
(HWMP-Permitting Division- CEQA Unit)
Tamara Purvis, Associate Environmental Planner
(HWMP-Permitting Division- CEQA Unit)
Scott Wiley, Associate Governmental Program Analyst
(HWMP-Permitting Division- CEQA Unit)
David McAlister, PG (McAlister GeoScience Principal in Charge); and
Jorge Ramos, GIT (McAlister GeoScience Project Manager).

Dear Mr. Russel Brady:

McAlister GeoScience is pleased to submit this Technical Memorandum summarizing the Mitigated Negative Declaration (MND) for the Tentative Tract Map No. 38605 project (the Subject Property), project communication and the history of sampling conducted on the Subject Property.

Summary of communication:

The Subject Property consists of a 95.96-acre property located east of McAllister Street and north of El Sobrante Road in the Victora Grove community of the Lake Mathews/Woodcrest Area Plan portion of unincorporated Riverside County. Two applications for a Change of Zone and two Notices of Non-Renewal and an Agricultural Preserve Diminishment were submitted for the Subject Property.

Approval of these discretionary actions would allow for the development of the Subject Property with 163 single-family detached residential units on minimum 10,000 square-foot lots on approximately 50.39 acres; a park site on a total of approximately 2.7 acres; three detention/ water quality basins on approximately 10.3 acres; slopes and open space on approximately 14.5 acres; and private internal roadways on approximately 18.1 acres.

The DTSC recommended and requested consideration of the following:

- The Subject Property was agricultural land (orchards) from the late 1960s to the 1990s which were cleared on or by 2009. The DTSC determined when agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The DTSC requested identification of the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. Specifically dichloro-diphenyl-trichloroethane, toxaphene, dieldrin and arsenic if present. Arsenic must meet the HHRA NOTE NUMBER 3, DTSC-SLs approved thresholds. If they do not, remedial action must take place to mitigate them below those thresholds.
- The DTSC stated COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed for. If smudge pots were routinely utilized at the Subject Property, Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons sampling may be required.
- The DTSC recommended all imported soil and fill materials should be tested and analyzed for COCs to meet the screening levels in the Preliminary Endangerment Assessment (PEA) Guidance Manual. The DTSC further recommended referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. Additionally, documenting/ sampling of the origin of the soil or fill material to ensure the imported material is suitable for the intended land use. The DTSC stated soil sampling should include analysis based on the source of the fill and knowledge of the prior land use.
- The DTSC concurred a Storm Water Pollution Prevention Plan (SWPP) for the Subject Property should be prepared and implemented in accordance with applicable regulations prior to any grading activities, based on the findings and recommendation of the Phase I. The DTSC also concurred testing and treatment of all irrigation piping for asbestos containing materials (AOCs) if necessary. The DTSC stated removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. The DTSC stated sampling near current and/or former buildings should be conducted in accordance with DTSCs PEA Guidance Manual.

The following is a summary of sampling conducted on the Subject Property for the Pesticides and OCPs:

Phase I/II Environmental Site Assessment by McAlister GeoScience, dated June 17, 2015

McAlister GeoScience performed a previous Phase I Environmental Site Assessment and following Phase II for Victoria Heights (the Subject Property) in June 2015. The subject site was larger than the current Subject Property boundaries and totaled approximately 350 acres of land across 15 parcels. At the time of the previous Phase I ESA, the Subject Property was primarily undeveloped. A single gated residence occupied the property and was inaccessible at the time of such report. Areas of unauthorized dumping of household debris were observed. Two water wells occupied the western portion of the property and two ASTs occupied the eastern portion of the property at such time.

McAlister GeoScience performed a follow up Phase II on the Subject Property. Soil samples were collected throughout the property, including near the debris piles and ASTs, and throughout the agricultural areas. The concentration of metals detected in the soil samples were within the range of natural occurring metals in California soils. Concentrations of pesticides in soil were detected. However, concentrations were below their respective screening limits. McAlister GeoScience issued the findings of the Phase I and Phase II ESAs in a singular report. McAlister GeoScience concluded no Recognized Environmental Conditions were present on the property. However, the following actions were recommended:

- A Storm Water Pollution Prevention Plan (SWPPP) for the Subject Property should be prepared and implemented in accordance with applicable regulations prior to any grading activities;
- In the event of any future construction and/or excavation activities at the Subject Property, dust suppression may be necessary during construction activities; and
- Abandonment or removal of irrigation piping located onsite, following sampling and analysis for asbestos containing materials potentially present in the irrigation piping.

Soil Sampling Report by McAlister GeoScience, dated October 9, 2018

McAlister GeoScience issued a Soil Sampling Report in October 2018. The project area contained the Subject Property and additional parcels to the north, south, east, and west. Following the 2015 McAlister report, the Riverside County Planning Department and the Riverside County Department of Environmental Health requested further sampling during the Environmental Impact Report (EIR) period in accordance with California Department of Toxic Substances Control (DTSC) Interim Guidance for Sampling Agricultural Properties (Third Revision) dated August 7, 2008.

A total of 115 samples were submitted for analysis of Organochloride Pesticides (OCPs) by EPA Method 8081. A total of 117 samples were submitted for analysis of arsenic by EPA Method 6010. The results indicate DDD was detected above its respective laboratory reporting limit in 64 of the samples. Concentrations of DDE were detected above its respective laboratory reporting limit in one sample. Concentrations of DDT was detected above its respective laboratory reporting limit in 34 samples. Dieldrin was detected above its respective laboratory reporting limit in three (3) samples. All concentrations of detected OCPs were below their respective Environmental Screening Limits.

Arsenic was detected above its laboratory reporting limit in 19 of the samples. Concentrations of Arsenic were detected above the ESL, however; the reported arsenic values were below the naturally occurring level of arsenic in California soils, with the exception of three samples. Two of the samples were measured at the level of naturally occurring arsenic, and one was measured above the level of naturally occurring arsenic. None of these three samples are located within the current Subject Property boundaries.

Given only one of the collected samples was above the level of naturally occurring arsenic in California soils, and the low concentrations of OCPs, McAlister GeoScience concluded the planned excavation and grading could be conducted without further investigation or remediation activities.

McAlister GeoScience appreciates the opportunity to provide this technical memorandum. Please contact the undersigned should you have any further comments, questions, or concerns.

Sincerely,



David McAlister
Principal in Charge



OCTOBER 4, 2024

VIA EMAIL: RBRADY@RIVCO.ORG
RIVERSIDE COUNTY PLANNING DEPARTMENT
ATTN: RUSSELL BRADY, PROJECT PLANNER
P.O. BOX 1409
RIVERSIDE, CA 92502-1409

Dear Mr. Brady:

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE TENTATIVE TRACT MAP NO. 38605 PROJECT, SCH# 2024090718

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Initial Study and Mitigated Negative Declaration for the Tentative Tract Map No. 38605 Project (Project).

The Division monitors and maps farmland conversion on a statewide basis, provides technical assistance regarding the Williamson Act, and administers various agricultural land conservation programs. Public Resources Code, section 614, subdivision (b) authorizes the Department to provide soil conservation advisory services to local governments, including review of CEQA documents.

Protection of the state's agricultural land resources is part of the Department's mission and central to many of its programs. The CEQA process gives the Department an opportunity to acknowledge the value of the resource, identify areas of Department interest, and offer information on how to assess potential impacts or mitigation opportunities.

The Department respects local decision-making by informing the CEQA process, and is not taking a position or providing legal or policy interpretation.

We offer the following comments for consideration with respect to the project's potential impacts on agricultural land and resources within the Department's purview.

PROJECT ATTRIBUTES

The Project consists of applications for a Change of Zone (CZ 2300004), Tentative Tract Map (TTM 38605), two Notices of Non-Renewal (AGN 00175 and AGN 00176) and an Agricultural Preserve Diminishment (APD 240004) for a 95.96-acre property located east of McAllister Street and north of El Sobrante Road in the Victoria Grove community of the Lake Mathews/Woodcrest Area Plan (LMWAP) portion of unincorporated Riverside County.

Collectively, approval of these discretionary actions would allow for the development of the Project site with 163 single-family detached residential units on approximately 50.39 acres; a park site of approximately 2.7 acres; three detention/water quality basins on approximately 10.3 acres. A portion of the project site is subject to a Williamson Act contract.

PROJECT CONSIDERATIONS

The conversion of agricultural land represents a permanent reduction and impact to California's agricultural land resources. The Department generally advises discussion of the following in any environmental review for the loss or conversion of agricultural land:

- Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.
- Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.
- Implementation of any City or County Agricultural Mitigation Plans, Programs, or Policies.
- The project's compatibility with lands within an agricultural preserve and/or enrolled in a Williamson Act contract.

WILLIAMSON ACT

Where, as here, the project site is located on land subject to a Williamson Act contract, the Department advises that the environmental review discuss the compatibility of the project with the contract and local Williamson Act program requirements.

MITIGATING AGRICULTURAL LAND LOSS OR CONVERSION

Consistent with CEQA Guidelines, the Department advises that the environmental review address mitigation for the loss or conversion of agricultural land. An agricultural conservation easement is one potential method for mitigating loss or conversion of agricultural land. (See Cal. Code Regs., tit. 14, § 15370 [mitigation includes "compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements."]; see also *King and Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814.)

Mitigation through agricultural conservation easements can take at least two forms: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural easements. The conversion of agricultural land may be

viewed as an impact of at least regional significance. Hence, the search for replacement lands may not need to be limited strictly to lands within the project's surrounding area. A helpful source for regional and statewide agricultural mitigation banks is the California Council of Land Trusts. They provide helpful insight into farmland mitigation policies and implementation strategies, including a guidebook with model policies and a model local ordinance. The guidebook can be found at:

[California Council of Land Trusts](#)

Of course, the use of conservation easements is only one form of mitigation, and the Department urges consideration of any other feasible measures necessary to mitigate project impacts.

Thank you for giving us the opportunity to comment on the Initial Study and Mitigated Negative Declaration for the Tentative Tract Map No. 38605 Project. Please provide the Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Associate Environmental Planner via email at Farl.Grundy@conservation.ca.gov.

Sincerely,

Monique Wilber

Monique Wilber

Conservation Program Support Supervisor

Brady, Russell

From: Brady, Russell
Sent: Thursday, October 10, 2024 2:19 PM
To: 'Grundy, Farl@DOC'
Cc: 'OPR State Clearinghouse'
Subject: RE: Tentative Tract Map No. 38605 IS_MND comments, SCH#2024090718

To provide a response to these comments, although the property is subject to a Williamson Act Contract and located within an Agricultural Preserve currently and designated as Farmland of Local Importance, no agricultural uses exist on the property and have not since approximately 2009. While the project would remove the property from any potential renewed agricultural use, there is no loss in actual agricultural uses on the property that would need to be addressed or mitigated pursuant to CEQA. Such discussion and analysis is included within the IS-MND and no mitigation is necessary.

Let me know if you have any further questions, comments, or concerns.

Thanks

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-3025



How are we doing? [Click the Link and tell us](#)

From: Brady, Russell
Sent: Friday, October 4, 2024 10:52 AM
To: Grundy, Farl@DOC <Farl.Grundy@conservation.ca.gov>
Cc: OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>
Subject: RE: Tentative Tract Map No. 38605 IS_MND comments, SCH#2024090718

Comments received. Thanks

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-3025



How are we doing? [Click the Link and tell us](#)

From: Grundy, Farl@DOC <Farl.Grundy@conservation.ca.gov>
Sent: Friday, October 4, 2024 7:54 AM
To: Brady, Russell <rbrady@RIVCO.ORG>
Cc: OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>
Subject: Tentative Tract Map No. 38605 IS_MND comments, SCH#2024090718

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Attached are the Department of Conservation’s comments on the Tentative Tract Map No. 38605 Initial Study and Mitigated Negative Declaration, SCH# 2024090718. Let me know if you have any trouble viewing the attached pdf, as a hard copy of these comments will not be sent unless specifically requested.

Sincerely,



Farl Grundy
Associate Environmental Planner
Division of Land Resource Protection
Williamson Act / CEQA

California Department of Conservation
715 P Street, MS 1904
Sacramento, CA, 95814
E: Farl.Grundy@conservation.ca.gov
C: (916) 617-0522



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April 26, 2024

**To Whom It May Concern
County of Riverside
Planning Department**

Subject: TMM 38605

RE: Amsbry

Planning Department,

I am the Trustee of parcel numbers 270-080-019, 270-080-020, 270-080-021 (6 acres) and parcel numbers 270-160-005 (28.63 acres). I am writing to support the newest development project (TM38605), behind Pulte Homes Highland Grove, for the following reasons:

1. We need more housing
2. Higher tax revenue for the community
3. Raise existing home prices with continues sales
4. Trail network increased
5. Road improvements
6. Fewer homeless
7. Less area for dirtbikes to damage the environment causing harm to vegetation and soil erosion

Sincerely,



Michael Amsbry

5-12-2024

Russel Brady

Riverside County Planning Department

4080 Lemon St, 12th Floor.

Riverside, CA 92501

Subject: Greentree Ranch


Re: First Time Home Buyer Support – Minas Michael Barbarian

Dear Mr Brady,

The purpose for this letter today is to voice my support of all new and responsible development in Riverside County and more specifically the Greentree Ranch Project – TTM38605. As a first time home buyer it is extremely difficult to find new communities that are even close to reasonably priced in proximity to my friends and family. I am currently a resident of Norco, CA and looking to move to Riverside when I make my first purchase within the next two years. I have several friends in Victoria Grove, Tramonte and Highland Grove and love the community. I understand that people don't like new neighborhoods but if we continue to not build homes then I will NEVER be able to buy one and start my own family. There is a very real housing crisis and the younger population gets absolutely no say in what happens because we are not homeowners, our voice should matter too.

Sincerely,

Minas Barbarian



May 6, 2024

Riverside County Planning Department

P.O. Box 1409

Riverside, CA 92502-1409

Attn: Rissel Brady

Re: Parcel APN270 070 005 TTM 38605

Mr. Brady

My dad and his brother purchased APN 270 070 005 in the early 1970's and grew oranges for several decades. By 2000 the cost of labor and water made farming unprofitable and sadly we were forced to let the grove dry up. This illiquid property is held in an LLC (Bosch Properties, LLC) for benefit of my family.

There are new housing developments north and west of our parcel and so that seems to be the best use of the property. We now have a unique opportunity to combine our parcel with adjacent parcels for development of new housing and have currently started the permitting process.

Please give us your support for TTM 38605.

Thank you for your consideration in this matter,

Dan G. Bosch

Manager – Bosch Holdings, LLC

4.8.2024

Supervisor Spiegel
Riverside County Planning Department
4080 Lemon St, 5th Floor
Riverside, CA 92501

Dear Mrs. Spiegel,

My name is Bruce Waddell and I am writing today in support of an upcoming Tract in Riverside, CA known as Greentree Ranch/ Highland Grove 3 or TTM38605. I want to start by saying that I am a long time resident of Riverside County and Graduated from Poly HS in 1971 and owned a home immediately up the street from that same High School until a few years back when I moved to your District in Canyon Lake. My current address is 22980 Sierra Trail but I am looking to move in the next few years to be closer to my Grandchildren who have recently purchased in the Pulte Community of Highland Grove. Unfortunately, we cannot be ready to move prior to them selling out in this phase but we have been told that this new tract would most likely become another Pulte community and we are hopeful to become residents.

As a retired couple there are very few single story options in nice new neighborhoods like Highland Grove and we hope that you will approve the continuation of this Tract so that we and others like us have the option to enjoy the Lake Mathews area. Being retired we appreciate the HOA maintained common areas and manageable yards and hope you will continue to support neighborhoods like these.

Sincerely,

Bruce Waddell
(951) 675-8476

4-29-24

Riverside County Planning Department

Attn: Russel Brady

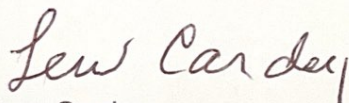
Subject: TTM 38605 – Greentree Ranch

Re: Cardey Letter of Support – APN 270-070-002

Mr Brady,

My family and I have been longtime residents of Riverside County and significant land holders over the past four decades. As of this writing we are the current owner of APN 270-070-002 (43.4 Acres) which has been vacant for almost 20 years due to the inability to economically farm the land. We are writing in support of our neighbors residential development as we think that it is the logical use for all of the remaining properties in the general area. The times have changed and we as a community need to change as well, we support TTM 38605.

Thank you for your consideration,



Lew Cardey

5-1-24

County of RIVERSIDE

Planning Department

Subject: TTM 38605

Re: 12269 Mimosa Lane - Support

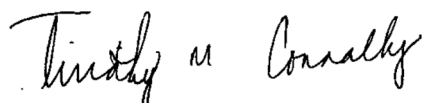
County of RIVERSIDE,

I am the Owner of 12269 Mimosa Lane and support the new project behind the Pulte Homes Highland Grove Community for the following reasons:

- 1) Millions of Dollars in New School Fees
- 2) Increased Property Value for my Home
- 3) Responsible Development with Larger Lots

Sincerely,

Tim Connolly

A handwritten signature in black ink that reads "Timothy M. Connolly". The signature is written in a cursive style with a large initial 'T' and a distinct 'M'.

May 17th, 2024

Supervisor Spiegel
Riverside County Planning Department
4080 Lemon St, 5th Floor
Riverside, CA 92501

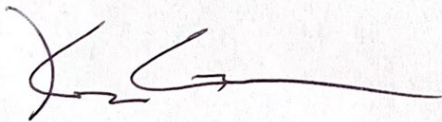
LETTER OF SUPPORT

Supervisor Spiegel,

My name is Ken Cordeiro and my wife Carrie and I live at 18502 Oak Park Dr in Riverside, CA within your District. The purpose of this letter today is to voice our support of an upcoming development known as Greentree Ranch or TTM 38605 located at El Sobrante and McAllister. In our time in Riverside we have watched the area around us grow and with it so has the quality of the supporting businesses (restaurants, stores, schools) and we appreciate the trend of continuing to grow this community in a responsible way. We enjoy the newer and nicer communities, roads and people that come with that culture. We believe this type of neighborhood attracts wholesome and family friendly people and we hope that you will approve it.

In addition, we own and operate a construction company which does grading work for developers and we would much rather see the work here than in some other city far away as it supports our employees too.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ken Cordeiro', with a long horizontal flourish extending to the right.

Ken Cordeiro

(909) 936-0893

William R. Cramer Survivor's Trust - Trust A

William R. Cramer Jr. - Successor Trustee

12105 Rockview Dr. • Hemet, CA • Phone: 951.314.1245 • Fax: 951.657.9063
E-Mail: bill_cramer@verizon.net

Date: May 10, 2024

Mr. Russel Brady,
Riverside County Planning Department
4080 Lemon Street 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Subject: TTM 38605

Dear Mr. Brady:

My name is Bill Cramer, and I am the owner/trustee of APN's 270-161-120, 270-160-121, 270-160-018, 270-160-122 & 270-161-124 totaling approximately 25 acres. My family has owned the land for nearly 70 years and believe it is now time to move this land from Agricultural uses to Residential one's. The close proximity of this land to the urban centers of Riverside and neighboring housing development in the area make it suitable for residential use. Please take this letter as my support for TTM 38605 as currently proposed for R-1 development. I am encouraged that the County will continue to allow responsible development in the El Sobrante Area.

Sincerely,



Bill Cramer
Trustee

5-5-24

Riverside County Planning Department

Attn: Russel Brady

Subject: TTM 38605 – Greentree Ranch

Re: Project Support


Mr Brady,

My wife and I own 12151 Abington St in Riverside County and we have recently learned that there is a new Tract Map up for approval adjacent to Citrus Heights. We are writing this letter to voice our support of this development as we have noticed that over the past two decades each new community brings greater value to the existing one.

We have small children that attend the local schools and think that the additional school fees are very beneficial to the School District and hope they will use the money to fund a much needed middle school.

In addition, we appreciate that the lots are all going to be over 10,000SF and they are compliant with the EI Sobrante Policy. We support any project that improves the community and stays withing the general plan that we understood when we purchased in the area.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "James Dewar". The signature is fluid and cursive, with a large initial "J" and "D".

The Dewar Family

5-12-2024

Supervisor Spiegel
Riverside County Planning Department
4080 Lemon St, 5th Floor
Riverside, CA 92501

Subject: *Greentree Ranch*

Re: *District 2 Resident – Support for Continued Development in Riverside County*

Dear Mrs. Spiegel,

My wife Sharon and I live at 2956 Hillside Ave within District 2 and we are writing today in support of the continued responsible development in Riverside County. We understand that people are often hesitant to support new communities as they all have an impact on traffic and other services we are used to. However, we have 6 grown children and 9 grand children and we watch them continually try to find affordable and safe homes to raise their families in and unfortunately those new communities just don't exist as the supply of homes has been absolutely diminished by the red tape and over regulation within the state.

We are hopeful that you and your fellow supervisors will see the value in continued growth within Riverside County and approve this new community. We are personally tired of hearing that minor inconveniences created by new communities outweigh the need for housing in Southern California. There are all sorts of new legislation allowing people to build tiny homes in the back of existing lots with no parking, utilities or contributions to the community. Why are we not approving well thought out neighborhoods to address the state goals instead of one off mismatched backyard huts.

Sincerely,


Sharon Goldberg

Greg and Sharon Goldberg

4-25-24

To Whom it May Concern

County of Riverside

Planning Department

Subject: TTM 38605

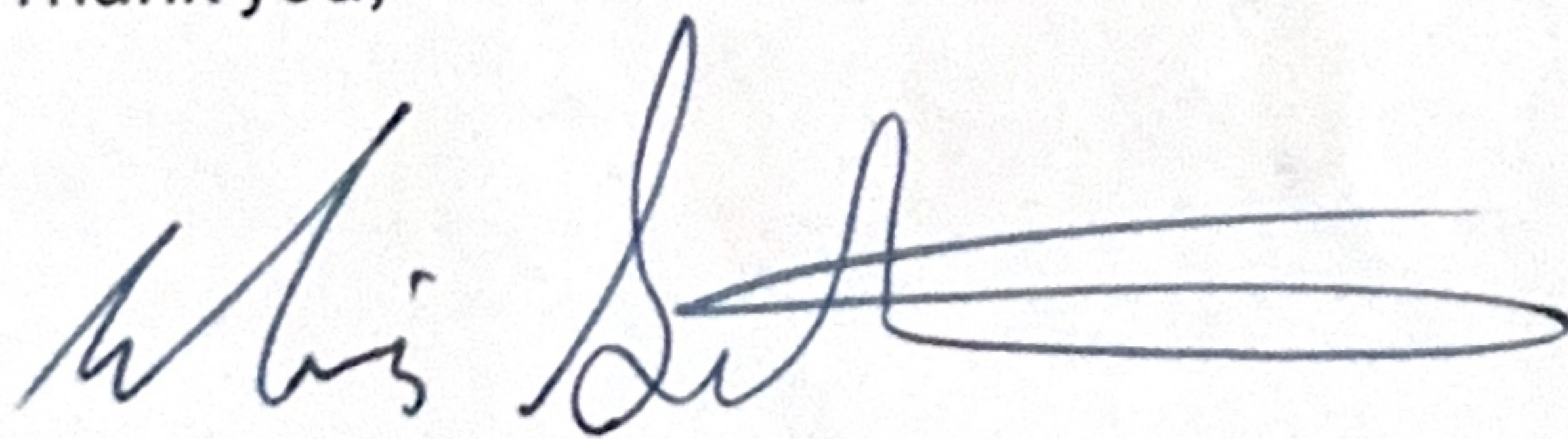
Re: Gutierrez Letter of Support

Planning Department,

I have been in Victoria Grove since the early 2000's and would like to support the upcoming development behind Pulte Homes. Over the past 20 years we have seen significant price escalation with each new home built and would like to continue that trend as long as possible. Middle class America's largest asset is often their home, and we are relying on continued appreciation to fund our retirement.

Please consider the economic benefits to the greater community and approve the development.

Thank you,

A handwritten signature in blue ink, appearing to read 'Miguel Gutierrez', with a long horizontal flourish extending to the right.

Miguel Gutierrez

5.8.2024

Supervisor Spiegel
Riverside County Planning Department
4080 Lemon St, 5th Floor
Riverside, CA 92501

Dear Mrs. Spiegel,

My wife Karen and I are currently renting a home in your District located at 23597 Brook Dr in the City of Canyon Lake. We are writing today to voice our support of an upcoming project in Riverside County known as Greentree Ranch (TTM38605). Since selling our home a few years back we have watched the prices absolutely skyrocket across the County and throughout the state and we believe a vast majority of that cost increase is simply a lack of supply as it relates to the ever growing demand in CA.

We are conservative in nature, as is most of Canyon Lake, and we believe in capitalism and the American Dream. If we continue down this path of making new development next to impossible there will become a point in time where home ownership is simply not achievable for the younger population in Riverside County. I have personally taken the time to drive to this project and although I don't know much about the underlying issues I do know that it is surrounded by new and nice neighborhoods and would be a very logical place to continue growth. Please support projects like these so that our future generations have a place to live at a price they can possibly afford.

Sincerely,

Patrick Henry

Patrick Henry

951-212-1813

5-5-24

Russel Brady
Riverside County Planning Department
4080 Lemon St, 12th Floor.
Riverside, CA 92501

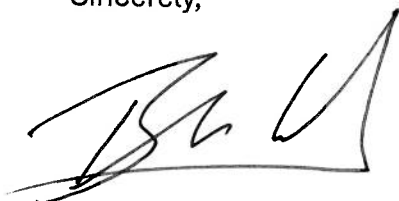
Subject: TTM 38605
Re: Hood Residence

Dear Mr Brady,

My name is Brett Hood and I am a long time Riverside resident of 36 years and currently reside 13608 Carista Blvd. in Citrus Heights. The purpose of this letter today is to voice my support of TTM 38605 which is located between Tramonte and Highland Grove on El Sobrante in Riverside County. I am very familiar with land development and have reviewed the tentative map and it is a well thought out project with larger lots and perimeter streets preserving the creek and sensitive habitat associated with the same. While I understand that many people tend to oppose these types of projects for the traffic they bring I appreciate that the developer has been involved with the Tramonte HOA and agreed to an Emergency Vehicle Access instead of a thru street. This helps my community immensely in the event of a fire while keeping traffic out on the main county roads where it belongs.

I would be more than happy to discuss my opinions in more detail if you would like. I can be reached at 951-288-8530.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brett Hood', written over a horizontal line.

Brett Hood

5/08/24

Russel Brady

Riverside County Planning Department

4080 Lemon St, 12th Floor.

Riverside, CA 92501

Subject: Greentree Ranch Community

Re: Kylie Morse First Time Home Buyer

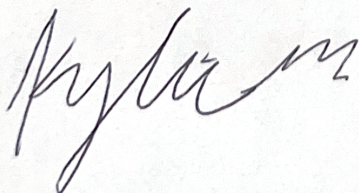
Dear Mr Brady,

My name is Kylie Morse and I am a first time homes buyer that will be living with my parents at 16083 New Canaan Road in Mockingbird Canyon until I am ready to purchase. I am writing today as a younger resident to voice my opinion that we need more homes that can potentially be affordable for first time home buyers in the area. I obviously can't afford to live in my parents current neighborhood; however, I am working with a few of my friends to move in and help me cover my mortgage early next year at a price point I can afford.

I want to be close to my family and I think the Pulte homes community will be sold out before I can be ready to buy. This project and others like it will put more homes on the market that younger people can have a chance to purchase. What many of my generation have found is that it is impossible to compete in the resale housing market with a minimum down payment and absent supply, anything that does come up is sold to more qualified buyers. I hope that you will consider when voting that we desperately need more housing in Riverside County and this is a step in the right direction.

Sincerely,

Kylie Morse



5-5-24

Russel Brady
Riverside County Planning Department
4080 Lemon St, 12th Floor.
Riverside, CA 92501


Subject: TTM 38605
Re: Hauck Residence Support – 12025 Abington St.

Dear Mr Brady,

My name is Dave Hauck and I am writing today to encourage you to approve TTM38605 in Riverside, CA. I have been a resident in the area for over 20 years and been in the development industry for twice as long. In my time I have seen many projects come thru that push density to the point of ridiculousness making the community feel like a concrete jungle. I have known Steve Waddell personally for over 20 years as well and know how important this community is to him as he is a resident and raised his children in our neighborhood. You can see that in the design of this TTM meeting all of the El Sobrante Policy requirements for 10,000SF lots and not asking for density above what's been approved in the master plan and policy area.

I am a huge supporter of responsible development and we continue to watch our neighborhood appreciate with each and every new project. This project is a benefit to our community and I support its approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Hauck", with a long horizontal flourish extending to the right.

Dave Hauck

661-510-3228

18 May 2024

Supervisor Spiegel
Riverside County Planning Department
4080 Lemon St, 5th Floor
Riverside, CA 92501

Subject: TTM 38605 – Greentree Ranch
Re: James McMinn Inc – Letter of Support

Dear Supervisor Spiegel,

My wife and I are the sole owners of James McMinn Inc which is a large privately owned general contracting and heavy equipment rental company with our office located at 21834 Cactus Ave in Riverside, CA. We currently employ approximately 200 people ranging from entry level laborers to highly skilled operators and tradesmen and we move millions of yards of earth each year for infrastructure projects and residential construction. We are writing today in support of 4 projects located at El Sobrante and McAllister in the County of Riverside commonly known as HG-2, HG-3 and HG-4. The first of these four projects is TTM 38605 and will be coming in front of the planning commission within the next 4 months. We think you should not only consider the additional housing and tax revenue that will be generated for the area but also the local high paying trades jobs that these projects will create. Speaking specifically of my companies these projects will employ at least 35 people for a period of several years. Being as I am only one trade (earthwork) and probably a much shorter duration than the vertical building construction there is no way that this project alone wont create over 250 new jobs for several years in a geographic area close to most of my employees.

We think that businesses should be considered as much as individuals as we are also a part of the community. Please take this as support for all responsible development in Riverside County.

Thank you,




21834 Cactus Ave | Riverside, CA. 92518
tel (909) 514-1231 | fax (909) 514-0553

05-03-2024

Russel Brady
Riverside County Planning Department
4080 Lemon St, 12th Floor.
Riverside, CA 92501

Subject: TTM 38605
Re: Ryan McKee

Dear Mr Brady,

My name is Ryan McKee and I am the owner of 17029 Doria Ct at Tramonte Heights in Riverside, CA and a local Realtor in the area. I am writing to support the upcoming project behind my community known as TTM 38605. Being both a resident and relator I understand how important continued responsible growth is in our community and that it has greatly appreciated the value of my home in Tramonte.

In addition, I have reviewed the underlying zoning and appreciate that the Developer is staying within the previously contemplated densities and using clustering to avoid potentially environmentally sensitive areas. I also understand that the Developer has been working with our HOA for over a year to ensure that the connection road is for emergency access only so as to prevent unnecessary traffic through our community. They were certainly not required to do so but they have also committed to providing a shade structure to improve one of our parks.

Please approve this project and continue responsible Development in the Inland Empire.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ry McKee', with a long horizontal flourish extending to the right.

Ryan McKee

4-28-24

Riverside County Planning Department

Attn: Russel Brady

Subject: TTM 38605 – Greentree Ranch

Re: Newman Residence Support

Mr Brady,

My family has now been in Victoria Grove for over 5 years and we absolutely love the community. During that time we have seen significant increases in property values with the construction of Citrus Heights, Tramonte and Highland Grove. We support the continued responsible development in the area as it will improve our home values and provide additional tax dollars to the roads, schools and community parks.

Thank you,

A handwritten signature in blue ink, appearing to be 'The Newman Family'.

The Newman Family

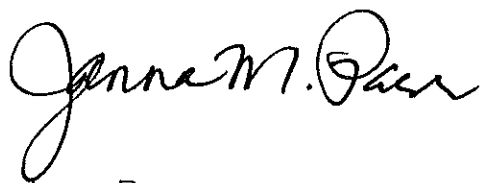
Russel Brady
Riverside County Planning Department
4080 Lemon St, 12th Floor.
Riverside, CA 92501

Subject: TTM 38605
Re: Janna Parr
13043 High Valley Drive, Riverside, CA 92503

Dear Mr Brady,

My name is Janna Parr, and I am a new resident of Pulte's Highland Grove in Riverside County. I am writing in support of what we hear could be another phase to our beautiful new community which we absolutely love. I think it's important that well planned neighborhoods such as these continue to be approved so other families can enjoy the Lake Mathews lifestyle and our community can grow. I have two young boys and chose to move here for the safety of the gated community, along with the sidewalks and paths that connect to the local elementary school and district bus stops. I have been a long time resident of Riverside County and have lived in this area (Victoria Grove & Canyon Ridge) because of the desirable nature of these family oriented sub-divisions, and homes with enough space for growing families and holiday gatherings. We are thrilled with our new home in Highland Grove, and very much look forward to having more friendly neighbors and children for my kids to play with.

Sincerely,



Janna Parr

5-5-24

Riverside County Planning Department
Attn: Russel Brady

Subject: TTM 38605
Re: Portillo Support

Mr Brady,

My wife and I own 16095 Whispering Spur in Riverside County and we would like to voice our support of TTM 38605 which is immediately adjacent to Citrus Heights. We have been long time residents of Riverside and support all responsible development in the community. We feel this is responsible for the following reasons:

- 1) Lot sizes are 10,000SF minimum which is much larger than Pulte at Highland Grove.
- 2) Community trials are consistent with adjacent developments.
- 3) Removes vagrants and trash dumping in the empty fields.

Thank you for your consideration,


Jimmy Portillo

4-21-24

To Whom it May Concern

County of Riverside

Planning Department

Subject: TTM 38605

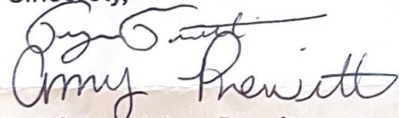
Re: Letter of Support from Prewitt Family

Planning Department,

My husband and I have been long time residents of Victoria Grove at 12341 Mimosa Lane and we are writing to you today to voice our support of the upcoming entitlement for TTM38605. We understand that this will potentially be an expansion to the current Highland Grove project by Pulte Homes which has increased our homes values significantly over the past year. In addition, developing the vacant land will reduce the homeless and transients that lurk out there in the ravines and hassle our children when they play in the fields.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Prewitt".

Raleigh and Amy Prewitt



RANCHO MISSION VIEJO

April 29, 2024

Riverside County Planning Department
Attn: Russel Brady

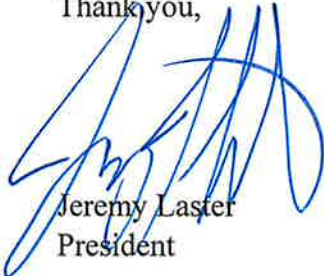
Subject: TTM 38605 – Greentree Ranch
Re: RJ El Sobrante & DMB San Juan Letter of Support

Mr. Brady,

RJ El Sobrante and DMB San Juan are the Owners of 95.3 Acres immediately South of the proposed TTM 38605 (APN's 270-060-009, 270-070-001, 270-160-004, 270-160-006, 270-160-008) in the County of Riverside. We have owned and operated this property as a farm for over 40 years and stopped the agricultural use two decades ago due to the inability to economically farm the land.

We are writing to voice our support of TTM 38605 as we believe that residential development is the only logical use for the remaining parcels between Tramonte and Highland Grove.

Thank you,



Jeremy Laster
President

May 17th, 2024

Supervisor Spiegel
Riverside County Planning Department
4080 Lemon St, 5th Floor
Riverside, CA 92501

Dear Mrs. Spiegel,

I am writing today to support an upcoming residential development project in Riverside, CA known as Greentree Ranch (TTM 38605). My family in and I live at 16580 Bonanza Drive, Riverside, CA 92504 in your District and we think its important that the Board of Supervisors consider the trends for lifestyle as our community continues to grow. Modern families, such as mine, enjoy the safe new feel of master planned communities and there are so few that are even reasonably affordable in the Riverside area. We hope that our elected officials will continue to be consistent with their vision of growth across the county so that our children and grandchildren can have a community to enjoy that is close to our roots in the area.

In addition to the above, I am the VP of a local construction company and a project of this scale will keep lots of my employees busy for an entire year which is a huge benefit to them and their families as well.

Sincerely,


Rick Monge

(562) 714-3472

4-25-24

To Whom it May Concern

County of Riverside

Planning Department

Subject: TTM 38605


Re: Walsh Support – 12317 Mimosa Lane

Planning Department,

I am the owner of 12317 Mimosa Lane and have been a Victoria Grove Resident for almost 10 years. I am writing to support the newest development project (TTM38605) behind Pulte Homes Highland Grove for the following reasons.

- 1) Higher Tax Revenue for the Community.
- 2) Raise Existing Home Prices with Continued Sales.
- 3) Trail Network Increased
- 4) Road Improvements
- 5) Less Homeless
- 6) Less Area for Dirtbikes to Make Dust

Thank you,


Sean Walsh

Brady, Russell

From: Brady, Russell
Sent: Tuesday, October 29, 2024 4:42 PM
To: Jennifer
Subject: RE: Zone 2300004/ Map 38605

Jennifer, the Change of Zone and Tentative Tract Map went to the Planning Commission on October 23rd where the Commission recommended that the Board of Supervisors approve the project. It will now require a public hearing at the Board of Supervisors, which as of now we are planning for it to go on December 3rd.

On the signs, the requirement is for the signs to be posted on-site for public hearing notification. Given that the project site is not directly bordering a major road we decided that sign posting on-site facing Travertine Drive would be appropriate along with posting along El Sobrante Road where the property would take access from. Further signage beyond the boundaries of the project is not required.

In terms of how speed limits are set, my understanding from Transportation staff is they are generally set by the design of the road and what speed that would safely accommodate for. I am not aware of the factors involved of how the speed limit was set for McAllister or comparatively how it was set for La Sierra or Van Buren. I can follow up more with Transportation staff if you'd like more clarification on that though.

The stop signs and speed limit signs as you point out exist and should be followed as they are intended to control traffic at those intersections and generally to limit people's speeds approaching and leaving those intersections. As much as there may be overlap on enforcement jurisdiction relative to not stopping, speeding, or trespassing, it is still an enforcement item for CHP, Sheriff/Police, or Code Enforcement depending on the circumstances and location of the violation. If more complaints or citations are received for a given area that point to a particular issue that needs to be addressed, that may prompt more active enforcement in an area.

Let me know if you have any further questions or concerns, but I will plan to include your comments along with my responses to the Board of Supervisors with their consideration of the project.

I've also shared your comments with the developer, so they may be reaching out directly to you as well.

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-3025



How are we doing? [Click the Link and tell us](#)

From: Jennifer <Jenn@lavalves.com>
Sent: Tuesday, October 29, 2024 10:44 AM

To: Brady, Russell <rbrady@RIVCO.ORG>

Subject: Zone 2300004/ Map 38605

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Brady-

I am writing to get further information on the zoning change per the notation above.

It would appear that the time frame for comment on the change to Low Density Recreational has passed? I sincerely hope not. What was the outcome?

Firstly- why was the "Public Notice" sign not on McAllister? Your office posted a sign on Travertine- a minor street buried in a residential neighborhood. These people are surely affected but there are a much larger number of homes affected on McAlister by the additional traffic created by another 160 homes. Your office and the county keep putting in more homes while NOT addressing the safety and traffic issues for those of us who have to actually contend with it. The ink on the signs on the tract at El Sobrante and McAllister is barely dry and here come more homes.....

Let me just give you a snippet of what I've tried to address:

- The speed limit is 45 MPH through a single lane residential road (McAllister). People frequently exceed this speed limit. La Sierra & Van Buren have 5 lanes and traffic lights and has the same speed limit. How is that possible?
- The stop sign at Sierra Heights is frequently ignored. How often? The last police officer (Lake Matthews) I spoke to said about 2 people in 10 actually stop. The CHP officer said he scarcely has time to sit back down on his bike after writing a ticket before he has to write another one.
- This combination means that people are often running this stop sign at over 45 MPH. And not just that one. People are short-cutting La Sierra's traffic by blasting through our neighborhood- running all the stop signs. We tell people we live off the McAllister freeway.

But wait- speed is the CHPs problem right? Call them about the speeding. Stop signs are Lake Matthews (now.) We are supposed to call them about the stop sign. That's pretty funny because neither of them really knows. More calls, back and forth. (For the record Lake Matthews PD has recently been responsive over other matters and we appreciate their efforts. Their hands are tied because...

THIS IS A CITY AND COUNTY PLANNING FAILURE.

This is NOT an enforcement issue. The city and the county point fingers at each other every time I try to address this. (I was once told to call the developer). We can't leave our neighborhood in a car, walk our dogs, take kids out to the park without worrying that some idiot is going to T-bone us or run us over. I was almost run over once by a RivCo deputy. How's that for irony? I challenge you or anyone else sitting at a computer making these decisions to come to my neighborhood and sit at that stop sign. If someone drove by your residence going 45 MPH what would you do? And what's YOUR plan? TO add another 165 homes and more cars while the no one takes responsibility for a problem that *really* started with the Citrus Heights tract. I made my first call about this in 2019 when someone threatened to kill me over yelling "nice stop" at her as she sped past me. NO one, not one person, has ever addressed this outside of telling ME what I should do. Rather than make any attempt at addressing it themselves by investigation or lifting a single finger.

I've sent countless emails, placed I can't tell you how many calls, filled out forms for traffic devices and surveys, and wasted hours of my time over issues the city and the county have failed to bother with our corner of Riverside county. Someone pulls a map and points me in one direction- the next person I calls says something different. This does not include addressing the people who 4 X 4 off Citrus Heights Drive- again more finger pointing. It takes one spark from a quad and the whole area will go up in flames. A 16 yo rolled his quad into my 80 yo neighbor's yard. He was in the midst of cancer treatment and nearly had a heart attack. At some point signs were placed telling people it was private property and to stay off. Those signs were pulled by vandals. I've placed countless calls again to get this addressed and the signs replaced. More arguments over if its city, county, city manager, code enforcement etc. These signs must've appeared by magic because no one knows whose "job" it is to replace them. How about putting in Krail and making the already existing dirt walking paths a park on Citrus Heights? This would keep 4 wheelers off *and* people from dumping trash there. They had to bring in a huge truck costing thousands of dollars a day to pick up all the tires this summer. There is so much trash getting dumped there I

recently spoke to someone looking through the piles in the areas for metals so he could make money recycling it. Making over this random city and county property to include a walking trail would/could connect to the \$30 MILLION dollar expanded Citrus Musuem. (Oh wait- that's to bring people IN to the city. Let's not concern ourselves with people who live here.) Nothing but "call this department" etc. just like everything else. (The one exception being the parks department ran sidewalk in an area I mentioned between Citrus Heights and Sierra Heights. I don't know if this was because of my email because no one addressed it to me.) Unfortunately for you your email and actual name is the only one I've ever been able to find. If the above tract is already being slammed down our throats then of course there is nothing to be done. But at minimum I hope this expresses- pretty clearly I imagine- how much these decisions trample that people made (the wrong) decision to live and work here in the first place.
Sincerely-

Jennifer Melillo
L.A Valves and Automation- **LAVA**
Phone: (951)525-3474
Email: jenn@lavalves.com
www.lavalves.com
9840 Indiana Avenue #1,
Riverside CA 92503

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